

**I. OPENING**

**CALL TO ORDER:** The Environmental Advisory Council meeting of Lower Saucon Township Council was called to order on Tuesday, January 9, 2007 at 7:02 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Tom Maxfield, Chairman, presiding.

**ROLL CALL:** Present – Tom Maxfield - Chairman, Sandra Yerger – Vice Chairman, Laura Ray - Secretary, Allan Johnson, Dennis Aranyos, Ted Beardsley, Glenn Clouser and Hazem Hijazi. New Members present were Bob Davis, Tom McCormick and Paul Pagoda. Rick Tralies from Boucher & James was present. Absent - Mike McKenna from Hellertown,.

**PLEDGE OF ALLEGIANCE**

**II. NEW BUSINESS**

**A. REORGANIZATION**

**President:**

Mr. Maxfield said he is going to step down from being Chairman as he's been doing it since 2003. He's had a great time doing it. He thanks all members for making the meetings great and enjoyable.

**MOTION TO NOMINATE:** Mr. Maxfield moved to nominate Sandra Yerger for Chairman/President.  
**SECOND:** Mr. Johnson  
Mr. Maxfield asked if anyone had any other nominations? No one raised their hand.  
**ROLL CALL:** All in Favor: Yes  
Opposed: None

**Vice President:**

**MOTION TO NOMINATE:** Mrs. Yerger moved to nominate Tom Maxfield for Vice President.  
**SECOND:** Mrs. Yerger  
Mr. Maxfield asked if anyone had any other nominations? No one raised their hand.  
**ROLL CALL:** All in Favor: Yes  
Opposed: None

**Secretary:**

**MOTION TO NOMINATE:** Mr. Maxfield moved to nominate Laura Ray for secretary.  
**SECOND:** Mr. Beardsley  
Mr. Maxfield asked if anyone had any other nominations? No one raised their hand.  
**ROLL CALL:** All in Favor: Yes  
Opposed: None

Mrs. Yerger said she and Tom founded this when they were on an environmental core committee and decided to become a little more official and become an EAC. This is an really exciting time. The EIT will generate about \$800,000 a year for the next five years. It was spearheaded by this group and it is going to be guided by this group. They are going to begin to form a sub committee

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of people that will be looking at the properties, where the property owner stepped forward and said he's interested in preserving his land, and there's going to have to be determination. Rick Tralies from Boucher & James has written an open space plan and everyone will get a copy of it. It lays out criteria, has a check list, and gives some kind of guidance and guidelines.

Mrs. Yerger said they will have introductions now of all the members.

Mr. Maxfield said he's been a resident of the township for about ten years and he is on the Planning Commission and Council and EAC. He has no children and no life.

Mr. Rick Tralies, from Boucher & James, said he comes to the meetings and help the EAC make decisions about environmental matters, the open space plan, open space preservation, things like that.

Mr. Allan Johnson said he's been on this committee from September of last year. He lives at the eastern part of the township where most of the open space sits. He's interested in trying to preserve it.

Mr. Haz Hijazi said he's an environmental engineer and lives in the township and he wants to see things being done properly in our township.

Mr. Paul Pagoda said he's an eighteen month resident of Lower Saucon. He retired from the Federal Government and started a second career where he works in a laboratory. His interest in the environment of LST started the day he was raking leaves and wondering how they got into the stream of the environment. He addressed this committee a month ago and became more interested in what you folks do and how you plan to make this township a better place to live.

Mr. Ted Beardsley said he's been here since the beginning. He's a township resident for about 18 years. He works for the NJ Department of Environmental Protection and the Green Acres program which is the open space preservation program. He's been involved in environmental issues a long time and wants to make sure the township doesn't get over developed.

Mr. Bob Davis said he's been a resident of the township for about five years. **(Mr. Davis - please fill in, could not hear).**

Mr. Dennis Aranyos said he's been with this committee since its inception. He is a semi-retired math professor. He's been a resident since 1979. His primary interest was mainly to maintain the aesthetic quality of the township environment especially since he lives right close to 378.

Mr. Tom McCormick said he lives here for about 18 months. He used to live in Springtown. He's seen a lot of change and has trouble looking forward five, ten, twenty years. He adores the community and wants to be of some help.

Mr. Glenn Clouser said he's been a resident for four years. He's been on the committee for one year. He wants to see preservation of land in Lower Township.

Mrs. Sandra Yerger said she's been a life long resident of the township. She got involved with this because six years ago she took a job in public relations, which she was always in, for a non profit conservation organization which is the Heritage Conservancy. It opened some doors for her and she started learning a lot and started realizing that a lot of things could be applied where she lives.

Ms. Laura Ray said she grew up in the township. She always has been a nature kind of person. She has property in the east end of the township which she is working on to conserve. She's been

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on the EAC for about three years now. She's also the webmaster. There's a website for the EAC and its called lowersauconenvironment.org. She needs to get it updated, so any input would be helpful.

**B. ACT 167 STORM WATER MANAGEMENT PLAN UPDATE ORDINANCE**

Mrs. Yerger said this is something that they've been working on, on an ongoing basis. They are having storm water issues somewhere in the township. At this point, look it over this week and then if you have any feedback, bring it back and we'll discuss it and make recommendations to Council.

Mr. McCormick said this is a template that's been provided to the township? Mrs. Yerger said yes. They have some discretion. They have it reviewed by our planner, by our township engineers, and they also give feedback on it. You can make it stricter to some degree. Those are some areas they are leaning as a township. This is being advertised and we have to leave it out there for two weeks. Mr. Tralies said the only response he saw was from LVPC and there was one comment that they would like to see agricultural preservation stressed a little more. Mrs. Yerger said please take a look at it for right now.

**C. REVIEW SAMPLE DOCUMENTATION OF SOLEBURY TOWNSHIP'S LAND PRESERVATION PROGRAM & OPEN SPACE SUB COMMITTEE**

Mrs. Yerger said we are now going to have to put an actual implementation plan in place on how we go about property selection. One of the ideas is that we form a three or five Sub Committee of people who would be willing to be the first ones in for contact with the landowner and review of the property and see what kind of conservation merit or agricultural preservation merit it had and do a base analysis and evaluation of the property and bring it back to the EAC. The Solebury easement language is pretty standard. It's been tailored somewhat to Solebury. Solebury is in Bucks County and has a very strong agricultural community that's very active yet. Their main goal was yes, they have natural resources to protect, but their emphasis was going to be on their agricultural preservation. That doesn't preclude that the language in itself can't be adapted to what we want to use up here. We do have agricultural lands to be preserved, but we also have a lot of natural resources, steeply wooded slopes, and a lot of waterways, in the eastern part of the township.

Mr. McCormick asked about the goals of the Sub Committee – you talked about assessing merit within a parcel of land. He'd be more than happy to help. He had a lot of comments and concerns about the document itself. He read it as if he was someone executing one of these properties and saw some provisions that occurred to him, as a property owner, that seemed onerous to him where he wondered whether he would be comfortable executing that document. He thought with a few changes he could accomplish 99% of what the document is after, but you get much more agreement and enthusiasm from a prospective grantor. One example was signage. If he granted a conservation easement on his property, it looked as if the grantee, which would be the township, had the right to put signage on his property. He may even agree to that, but it's the kind of thing where he could say, he wants to preserve this land, but all of a sudden one day he'll look out and someone is going to be putting a sign on his property. There were very strict provisions regarding your ability to enhance your current residence without changing the nature of his home. After reading the document, he thought if it was changed just a hair, he'd be so much more likely to execute it. He doesn't know if that is a struggle when township's deal with potential grantors or not.

Mrs. Yerger said having worked for a conservation organization, no two conservation agreements are alike. Usually once you reach a point where the property has been given some basic assessment and everybody agrees there is something worth preserving on the property (ag land,

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natural resources) and the property owner is 99% sure that there is somewhere he wants to preserve this property - that's when you sit down at the table and you talk. She's never seen any conservation agreement come right out of the pages where it started. This is just a guideline and any input you have from the starting point is certainly worth looking at. Every property is unique and every property owner has a different goal than what their neighbor has. It's a give and take and usually comes out where it's beneficial to everybody. Solebury is known for being more strict than other townships. You literally sit out at the table and negotiate. Ms. Ray said from her experience, they started out with some kind of shell document, and then switched to some other shell. All along, the good thing the committee could do is let the person know if there are concerns. Mrs. Yerger said you want to encourage the property owner to be able to utilize his property.

Mr. Johnson asked who is going to be negotiating this document with the perspective land grantor? Mr. Maxfield said they need someone with experience. They came up with Terry Clemmons as he has done this before. He's very good at it. Mr. Johnson said the Sub Committee would select the properties that we have possible interest in or look over the properties that the owner says he's interested in preserving. Then it's turned over the Mr. Clemmons and he'd look over it. Mr. Maxfield said it will eventually come to Council. This group needs to know what kind of possibilities there are and be familiar with it.

Mrs. Yerger said each property should probably have a point person from that committee. People are not always talking about everything to an attorney, so there has to be a liaison from this committee that's also for the property owner to talk to. There's a lot involved. What's going to have to be determined with each property is going to be unique. You will have to determine that actually a donation might be financially beneficial to this person than paying them for their conservation easement. It depends on their financial situation, what they want to do with this property. It depends on a lot of factors. It depends on their tax situation. We are not going to become their tax consultants. It's always recommended that they have their own attorney and their own tax person. Mr. Beardsley said the Sub Committee will have to identify the properties and then from there talk to the property owner and decide how you are going to proceed.

Mrs. Yerger said there needs to be a recommendation from the EAC whether Mr. Clemmons gets called in on that particular deal or not. She liked the letter of intent on the Solebury agreement. It binds them to nothing, but psychologically gives the property owner the next step that yes, he's looked at all that stuff and he's really serious about preserving his property in some way or form. That gives enough commitment to move forward with a given property. Property owners will think about this for years. They are going to go back and forth on this.

Mr. Davis asked if residents are generally aware of this type of program now? Is there a pool of residents or property owners who are weighing some kind of formal review? Mrs. Yerger said there are a few who have expressed interest in being considered and those will be the first ones that should be looked at by the committee. One has already contacted Wildlands Conservancy and they would work with the committee and might be able to get additional funding depending on what the property looks like. Depending what type of property, they might qualify for county and state money. That money can be pooled with some of the supplemental money from the township. It becomes a multi entity project then which is a good thing. She would love to see a flyer go out. Chris Garges, our Zoning Officer, has the capacity of GIS. She would love him to pull up the township map and pull out anybody with ten acres or more and send a notice to them. We can work out the wording which the committee might want to take the lead on it and basically say, this is what we have, this is what we're trying to accomplish. If there is a property you are interested in, then this is who you have to contact, etc., etc., whatever is decided.

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Mr. Maxfield said there should be some small statement saying it is non binding simply to show interest. Mr. McCormick said he's a lawyer and he's seen a whole lot of money gets swallowed up on lawyers. He would guess the budget for the \$800,000 is not only for grants and acquisitions, but also for the administration cost of the program. The assessment of properties, the interaction with property owners, that drawn out process seems to be a different endeavor than certainly negotiation of the terms.

Mrs. Yerger said in our dialogue with Terry Clemmons, he's savvy enough and he's done it with enough townships to know that he's not going to show up every five minutes and bill everybody. Mr. McCormick said he has a great deal of drafting experience, not land use, not real estate, not development, not conservation, but too often he sees a meeting of the minds between two parties and then for no fault of either party, it's not reflected in the document. That's very important especially when you get words like perpetuity and running with the land, it's so critically important to get it right. Mrs. Yerger said Wildlands has their own conservation agreement and language that it's going to be negotiable and have to be tailored to the township, the property owner, so if you have an outside entity that's going to be taking the lead on it, most of it would be hammered out and Terry's role would almost be in a review and spot those issues that are not compatible with the goals of the township. Mr. Hijazi said if we have someone internal, they may be able to look at all of this. Mr. McCormick said he'd be pleased to do it and if the Sub Committee is focused on those assessment issues, he'd be happy to help them out any way he can.

Mr. Maxfield said the Sub Committee will have to decide which properties they want to really go after. From past experience, the vast majority of these are going to come to us. Mrs. Yerger said there is county funding available which was passed. Some of the conservation organizations have funding to work in the area called the Highlands which is those wonderful rolling hills we have in the eastern part of the township. Part of the Cooks Creek is all part of that. There is some funding available. The ideal situation is to take some of that state money, some of the county money, some of the township money, give the landowner enough to satisfy their needs, and by pooling the resources, it's not costing the township \$800,000 for one property. You're pulling this from the state, some from the county, and the township is kicking out the rest. It allows everyone to stretch their resources further and allows for enhanced preservation. It's a big responsibility. One of the things that is going to be part of it is as you move forward with the conservation easement, you have it all hammered out, you know what you are going to protect, property owners are happy, the township is happy, then you have to go – how do you keep it that way? One of the things most organizations and townships do is called a “base line”. It was probably referenced in the document. A base line is basically you have someone who is qualified to go through the property and literally write down what is of environmental value on this property or what might be an environmental detriment on this property. It's basically what's on the property today, this is what we have, this is what's worth protecting, this is what might even need to be remediated, if there's some real issues on the property. She has a friend who does this for townships. She's an independent consultant and gives you a general idea of what's involved with the base line documentation. This is just an FYI for everyone. Do we have to follow this? No. This is just general information. Can we tweak it? Sure, eventually we will have to. It's all subject for negotiations. This is something that is going to have to be done. Twenty years from now if you don't have it written down what was wonderful about that property and somebody comes in and cuts down all the trees that you didn't say were wonderful, how are you going to prove they violated their conservation easement if you have no documentation of it. That's the next step which leads up to you have to decide, if you read this, they have a co grant key. Most people agree, that are involved in these situations, the benefit of pooling resources from other organizations and entities is also enhanced by the fact that because they sign on to this agreement, they are also going to help defend this agreement. Should this document come under scrutiny or someone violates it, then you have a county, you have an independent non-profit, the township, you have more than one party interested in preserving that conservation agreement. It helps to have that

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go in perpetuity. Mrs. Yerger is leery of just having the township being the holder of an easement on a private property. Council's change, government entities change all the time. If they are the only ones who hold that agreement, there's very little that can stop them if that board changes. Lastly is the monitoring and stewardship of the property. It's wonderful to preserve property, but again, to be responsible and physically responsible for the taxpayer's money that we are spending to preserve these properties, we have to insure these properties stay in the state we think is of conservation value and that is going to entail some kind of monitoring in the future. Somebody actually visits that property, whether it's once a year or once every other year to at least make sure that someone hasn't gone up there and cut every tree down or polluting the stream. That's thing we are going to have to figure out and the Sub Committee may want to take a lead on how we want it to be monitored. Will it be pay based, volunteer based, somebody from the township? Those are all questions that need to be answered. What a lot of townships, like Williams have done is, they've basically invited all of the conservation groups to come in. They left it up to the landowner. If the landowner is comfortable and has a connection with Natural Lands Trust, then Natural Lands Trust takes care of the property. The Sub Committee is going to be the connection to make sure the townships interest are best represented. The nice thing is now that we have funding and the County has funding, the conservancies will be interested in us as well.

Mr. Johnson said there is no mention of an organization like an electric utility coming along and saying we have to put a power transmission line right through your farm. There isn't anything in here that addresses that. Was that left out because we have no power to stop that? Mrs. Yerger said that's right. Mr. Beardsley said what they did in NJ with the Green Acres program was once the state gave you money to buy open space recreation land, you could dispose of any similar land. Then that was locked in so if a utility came along who had the power of eminent domain over park land, you were required to use the money from the sale of that easement to the utility to buy additional park land and they had to jump through all environmental hoops as they were going through a park. Mrs. Yerger said she can find out if that's applicable in Pennsylvania. Heritage did lose a property to the school district down in Central Bucks. One of the properties, there was a conservation easement, and they considered for a right-of-way to their school, and half our property is now a driveway and we fought it legally and we lost because it was for the public good.

Mr. Johnson said a lot of our township is owned by the Hellertown Water Authority. A lot of the land they own is land we would like to preserve, all forested land. How is that going to work in the big picture? Are there any restrictions or are we going to go after them to have them do an easement with us? Mr. Maxfield said he thinks it was always assumed that the land was for their own health, their own welfare. You should go and find that out also and find the status. Mrs. Yerger thinks right now there weren't any restrictions. That's her instinct, but she could be wrong.

Mrs. Yerger said any one of the organizations, the people that actually do the preservation end of it, the resource protection specialist, are always willing to answer questions if you have any and they aren't going to charge you for it and they aren't going to charge you for it. Chris Garges, our Zoning Officer is phenomenal with pulling out these properties.

Mrs. Yerger asked who would like to volunteer to be on the Sub Committee? Volunteering were Allan Johnson, Ted Beardsley and Tom McCormick.

**MOTION BY:** Mr. Pagoda moved to nominate Allan Johnson, Ted Beardsley, and Tom McCormick for the Sub Committee.  
**SECOND BY:** Mr. Maxfield  
**ROLL CALL:** All in Favor: All Yes  
Opposed: None

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Mrs. Yerger got a call from Diane Geringer from Wildlands and she does want to come to the February meeting and talk to the whole group about a property in Wassergass. The committee can get to work on this right away. Let the township know when you are meeting, there is room in the township building for the meetings.

Mr. McCormick would like an EAC handbook. Mrs. Yerger will get some more and give everyone an updated version. Mr. Johnson asked Mrs. Yerger to email a list of property owners that are interested in preserving their properties. Mrs. Yerger will ask Chris Garges for maps for the Sub Committee. When you meet, you may want to designate a point person who is going to receive the phone calls or they can call the Township.

Mr. Maxfield said page 16, a change in economic condition, are they saying there will not be a change or a change should not affect this or should? Mrs. Yerger said one of the problem with the ag program, as is now, is that as the farms get developed around preserved farmland, what they are saying is they can negate the conservation easements on the property on that farm because the valuation has changed so dramatically that the appraisal and the valuation that was placed on the farm twenty years ago is no longer valid, so it becomes particularly harsh or restrictive on the farmer to make them comply with that. If they plead that to the county, there have been cases where the counties have lifted those conservation easements because of he undue hardship it has imposed because of the imbalance of the value of the land. If the value of the land grows over the years to the point, especially if there's a lot of development around it. It's come under fire from conservation organizations. The ag easements are different. They go away in 20 years and that's all they have to do is prove there is this terrible imbalance that exists from the time the value was placed on that poverty and the time that is now and the value of the land around them is so high that it's an undue hardship on the farmer, and they can waive it at the county level. Mr. McCormick said the paragraph is intended to put the grantor on notice right now. Look, you might wake up ten years from now and you could have been a millionaire, and that's not our problem. You go into this knowing full well that the world can change. If that paragraph wasn't in there, they could say "I had no idea, let me out of it". It's a protected position.

Mr. Beardsley said we need a roster with everyone's details on it. Mrs. Yerger said they will get a new one and send it around.

**III. DEVELOPER ITEMS**

**A. HIDDEN MEADOWS MAJOR RESUBMISSION**

Mr. Maxfield said this is the old Mease farm.

Ms. Laura Ray left. The time was 8:26 PM.

The map everyone has seen before. The last time it was before us, there were some issues we were questioning about the trees that were being taken down. The same question came up at Planning Commission.

Mr. Tralies said the comments are not very much different than the last time you saw them. What they did, from our standpoint, was started to clean up a lot of our comments and the plans are moving forward and are getting close to be compliant. They have not taken any steps to appease your comment about the tree removal. They have narrower cart way which is 22'. It doesn't help the tree situation as they still have to provide swales along the side of the road for drainage. Mr.

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McCormick said is the complaint about the impact of the trees, is that a issue with lack of compliance? Mr. Tralies said that's where we are. It was an approach type thing. Mr. Maxfield said they are doing a cluster and are preserving property on the other side of the road. Part of that whole approach is you're suppose to select and preserve the best resources on the site, and because of utility easements and other conditions on the property, their easiest access site sort of plows through the best trees on the property.

Mr. Hijazi said the first time they came in with the plan, they did not have the trees on the plan.

Mrs. Yerger said it is going back to Planning one more time. She asked if we'd like to send a letter again reiterating our comments that we would like to see some modification to the plan, if possible, to at least reduce the impact on the trees. Mr. Tralies said they are a little bit jammed up on this site. There are steep slopes where the access is and a big chunk is in utility easements. They are preserving woodlands on other parts of the site.

Mr. Maxfield said the whole cluster concept they volunteered to do. Mr. Hijazi said that was recommended and it was something good they did. Mr. Tralies said for every tree removed, they need township approval for it. When they reword the natural resource protection ordinance, he specifically did not do a tree for tree replacement because he's seen in other townships, on certain sites, it is just more cost effective to the developer to say "I'll clear cut anyway".

Mr. Smith asked if there was a percentage of trees that you take down, that you have to replace? Mr. Maxfield said we talked about replenishing trees along the road, and he was also hoping for a road relocation. He doesn't know if there is anything that can be done. Mr. Johnson said could we ask that the houses be relocated to prevent cutting down any trees that might be on the lot? Mr. Maxfield said we could try that, but the septic sites are where the trees were too. Mr. Johnson said they should preserve the mature trees. Mr. Smith said when he first got into building, they put yellow markers around the trees they were going to take down. Maybe the committee could take another look and maybe you can get five trees. He's here learning a lot and he's not the enemy. He saved four feet on his road way and it benefited him.

Mr. Maxfield said it's taking awhile to make the process work like it should work. Some of the plans come in and they come in backwards. Mr. Smith said maybe this Sub Committee could reach out right when the plans come in.

Mrs. Yerger asked if they could meet with Mr. Tralies to literally go out on the site and see if there could be some maneuvering of something. Mr. Smith said it doesn't hurt to have someone go out to the site. Mr. Johnson said is the EAC reviewing the sketch plans? Mr. Maxfield said the sketch plans go to staff first, and they have a good idea of what they want to see. They should come to the EAC, the problem is there isn't an EAC review written. Then you have PC, Zoning and Council, and we're stuck in there. He can't remember if this one came in as a sketch plan or not. Mr. Tralies said this one had big starts and stops and starting again. This plan is actually two different subdivisions now.

Mr. McCormick said the open space committee is not the appropriate committee to check this out as they will have their arms full with the conservation easements. Mrs. Yerger agreed. Mr. Tralies said he doesn't have a lot of faith that a lot is going to be done on this plan and he doesn't have confidence in himself that he can go out on the site without things being staked out. It's a monumental waste of time.

Mrs. Yerger said do we just want to go on and say if there's anyway possible for them to conserve some of the trees on the site with this plan, please do so. Also, check out the house location and driveway location to conserve as many mature trees on the site as possible. We also support the narrower access road.

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**MOTION BY:** Mr. Maxfield moved for recommendation as stated above by Mrs. Yerger.  
**SECOND BY:** Mr. Hijazi  
**ROLL CALL:** All in Favor: Yes  
Opposed: None

**IV. OLD/MISCELLANEOUS BUSINESS**

**A. REVIEW AND APPROVAL OF DECEMBER 5, 2006 MINUTES**

EAC members did not receive December's minutes. Sandy Yerger will ask Leslie for them.

**B. PREPARATION OF GENERAL MAINTENANCE PACKAGE FOR HOMEOWNER'S FOR CONSERVATION**

Mrs. Yerger said this was talked about in general terms. We are talking about stewardship of the properties – just general stewardship suggestions for property. If they are a streamside property, don't try to minimize mowing right down to the edge of the stream; conserve your mature trees; if you're going to cut trees in any great numbers, please do it according to the township's regulations and/or a forest stewardship plan; what is a riparian corridor; lawn maintenance; some environmental sensitive approaches to lawn maintenance; utilizing native species plants when replacing or adding trees and shrubs for wildlife and habitat.

Mr. Hijazi said they could do a flyer or put it in the township newsletter. Mr. Maxfield said for instance, the Mease property, a property that is entering into a conservation easement, that's who these packets would be for. Mrs. Yerger said we have been putting articles in the township newsletter like benefits of native species, how to treat a riparian corridor. We can continue to do that. We have had many native plant sales, and we can do that again. Spring is ideal. Last year it was done at Mother's day. We can have a plant sale and tie it in with a natural wildlife federation program. Mr. Davis said there should be people there that can answer questions about wetlands, plants, etc. Mr. Maxfield said we can also, provide pamphlets on native plants. Mrs. Yerger said we get the plants from "Edge of the Woods" in Emmaus. There was great success with all of their native plants. Mrs. Yerger will contact these people and try to set up a date.

Mr. Maxfield said he'd like to get someone in here to talk about lawn chemicals and the pollutants that go into the water from these lawn chemicals. This is the number one pollutant to waters. Mr. McCormick said he is solicited for lawn maintenance programs and some are elaborate and expensive, and he has no idea if they do any good or any harm. If he got a postcard saying don't sign up for X, Y & Z as it's lousy for the environment, he would act on it.

Mrs. Yerger brought some information on a "Land Ethics Symposium" being sponsored by Bowman's Hill Wildflower Preserve. If you are interested in attending, let the township know as they will pick up a limited number of the registrations as it's an education program. Take a look at it and let Sandy know if you want to attend. It's being held on Thursday, February 15, 2007.

Mrs. Yerger said we'll look into the natural wildlife federation program, backyard habitat, do a presentation of spring, look into the lawn care pamphlet and see what the Sierra Club and Audubon has to offer. For the conservation property owners, if there is a non profit involved, they will have a stewardship plan for them. If they don't, maybe we can talk to some of these organizations and get some information appropriate for stewardship plans for conserved properties. Mrs. Yerger would like to give some thought on what will be in the packets.

Mr. Johnson said could it be included in the packet about community septic systems involved in a development that what they are, that the homeowners be made aware of that. Mr. Maxfield said it

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could be. Developer's generally know but then they walk away from it. Before any of the homes are sold, we are going to know if it's a community septic system and could follow up on it. Mr. Johnson said the township should do it. Mrs. Yerger said the township doesn't know about the sale of the house until there is an occupancy request permit.

**V. UPDATES/REPORTS**

**A. HELLERTOWN REPORT**

Nothing - Mike McKenna was absent.

**VI. NON-AGENDA ITEMS**

Mr. Aranyos said he has an article on global warming. It's a recent update about the ocean and the alps having the warmest period in 1300 years. It's a change of polarity. If anyone is interested, he will pass the article around for the EAC members to look at.

**VI. ADJOURNMENT**

**MOTION BY:** Mr. Hijazi moved to adjourn. The time was 9:12 PM.

**SECOND BY:** Mr. Maxfield

**ROLL CALL:** All in Favor: Yes

Opposed: None

**Next EAC meeting is Tuesday, February 6, 2007.**