

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, April 2, 2019 - 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:35 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
 Antonio Roman

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Roxann Steelman, Township Solicitor's office
 Kevin Chimics, Township Engineer

Board of Supervisors Meeting Actions

The Preliminary/Final LDP for the Wawa project was acted on at the Board of Supervisors meeting held on March 11, 2019.

Minutes

The minutes of the March 5, 2019 meeting were reviewed. Information regarding staff's efforts to prepare a new zoning ordinance for the Lehigh site were added at the request of the Chair. No other changes were made, and the minutes were unanimously approved.

Subdivision and Land Development Reviews

Mindler Preliminary/Final Subdivision Plan #2019-01

The applicant was represented by Jay Mussleman of Mussleman Associates.

The Commission heard a summary of the background of the proposal. There was discussion regarding the scenic roadway designation associated with Flint Hill Road and the appropriateness of providing the required street trees to preserve the rural appearance of the area along this corridor.

The applicant was advised that it did not appear necessary to design stormwater management infrastructure for the proposal and that the requirement to prepare a Natural and Cultural Features Report and Plan was a requirement of the Zoning Ordinance that could not be waived by the Planning Commission.

A lengthy discussion regarding the intent of the requested relief from Section 302.D.5 resulted in the understanding that the applicant desired relief from all subsections (a) – (p).

The Commission recommended approval for waivers of the following Sections: 302.D.1; 302.D.2; 302.D.4(a)-(p); 302.D.5(a)-(p); 502.A.2, 3; and 510.

The Commission also recommended conditional approval of the plan subject to compliance with:

- a. Comments B. 1 – 5, 9a, b, 10, 11a, b, 12 – 25, 30 and 31 contained in the March 27, 2019, Hanover Engineering review letter, a copy of which is attached hereto and made a part hereof as **Exhibit “B;”**
- b. Comments 2 – 5, 8 – 10 and 13 contained in the March 20, 2019, memorandum of Trent Sear, a copy of which is attached hereto and made a part hereof as **Exhibit “C;”**
- c. If determined by the Township to be necessary, execution of a subdivision and land development improvements agreement and posting of security in the form of an irrevocable stand-by letter of credit in a form and amount satisfactory to the Township Solicitor;
- d. Revision of the record plan to identify with specificity each waiver or deferral granted, the purpose/impact of the waiver or deferral, the conditions/terms of each waiver or deferral and the date of the grant of relief by the Board of Supervisors; and
- e. Payment of all review fees due and owing.

Public Comment

None

Discussion

None

Adjournment

There being no further business, the meeting adjourned at 7:28 p.m. The next regular meeting is scheduled for June 7, 2019, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary