

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

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:34 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 Gerry Anthony, Vice Chair
 George Bloeser
 Rod Chirumbolo
 Bryan Macfarlane
 Antonio Roman

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

Board of Supervisors Meeting Actions

There were no actions to report

Minutes

The minutes of the May 7, 2019 and June 4, 2019 meetings were reviewed. The May 7th minutes were recommended for approval as drafted. The Commission voted 5-0 to approve with Mr. Anthony abstaining. The June 4th minutes were amended to credit Mr. Chirumbolo with the question related to the architectural consistency of the building being added to the Lanark Commons complex. The amended minutes were recommended for approval and the Commission voted 5-0 to approve. Mr. Macfarlane abstained.

Subdivision and Land Development Reviews

None

Discussion

A. Curative Amendment Application-Kay Lehigh, LLC

The Township's Solicitor explained the Curative Amendment procedure as set forth in the Municipalities Planning Code (MPC), reviewed the current zoning of the site in question and the application of the Overlay previously applied to the site, and identified the provisions of Section 484.E of the Zoning Ordinance that were subject to the applicant's challenge. Mr. Dinkelacker acknowledged the receipt of review letters from LVPC (dated June 6, 2019), Hanover Engineering (dated July 2, 2019) and Leidos (dated July 2, 2019) all of which were provided to the Commission members for consideration in their review of the proposal.

Ms. Carrie Nase-Poust of Fox Rothschild, LLP, legal counsel for the Township with regard to the Curative Amendment Application, presented the Township's position. Ms. Nase-Poust asked Mr. Unangst of Hanover Engineering Associates, Inc to generalize the content of the letter and sketch plan that he prepared. Mr. Unangst provided the requested summary and concluded that, in his opinion, the existing ordinance is valid due to the ability of the property to be reasonably developed with the truck or freight terminal use desired by the applicant.

No one representing the applicant was present. As a result, the Commission members were unable to seek clarification regarding the application submitted or question the applicant's position with regard to the validity of the ordinance regulations.

Mr. Dinkelacker asked if anyone in attendance wished to speak on this agenda item. No one requested the opportunity to speak.

Mr. Bloeser made a motion that the Commission recommend that the Board of Supervisors deny the curative amendment application.

The Commission voted 6-0 to approve the motion.

Public Comment

None

Adjournment

There being no further business, the meeting adjourned at 7:05 p.m. The next regular meeting is scheduled for August 6, 2019, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,
Secretary