

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, January 4, 2023 – 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Chairperson 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**  
                                 **George Bloeser**  
                                 **Diana Inglis**  
                                 **Bryan Macfarlane**  
                                 **Tony Roman**  
                                 **John Zelena**

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

**Reorganization:**

Nominations were accepted and motions were unanimously approved to elect the following:

Samantha Falcone, Chair  
Gerry Anthony, Vice Chair  
Trisha Lang, Secretary

**Board of Supervisors Meeting Actions**

December 19, 2022 – conditionally approved Till LLA Project No. 2022-14

**Minutes**

The Commission members voted 6-0 to approve the December 6, 2022 meeting minutes. Commission member Roman abstained due to his absence at the December meeting.

**Subdivision and Land Development Reviews**

**A. 4307 Chestnut Hill Road Sketch Plan Project No. 2022-17**

Paul Schmoll of Barry Isett & Associates represented the applicants with regard to a sketch plan proposal for subdivision of a 26+ acre agricultural site in the Agricultural Preservation Zoning District. The applicants have an agreement of sale to purchase the agricultural parcel currently owned by Marie I. Berghold. The sketch plan identifies the intent to subdivide two lots for residential development and to construct an additional dwelling on the remaining farm parcel. As depicted, the new lots would gain access

from Greene Lane while the dwelling on the farm acreage would be accessed from a driveway connection to Chestnut Hill Road.

The reviews of the proposal prepared by the Township's consultants identified a lack of compliance with a significant number of the sketch plan requirements as well as non-compliance with the applicable zoning regulations.

The level of non-compliance as well as the failure to provide the necessary data and analysis to justify the proposal resulted in the Commission's inability to provide relevant feedback or make recommendations regarding the requested relief from the provisions of the Subdivision and Land Development Ordinance.

### **Discussion/Action Items**

### **Public Comment**

None.

### **Adjournment**

There being no further business, the meeting adjourned at 7:13 p.m. The next regular meeting is scheduled for February 7, 2023, at 6:30 p.m.