

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Wednesday, November 8, 2017 – 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Mr. Anthony called the meeting to order at 6:30 p.m. with the reciting of the Pledge of Allegiance.

**Members Present:**            **Gerry Anthony, Vice-Chair**  
   **George Bloeser**  
   **Bryan Macfarlane**  
   **Antonio Roman**

**Staff Attending:**            **Trisha Lang, Secretary/Director of Community Development**  
   **Thomas Dinkelacker, Township Solicitor**  
   **Kevin Chimics, Township Engineer**

**Minutes**

The minutes of the August 1, 2017 meeting were reviewed and unanimously approved.

**Subdivision and Land Development Reviews**

**3939 West Drive Preliminary/Final Land Development Plan #2017-07**

The project was represented by the applicant/owner Mr. Nick Antich and the consultant, Michael Jeitner of Bohler Engineering. Mr. Jeitner summarized the project and identified the intent to comply with comments received from the Township’s staff and consultants. A new list of requested waivers was presented to the Commission; intended as a replacement for the prior list submitted with the plan. The Commission acted to recommend approval of the requested relief from SALDO Sections 502.N and 518.B as well as recommending conditional approval of relief from Sections 302.D and 510.

Waivers of four sections of Ordinance 108-B were also recommended for approval. In addition, the Plan was recommended for conditional approval subject compliance with the comments of the Township staff and consultants.

**Discussion Items**

**TOA/Locust Valley Preliminary Subdivision and Land Development Plan #2017-09**

The applicant requested that this item be removed from the agenda

**Ordinance 141-P Zoning Text Amendment for AOC and CDD zoning**

This ordinance would amend the Township’s zoning ordinance to eliminate the option to create an Age Qualified Community and to revise the regulations governing a Conservation Design Development. A summary of the amendment was provided by Ms. Lang. Mr. Dinkelacker provided an explanation of the legal issues.

Commission member Bloeser was opposed to the portions of the amendment related to the increase in maximum impervious cover in some zoning districts. In addition, he felt the reduction in density in the R2 and R3 zoning districts should be decreased further to 2.5 units per acre and five units per acre respectively.

After discussion amongst the Commission members, it was recommended that Ordinance 141-P be approved by the Board of Supervisors.

**Act 537 Amendment - Special Study for Brinley Court and TOA/Locust Valley**

The Commission was provided with a link to this 300+ page document that is to be submitted to DEP as an amendment to the Township’s Act 537 Plan in order to identify the intent to serve both the Brinley Court and TOA/Locust Valley housing developments with public sewer. Mr. Dinkelacker provided a summary of the history of these projects and the need for the Special Study.

Most Commission members were already familiar with the long standing sewer issues associated with development in this portion of the Township and found the Special Study to be acceptable.

**EAC Appointment for 2018**

The Commission discussed how to fill the seat on the EAC which is required to be occupied by a Planning Commission member. Ideas included rotating the representative as well as potentially revising the EAC meeting date/time. It was determined that a final decision would be made at the December meeting.

**Adjournment**

There being no further business, the meeting adjourned at 8:10 p.m. The next regular meeting is scheduled for December 5, 2017, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary