

**UPPER HANOVER TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES OF DECEMBER 6, 2021**

**Call to Order**

The meeting was called to order at 7:00 p.m. by Chairman Reed followed by the Pledge of Allegiance to the Flag.

Chairman Reed designated Sharon Bastone as a voting member for the December 6, 2021 meeting.

**Roll Call**

Planning Commission members in attendance were Sharon Bastone, Alternate, William Kalb, Stefan Laessig, and Brandon Reed. Also in attendance were Sandy Koza, P.E., McMahon Associates, John Weber, P.E., Township Engineer, Joseph Bresnan, Esq., Township Solicitor, and Stan Seitzinger, Jr., Township Manager.

**Citizen Comments**

Citizens in attendance did not present comments.

**Approval of Minutes**

Mr. Laessig recommended an amendment to item 2 under section A of the Monthly Reports to add the phrase "contingent on the plan being developed".

Mr. Laessig moved to approve the minutes as revised. The motion was seconded by Mr. Kalb and carried unanimously.

**Announcements**

Chairman Reed announced that December 15, 2021 is the last date for submission of plans for review by the Township Engineer and discussion at the January 5, 2022 regular meeting.

Chairman Reed thanked Township Manager Stanley Seitzinger for his years of service.

Chairman Reed introduced Anne Klepfer, the new Township Manager who will start full-time work with Upper Hanover Township on January 3, 2022.

## **Old Business**

### **Plans Scheduled for Discussion**

#### **A. Proposed Industrial Development, 2512 Quakertown Road, Action Time Limit: October 31, 2021**

Amee Farrell, Esq., represented the applicant. The engineering review letters were reviewed and discussed with the planning commission and township residents in attendance. Items discussed included storm water management, road widening requirements, the applicability of the township noise ordinance, and required buffers for the property.

The Planning Commission expressed general agreement for a waiver to allow a completely pine tree buffer for the property.

#### **B. Quakertown Road and Route 663 Land Development Sketch Plan, Action Time Limit: Not Applicable**

It was indicated that a revised plan was not submitted.

### **Current Plans Without New Activity**

It was noted that a required public hearing relating to the Deerfield development was rescheduled by Pennsburg Borough for a later date.

## **New Business**

New business was not presented.

### **Monthly Reports**

#### **A. Building Permit Report and Escrow Report**

Manager Seitzinger entered the monthly reports into the record.

#### **B. Zoning**

##### **1. D. R. Horton, DeMeno Property Request for Rezoning**

Township Solicitor Joseph Bresnan presented a proposed ordinance concerning the adoption of a rezoning ordinance related to the D.R. Horton/DeMeno Project.

Mr. Kalb moved that the Planning Commission recommend approval of the proposed ordinance. The motion was seconded by Mr. Laessig and carried unanimously.

Chairman Reed commented upon the receipt of the Montgomery County Planning Commission review letter.

2. Village Centre, Palm, PA, Zoning Text Amendment

Mr. Bresnan provided an update on the status of a proposed ordinance relating to the project that was currently under further review.

3. Residences at Upper Hanover, Audubon Land Development, Age Restricted Residential Overlay District

Cynthia Smith, P.E., Horizon Engineers, discussed a proposed revised plan that included 141 building lots.

Mr. Reed noted the receipt of a letter sent on behalf of East Greenville Borough relating to the project.

**C. Regional Planning Commission Report**

Mr. Kalb provided an update.

**D. Other**

Mr. Reed indicated that Township Supervisor Tim Woodward was leaving the appointment on the Planning Commission as of the end of December. He thanked Mr. Woodward for his years of service on the Planning Commission.

**E. Next Planning Commission Meeting**

The next Planning Commission meeting is scheduled for Wednesday, January 5, 2022.

**Adjournment**

Mr. Kalb moved to adjourn the meeting at 9:12 p.m. The motion was seconded by Mrs. Bastone and carried unanimously.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Stanley W. Seitzinger, Jr.", written in a cursive style.

Stanley W. Seitzinger, Jr.  
Township Manager