

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, May 1, 2018 – 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Ms. Falcone called the meeting to order at 6:33 p.m. with the reciting of the Pledge of Allegiance.

**Members Present:**            **Samantha Falcone, Chair**  
   **Gerry Anthony, Vice Chair**  
   **Dennis Aranyos**  
   **George Bloeser**  
   **Rod Chirumbolo**  
   **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 March 6, 2018 meeting were reviewed and approved.

**Subdivision and Land Development Reviews**

**Preliminary Subdivision/Lot Consolidation/Land Development Plan for TOA at Locust Valley #2017-09**

The applicant was represented by David Biddison (Traditions of America), Greg Adelman (Kaplin/Stewart Attorneys at Law) and Laura Eberly (Pennoni Associates, Inc.). Mr. Adelman summarized the proposal which had been reviewed by the Planning Commission on at least two prior occasions.

The reviews prepared by each of the Township’s consultants were discussed, as were the recommendations related to the requests for relief from the SALDO. Specific issues raised for discussion included the concern over the ability to regulate the prohibition of on-street parking, the phasing of construction and timing for the completion of the second access point located in Springfield Township, Bucks County, and whether there were any remaining concerns identified by Kent Littlefield, the Township’s geo-technical consultant.

The applicant identified that the project would be constructed in a single phase and agreed that the second access point would be operational prior to issuance of the 26<sup>th</sup> Certificate of Occupancy for the site. Further, it was agreed that all conditions associated with the Preliminary Plan approval would be met prior to submission of the Final Plan for the project.

The Commission unanimously recommended that the project and associated waivers be conditionally approved by the Board of Supervisors. This action included the deferral of two waivers to allow the applicant to continue discussion with the Township regarding the portion of the Liberty Bell Trail located within the site.

**Discussion**

At a previous meeting, the Commission members could reach no consensus on a recommendation regarding a proposed amendment related to the non-commercial keeping of livestock in the R-2 Suburban Residential Zoning District and requested additional time to consider the issue. After a short discussion, during which Commission members appeared to remain divided on the issues, it was agreed that the ordinance amendment would be reconsidered at the June meeting.

**Adjournment**

There being no further business, the meeting adjourned at 8:27 p.m. The next regular meeting is scheduled for June 5, 2018, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary