

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, December 7, 2021 - 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
 George Bloeser
 Bryan Macfarlane
 Antonio Roman

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

Board of Supervisors Meeting Actions

Ms. Falcone identified the Board's actions to approve projects as follows:

November 15, 2021: Landis Mill Estates Preliminary Plan (Resolution #2021-29)
November 19, 2021: Aldi Final Land Development Plan (Resolution #2021-34)

Minutes

Review and approval of the minutes of the November 9, 2021 meeting was tabled until the next meeting.

Subdivision and Land Development Reviews

None

Discussion/Action Items

Ordinance 141-U

This ordinance would establish a new overlay zoning district identified as Conservation Design Buffer Overlay. The regulations include provisions used in the Conservation Design Zoning to set aside a portion of the site as open space and also allows for a transition of the intensity of development to more appropriately complement adjoining sites.

Commission member Bloeser questioned several aspects of the proposed regulations related to the amount and use of the open space, the amount of impervious coverage, and the lack of a minimum lot size. Chairperson Falcone questioned the width of cartways that include on-street parking and whether all of the paths and sidewalks should be required to be ADA compliant as that may lead to extreme regrading of a natural lot. After some general discussion on these

topics, Commission member McFarlane made a motion to recommend approval to the Board. The motion was seconded by Vice-Chair Anthony and the Commission voted unanimously (5-0).

LVPC Review of the Comprehensive Plan update

The Planning Commission reviewed the update to the Comprehensive Plan at meetings in both 2020 and 2021. The final draft of the update was sent out for review to the School District, adjacent municipalities, and the Lehigh Valley Planning Commission (LVPC) in September 2021. Review comments provided by LVPC were discussed so that the Planning Commission could determine if they wished to respond to them or, amend the previous recommendation they provided to the Board regarding their support for adoption of the Plan update.

The Commission members discussed the recommendations included in the LVPC review at length and, in general, supported them. It was determined that it would be appropriate for the Commission to remain mindful of these comments as they work toward implementation of the multiple goals of the plan but that there was no need to revise the recommendation they had already provided to the Board.

Public Comment

None

Adjournment

There being no further business, the meeting adjourned at 7:29 p.m. The next regular meeting is scheduled for January 4, 2022, at 6:30 p.m.