

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, February 6, 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**  
                                  **Gerry Anthony**  
                                  **George Bloeser**  
                                  **Diana Inglis**  
                                  **Tony Roman**  
                                  **Bryan Macfarlane**  
                                  **John Zelena**

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

**Board of Supervisors Meeting Actions**

A. January 22, 2024 – Approval Desales Welcome Center: Resolution 2024-07

**Minutes**

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

**Subdivision and Land Development Reviews**

**A. Yamnicky Preliminary/Final Plan #2 Project No. 2021-08B**

Mr. Christopher Canavan, owner of Colebrook Properties LP was present to speak about the proposed development of the R-2 zoned property. Topics discussed with the developer included whether a conservation easement would be established in areas of environmental sensitivity, the intent to supplement the existing planting in the riparian buffer zone, easements necessary for stormwater drainage facilities, the ability to address the well isolation requirements as they relate to lots with on-lot sewage disposal systems, and whether the Township had received a deed of dedication for the portion of Woodcrest Drive that would be extended into the site.

No action was taken due to the extensive list of plan deficiencies. The project will return for Commission action after addressing these concerns.

**Discussion/Action Items**

None.

**Public Comment**

None.

**Adjournment**

There being no further business, the meeting adjourned at 7:09 p.m. The next regular meeting is scheduled for March 5, 2024, at 6:30 p.m.