

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Regular Meeting
Tuesday, August 1, 2023 – 6:30 p.m.
Township Municipal Building

Call to Order/Pledge of Allegiance

Chairperson Falcone called the meeting to order at 6:30 p.m. with the reciting of the Pledge of Allegiance.

Members Present: **Samantha Falcone, Chair**
 George Bloeser
 Bryan Macfarlane
 Tony Roman
 John Zelena

Staff Attending: **Trisha Lang, Secretary/Director of Community Development**
 Charlie Unangst, Hanover Engineering
 Thomas Dinkelacker, Township Solicitor

Board of Supervisors Meeting Actions

July 10, 2023 Conditional Approval of :

APS/ CVS Preliminary/Final Subdivision Plan Project No.

July 24, 2023 Conditional Approval of:

Stack Storage Conditional Use Application Project No. 2022-09CU

Stack Storage Preliminary/Final Land Development Plan Project No. 2022-09

Minutes

The Commission members voted 5-0 to approve the July 12, 2023, meeting minutes.

Subdivision and Land Development Reviews

A. 7201 Suter Road Preliminary/Final Subdivision Plan Project No. 2023-01

The applicant was represented by Andrew Bertolazzi of Gilmore & Associates, Inc. Mr. Bertolazzi summarized the proposal and identified how the plan has been revised to address prior review comments.

The Commission took the following actions on the plan:

The PC voted unanimously to recommend **conditional approval** of the following **waivers**:

1. Subdivision and Land Development (SALDO) Sections 302.C.6 and 302.C.10 which require the identification of names of landowners and the plan book and record numbers of the last recorded plan for property located within 200' of the subject property. The condition imposed is that this information be provided on

and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance unless the subject of a current or future imposed condition of approval.

2. Subdivision and Land Development (SALDO) Section 302.D.2 which requires that existing contour information be provided on and within 200' of the subject property. The condition imposed is that this information be provided on and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance unless the subject of a current or future imposed condition of approval.
3. Subdivision and Land Development (SALDO) Sections 302.D.4(a)-(p) and 305.A.7 which require that the plan identify a variety of natural and cultural features located on and within 200' of the subject property. The condition imposed is that the information be provided on and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance.
4. Subdivision and Land Development (SALDO) Section 302.D.5(a)-(p) which requires that the plan identify a variety of man-made features located on and within 200' of the subject property. The condition imposed is that the required information be provided on and within a distance of 50' from the boundary of the subject property in lieu of the entire 200' distance and,

The PC voted unanimously to recommend **approval** of the following waiver:

1. Subdivision and Land Development (SALDO) Section 510 requiring the installation of sidewalks along all streets and access drives.

The PC voted unanimously to recommend **conditional approval** of the **Plan**, subject to the following:

1. Satisfaction of the following comments contained in the July 25, 2023 Hanover Engineering Associates engineering review letter:
 - a. Comments B. 1-3, 5, 7, 10-23, 26, 27, and 29
2. Satisfaction of comments 1-6 contained in the Hanover SEO review dated July 28, 2023;
3. Satisfaction of comment 3 contained in the July 27, 2023 review letter from the Zoning Officer;
4. Execution of a subdivision and land development improvements agreement to the satisfaction of the Township if improvements are not installed prior to recording the plan;
5. Provision of an irrevocable stand-by letter of credit in a form and amount satisfactory to the Township to secure completion of all required improvements if improvements are not installed prior to recording of the plan;
6. Connection of the new lot to the public water system if the water line in Suter Road is operational prior to installation of a well for the new dwelling;
7. 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,

8. Payment of all review fees due and owing.

Discussion/Action Items

None.

Public Comment

None.

Adjournment

There being no further business, the meeting adjourned at 7:00 p.m. The next regular meeting is scheduled for **Wednesday**, September 13, 2023, at 6:30 p.m.