

I. OPENING

CALL TO ORDER: The Environmental Advisory Council meeting of Lower Saucon Township was called to order on Tuesday, February 13, 2018 at 7:00 PM, at 3700 Old Philadelphia Pike, Bethlehem, PA, with Sandra Yerger, Chairman, presiding.

ROLL CALL: Members: Sandra Yerger, Chairman; Hazem Hijazi, Ted Beardsley, Allan Johnson, Dru Germanoski, Sarah Stanlick; **Absent:** Laura Ray. **Associate Members:** Thomas Carocci, Cindy Oatis, David Jauregui; **Absent:** Michael Boyle & Glenn Kay. **Hellertown Liaison:** Terry Boos. **Staff:** Diane Palik. **Jr. Council EAC Member:** Katie French; **Absent:** Brynn Bambu & Ben Szydlow.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENT OF EXECUTIVE SESSION: None

II. OPEN SPACE SUB-COMMITTEE

A. PROPERTY UPDATES

1. DRAVECZ PROPERTY

Mr. Beardsley said he met with Mrs. Dravec and her son on Monday. She wants to build on two-acres and Parks wants some more property because there's inadequate parking for the park. The first proposal is the Township could buy 3.75 acres from her and she would have two acres to build on and she would sell the homestead. The Township could pay for the engineering to subdivide the three lots and if we buy Lot 3, we would subtract the cost of the engineering from the sale price. He suggested to her that if she wants to have any money left over after the engineering, she would be better off selling us 7 acres. He said we don't want to buy her property and sell it, so these things she has to work out.

Mr. Beardsley said there are buildings on the parcel, and in looking at it, it could be a place people could meet or picnic before and after they hike. Mr. Johnson asked if Parks was interested in the 7 acres. Mr. Beardsley said Parks is interested in more land, but they haven't seen this. Mr. Johnson said there are three pipelines going through this property. Mr. Beardsley said the next steps are Mrs. Dravec is going to meet with her attorney and a realtor; and Mr. Beardsley said he will accompany her to these meetings.

2. PROPERTY NO. 2017-1

Mr. Beardsley said he and Mr. Johnson went to see this property. They mapped out where he would want to reserve his building envelope. He's trying to buy 1.9 acres next to his property and if he gets it, it's also going to go into a conservation easement.

3. PROPERTY NO. 2017-2

Mr. Beardsley said this property has an issue that has come up. Now they designated what they wanted for a building envelope, and then came back and want to keep two lots for their children.

Mrs. Yerger said if they keep two lots, Laura Baird said they pretty much wiped out the development rights on it and there is almost no compensation left for it. They called back again and said they will do one lot, but they don't know where they want to put it. It has to have road access, which will probably be along Silver Creek Road.

Mr. Beardsley said we have to re-evaluate it again. If we get to the point where we're doing an appraisal, Chris suggested they do the subdivision first. Mrs. Yerger said they would minimally have to designate the location of the lot for the appraiser's sake. Mr. Beardsley said we should ask the appraiser what is the value of the easement with and without the lot being held out. That might be a big turning point for them.

Mr. Beardsley said on the corner of the lot by Silver Creek Road, they want to eventually put a garage there for a car as their driveway is very steep. If there's snow, they can't make it up to their house. The applicant also wants to be able to land a small Bush plane in the field. Mrs. Yerger said they want to be able to ride dirt bikes. Mr. Hijazi said if he wants to land a plane, the Township might have to get involved. Mr. Johnson said if we get to the point where we write up a conservation easement, we'd have to decide then. Mrs. Yerger said we can't even begin to start that process until we know what they want to hold out and then have it appraised accordingly. They may need more than the 2-acre minimum because of the steepness of the property even though it's not wooded. It needs to be looked at by our Zoning Officer before it goes on, and then we'd have to score it again.

Mr. Beardsley said there still a lot of questions to be answered. Mrs. Yerger said we need to have Laura Baird and Chris Garges work with them. Mr. Beardsley said we should have a conversation with them as well. Mrs. Yerger said it should be a four-way conversation among Mr. Beardsley, Ms. Baird, Mr. Garges and the property owners.

Mr. Beardsley said the property owner didn't understand something that Chris Garges wrote that there wouldn't be much value left in preserving it, and she said that's what she thought they were trying to do. Mrs. Yerger said the way the planning code is written out, it's the development value, and then you compensate them to conserve the property. Mr. Beardsley said he thinks they thought we were compensating them for the natural resources, not the development rights.

Mr. Johnson said does the perimeter of the whole property have to be surveyed by a surveyor before the appraiser can do his job. Mr. Beardsley said he doesn't know the answer to that. He thinks they can appraise it with the description they have right now.

Mr. Germanoski said the Open Space Sub-Committee can't make a recommendation because we don't have a solid proposal and no parameters on it. Mrs. Yerger said they've put in so many caveats we don't know what exactly how much land is going to be held out. Depending how this breaks out, we may not even be able to do anything if they hold out too much.

Mr. Johnson said they could do a conservation easement and get no money for it. Mrs. Yerger said with a donation, they still may have to get it appraised because it could have donation value. She doesn't know if they are in a position to do that. She will speak to Laura Baird and they need to sit down with our Zoning Officer, and then we can go from there.

Mr. Beardsley said he'll also speak to Laura Baird, and then they will have to re-evaluate it. Mr. Johnson said this is between two other conservation easements, and if we can get it all the way across, that's what we're looking to try to do.

Mrs. Yerger said they don't have to do an actual subdivision. What they need to do is decide what's in and what's out - what they want under easement and they have to be satisfied. They should talk to Chris Garges and see what is the minimum they want to hold out on the lot.

B. DISCUSSION ON OPEN SPACE SUB-COMMITTEE MEMBER POSITION

Mr. Beardsley said he is stepping down as Chair on the Committee as he's not able to walk the properties anymore, so they need someone else on this committee. Mr. Germanoski said he'll volunteer to step up and Chair this committee. Mr. David Jauregui said he'll also be on this committee. Mr. Johnson said he's not sure how long he'll be able to walk the properties either.

Mr. Germanoski said he thinks Mr. Beardsley should still be on the committee as he has a lot of expertise with the procedures and property owners.

MOTION BY: Mrs. Yerger moved to nominate Dru Germanoski as Chair of the Open Space Sub-Committee.

SECOND BY: Ms. Stanlick

ROLL CALL: 6-0 (Absent –Laura Ray)

MOTION BY: Mrs. Yerger moved to nominate David Jauregui as a member on the Open Space Sub-Committee.

SECOND BY: Mr. Germanoski

ROLL CALL: 6-0 (Absent –Laura Ray)

C. PROPERTY NO. 2017-8

Mr. Beardsley said this is a piece of property that is 22 acres. It's a subdivision of four lots. They want to sell it. The Open Space Sub-Committee hasn't looked at it yet. There are buildings on it. He subdivided it years ago and then when the market went south in 2008, he couldn't build any houses. Mr. Johnson asked if he wanted market value for the property. Mr. Beardsley said he thinks he wants to recover what he put into it.

Mrs. Yerger said if it's an outright purchase, maybe we should have Attorney Treadwell speak to the property owner. She's not sure if it's actively on the market. He wants the barn, the house, the whole bit sold. Because there are buildings and a house involved, Linc should talk to him and confirm if they want full market value because that's a whole different scenario, unless the Sub-Committee wants to go out and score it. Mr. Germanoski said they should know what the applicant has in mind so they know how to score it. Mr. Beardsley asked if they are willing to do a bargain sale? Mrs. Yerger said she's not sure what they want to do. Are they willing to subdivide out the house, if so, that has to be worked through at a different level. She will bring this back at the March meeting after our Attorney speaks to the applicant.

III. NEW BUSINESS

A. MS4 UPDATES

Ms. Stanlick said she will be working on a poster with Mr. Germanoski for the MS4 compliance. Mr. Germanoski said he can get on this the next week or so and then bring something back to the March meeting. Mrs. Yerger said Ben Szydlow got the information for her from the school so she will work with him on the watershed model, the Enviroscope.

Mr. Boos said he spoke to the Watershed Association and they would be willing to set one up a Rain Barrel workshop for Saturday, May 5th. They need at least three EAC members available and they would need the Township to advertise and publicize it; and have a commitment of at least ten people. He said they would like to use Seidersville Hall from about 9 am to noon or 10 am to 1 pm. They can adjust it as they'd need to. Mrs. Yerger said she can run it past Leslie to get the word out and she doesn't really see a problem.

B. DISCUSSION ON ELECTRONIC RECYCLING EVENTS

Mrs. Yerger said one of the EAC goals was to have an electronic recycling event. There is one event for "municipality host event for residents only". She asked Mrs. Palik to get the rate sheet and what they will take and what they won't take and also some fall dates and bring it back to the March EAC meeting.

IV. DEVELOPER ITEMS

A. KRCELICH SITE PLAN & CONDITIONAL USE – 2360 APPLE STREET

Mrs. Yerger reviewed the plans. The EAC had no comments as there were no environmental issues.

B. KRCELICH LOT LINE CHANGE – 2360 APPLE STREET

Mrs. Yerger reviewed the plans. The EAC had no comments as there were no environmental issues.

C. PEEKE LOT LINE CHANGE – 2358 WASSERGASS ROAD

Mrs. Yerger reviewed the plans. The EAC had no comments as there were no environmental issues.

D. LAURENA LLC MINOR SUBDIVISION – 1897 MEADOWS ROAD

Mrs. Yerger reviewed the plans. The EAC had no comments as there were no environmental issues.

E. LEITHSVILLE SITE PLAN WAIVER REQUEST – 1995 LEITHSVILLE ROAD – REVIEW REQUIRED FOR SPECIAL EXCEPTION

Mrs. Yerger reviewed the plans. The EAC had no comments as there were no environmental issues.

V. UPDATES/REPORTS

A. TERRY BOOS REPORT – HELLERTOWN REPRESENTATIVE – No report

B. LATEX BASED PAINT EVENT – JUNE 23, 2018 FROM 9:00 A.M. TO NOON

Mrs. Yerger said we will need two volunteers for this event.

VI. OLD/MISCELLANEOUS BUSINESS

A. REVIEW AND APPROVAL OF JANUARY 9, 2018 MINUTES

MOTION BY: Ms. Stanlick moved for approval of the January 9, 2018 minutes.

SECOND BY: Mr. Hijazi

ROLL CALL: 6-0 (Absent –Laura Ray)

VII. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

VIII. ADJOURNMENT

MOTION BY: Mr. Hijazi moved for adjournment. The time was 8:21 p.m.

SECOND BY: Mrs. Yerger

ROLL CALL: 6-0 (Absent –Laura Ray)

Sandra B. Yerger, Chair