

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, November 7, 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

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

Minutes

The minutes of the July 3, 2018 and October 2, 2018 meetings were reviewed. These minutes were approved as drafted.

Subdivision and Land Development Reviews

Goddard School/Stabler Lot #10 Preliminary/Final Land Development Plan #2018-02

The applicant was represented by legal counsel, Joe Fitzpatrick, franchisee, Monty Kalsi, and engineer, Chris Geary (Acela Engineering). The proposal was previously presented to the Commission and tabled at their meeting on October 2, 2018.

Mr. Geary addressed the content of the Lehigh ARB letter submitted to staff on November 2, 2018 as well as the review comments provided by the Township Engineer. A waiver request related to comment B.14 of the Hanover review was presented in order to allow the sanitary sewer easement width to be established as 20' in lieu of the 30' requirement identified in Section 513.A.8 of the SALDO.

Discussion items included the need for receipt of the ARB approval, the need for a full review of the condominium documents by the Township Solicitor, a correction of the PM peak hour trip generation calculation identified as item B.16 of the Hanover review and an agreement for payment of the associated funds to the Township Transportation Capital Fund.

The Commission unanimously recommended that the project and associated waivers be conditionally approved by the Board of Supervisors. The applicant was advised that the plan would not be on the Board's agenda until December.

Adjournment

There being no further business, the meeting adjourned at 7:43 p.m. The next regular meeting is scheduled for December 4, 2018, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary