

I. **OPENING**

CALL TO ORDER: The Environmental Advisory Council meeting of Lower Saucon Township was called to order on Tuesday, April 10, 2012 at 7:04 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Sandra Yerger, Chairman, presiding.

ROLL CALL:

Members: Chair, Sandra Yerger; Ted Beardsley and Allan Johnson. Laura Ray arrived at 7:07 pm. Absent – Tom Maxfield, Colin Guerra and Tom McCormick. **Associate Members:** Glenn Kaye and Hazem Hijazi. Absent - Dru Germanoski. **Planner:** Karen Mallo –Absent; **Hellertown Liaison:** Terry Boos; **Jr. Council Member:** Vacant; **Solicitor:** Terry Clemons; **Open Space Consultant:** Laura Baird

PLEDGE OF ALLEGIANCE

II. **OPEN SPACE SUB-COMMITTEE**

A. **PROPERTY UPDATES**

1. **DISCUSSION WITH TERRY CLEMONS AND LAURA BAIRD ON CONSERVATION EASEMENTS**

Hans Riemann Property: Attorney Clemons said regarding the Riemann property, he expressed to Council there was also concern on the part of Springfield Township, that both owners of that property consent to a conservation easement and the feeling was that the consent should be upfront before we went in and had appraisals and engineering and incurred a lot of cost. Springfield Township approved a resolution right after Lower Saucon did agreeing to act as the lead agency on the application that had to be submitted by April 4th or 5th contingent upon both owners of the property signing off. It happens to be owned by Hans Riemann and Anita Marie Smith, who had a relationship with him at some time, but apparently not now. Attorney Clemons prepared an agreement of sale and sent it to Hans and asked him to get it signed and present it to the Board of Springfield before their last meeting in March. The agreement was not produced before the Board of Supervisors meeting. The agreement was never forthcoming and Hans informed the Springfield Township Manager that it was not going to be possible to get that signature. The application for preservation of the Riemann property was not filed with DCNR and regrettably that property is off our preservation list at this time. From Springfield and Lower Saucon's point of view, the property had important conservation values and at the same time it was small, marginal and worthy of preservation if there was other source funding that would allow it to happen. Whether that will come around on another go at it will be up to Ms. Baird, but as for now, it is not a viable project.

Open Space Program: Mrs. Yerger said Ms. Baird will now speak about the Open Space program in Lower Saucon. Ms. Baird said at last month's meeting, we had talked about a map of the Township and looking at what lands have been preserved, looking at natural resources, and that's what this map shows. To look at what is on the map, and we can see what the next steps are for preservation, and by looking at this map and looking at individual parcels, what makes sense to move forward in preservation. Also looking at your Open Space Plan as part of an open space program is following the goals identified in the Township's Open Space Plan. That's something we want to do. On the Open Space Plan, page 24, are the Township's goals. What we are seeing with projects that are before us, they are willing landowners, and maybe not well received by Council for various reasons and concerns. So maybe we want to look at taking a proactive role and looking at properties we feel would be, based on your Open Space Plan, worthy of preservation and looking at what has been preserved and looking at linkages or greenways.

Ms. Baird said looking at the map, it looks like within the Open Space Plan, it is very general. It doesn't get very specific, it's saying open space; it's saying agricultural land; historically important areas; culturally important areas providing land for passive and active recreation; restoration, rehabilitation of Brownfield's; protecting and rehabilitating properties which directly affect groundwater; protecting lands which are previously identified as environmentally sensitive areas such as carbonate geology; creating links from neighboring communities; creating links to and from natural areas and cultural and recreation sites; creating links which connect portions of the Township across 78; supporting land use planning goals; protecting overall character and aesthetics of the Township. This is your Township. The lands that are already preserved are in an orange-pink color. There are properties with vernal pools.

Mrs. Yerger said there are vernal or seasonal pools. That's where there are pools in the winter and early spring where a lot of amphibians and salamanders breed. As far as a natural area, they are really important.

Ms. Baird asked about the golf course on the map? Mrs. Yerger said it's Woodland Hills. It has a lot of natural areas on it and controls a lot of water runoff. She thinks it's still owned by Alex Patullo. Mr. Kaye said we talked about it at a previous meeting and he still uses the restaurant. Mrs. Yerger said it's a banquet hall that he's allowed to use. He does make some income from that facility. There is a subdivision plan from VanCleeef Engineering that's been done. It has a lot of natural features on it. That's one of the challenges. There are a couple of ponds, and there are some wetlands.

Ms. Baird said as far as the agricultural areas of the Township, are they on the outskirts of the natural areas or within the natural areas? Do you have any areas in the Township that you would say more agricultural lands? Mr. Johnson showed Ms. Baird some agricultural areas on the map. Ms. Baird asked if there were any large farms in the Township that we could be proactive and contact them? Mr. Beardsley said we have another map that shows all properties over 10 acres. Mrs. Yerger said there are a couple of farms; one is across the street from her.

Attorney Clemons said have some of these areas been identified by the County? What they have problems in is, one is trying to identify where the areas are we should be going after and the other side of that is serendipity. Ms. Baird said first if we look at what are some outside funding sources we could use that are available. There's County preservation which doesn't fortunately fund much in this portion of the County. They do a lot in Plainfield, Upper and Lower Mt. Bethel, Bushkill, but she doesn't think they have done a lot in this area. The County Open Space Program has a very limited amount of funding and it's going back and forth on whether they are going to continue to fund the program. The other funding is possibly State funding through DCNR, which we had talked about with Hans Riemann's property. That is very restrictive and with the massive State cuts to the State funding, that may not be too much of a source. These are identified as County Natural Areas, and we would look at those if we wanted to apply to the County's Open Space Program. Would you feel at a Township level, because your Open Space Plan is not very specific, and you would get awarded points if you are in an area, but not very much, would you feel that these are still priority areas? Would you still want to look towards preserving properties in these natural areas or are you looking more towards farmland?

Ms. Ray said she doesn't think we were really proactive, we were just reactive as people just contact us and we then evaluate it. We're not going after people.

Mr. Beardsley said there's always been a difference of opinion whether we should go after farmland or natural areas? There's a lot of people on the EAC who feel that we need to do the farmland first as that's the first that's going to get developed, then the natural. We don't have a whole lot of farmland.

Ms. Baird said that would be her question, the farms that you do have, do you think for this year we could make a list of ten to fifteen properties, whether it be farmland or natural area that makes sense with connectivity, some of the larger parcels that we will target for this year. Maybe it will be the owner of this golf course; maybe we will be following up with the owner of another property because of the connectivity and the open developable land. Mrs. Yerger had mentioned her neighboring property, and maybe we can look at the soils and create some kind of connectivity. Mr. Beardsley said he should probably not say farmland, but developable land. It doesn't have to be farmland. It could be forest.

Mrs. Yerger said the other one, because of the Benner tract, is the golf course and she thinks there are 30 to 40 units slotted for that property. Mr. Johnson said how about the guy who had the big farm down in the Bull Run area, but we didn't have access because it was just an easement. Mrs. Yerger said Petrie. Mr. Johnson said maybe they can figure something out. Mrs. Yerger said he wanted to do it. Ms. Baird said she was out at that property. Maybe that's something we should have Attorney Clemons look at as far as the access. Mr. Hijazi said why do we have to create work for us if the property doesn't have access and you can't develop it? Mrs. Yerger said it has access. Here's the difference. There's development and there's development. All he needs is a variance and this Township rarely denies variances. Because of that, it's considered an extra step, it's considered an impediment to development, so they won't appraise it. That's the same thing with Petrie, and all he needs is a variance and we almost never deny here in this Township, so a lot of Township's are like that. If a developer comes in and buys that 100 acre farm, gets the variance, there's nothing physically to stop him.

Attorney Clemons said or buys the properties around him that will give him access. The appraiser looks at it from the standpoint of what can you do with this 98 acres configured as it is, and he's going to say there's no access and the Township requires an area of 50' wide. That's a challenge with Wassergass. The better property had the 50' access. His impression there are areas and properties in the Township that may not look as they can be developed, and are at risk, and we're not able to get our arms around because of them not appraising it. The question is how do we identify these? "Farm" properties who have the soils, that have the road access, this property is going to appraise very high. This property, the golf course, doesn't show the access from there, so that property is a property that doesn't have constraints that would keep it from appraising. Mrs. Yerger said point blank, he offered it to the Township several years ago for \$5 million. Mr. Beardsley said this is just hearsay, he built some big expensive houses he wasn't able to sell and he may be hurting. Mrs. Yerger said they are on the perimeter. Around that time, Ms. Ray got an inquiry through the EAC website about an ag security zone that someone was looking at purchasing a farm here in Lower Saucon and they wanted to know if we had an ag security zone. It would be nice if that played in as they would be a property owner that would be interested in conservation and agricultural preservation, but she doesn't know if that's the case.

Mr. Hijazi said looking back at the big picture, we're now moving from taking a passive role and just sitting and waiting for people to come to us. We exhausted most opportunities and now we want to go active. Ms. Baird said we want to take a more proactive role and get a list of ten to fifteen landowners and let's look at them. For example, we are going to be preserving Benner, looking at possibly contacting this landowner. There are some larger parcels that could be big connections. Mrs. Yerger said

some of the big parcels on the border go into Williams Township. Ms. Baird said Williams has an active Open Space Program as well. They have their own means for preserving open space, so there may be opportunity for joint projects.

Mr. Johnson said the Pichel property, maybe she'd go for an easement. Ms. Baird said look at all that road frontage. Mrs. Yerger said the daughter now owns it. She moved back from New York and has horses out there.

Ms. Baird asked about the Petrie property and who owned the property next to it? Mrs. Yerger said it's his neighbor, and again, it's one of the child situations where they are holding onto it as they see the development potential for it. The other factor that's in here, and she doesn't know the limitations of it, but there's heavy carbonate geology in these areas. It doesn't stop development from happening. The majority of the open space lies on the east and the southeast portion of the Township.

Mr. Johnson said one gentleman called him one time, and Mr. Johnson got back to him, but didn't hear from him, so that could be another potential.

Ms. Baird asked about the Hellertown Reservoir area on the map. Mr. Johnson said Hellertown owns the red, but they don't own the purple. This guy was interested in one time and he's a professional in the finance area, and you should talk to him. This piece of property is for sale right now. He approached the Real Estate lady about it, but the people who own it, it's part of an estate and they are trying to sell it. The fantastic thing about this is it's a big marsh area and a stream that forms here and goes down to the Cooks Creek. There's also the town of Springtown has some springs in this area. You can talk to this guy and the Real Estate lady and see how she's doing on that piece.

Mrs. Yerger said John Skrabin we talked about. Attorney Clemons said we offered out to him and he rejected. Mrs. Yerger said the other large property is the Geoffrey Reis property on Lower Saucon Road and he also rejected the offer as it wasn't high enough. Petrie and Marson they talked about. Smith-Buroff we talked about. Draveczech completed. Rodney Vanscavish we talked about. He wanted to do it, but there was a problem with the mortgage. Hans Riemann we just talked about that one. Whitetail Bowman is done. Bilous we talked about that large property and it wasn't enough money. We couldn't get an appraisal. It's the 100 acres by Mrs. Yerger. He has the creek. Bill Rowe is the orchard on Route 412. Attorney Clemons said he heard people say there were environmental issues. Mrs. Yerger said it's been an orchard a long time. She heard a story, and it's a rumor, that it was looked at to be developed. They did a preliminary environmental on it and it didn't come back good. What it would cost in remediation to remove the contaminated soils escalated the price, and in this market, it was no longer of interest to them. Ms. Baird said it's a great property, depending if it's true or not, it's a gateway into your Township. Mrs. Yerger said it's strictly rumor, and has not been substantiated, but that's what has been said. Attorney Clemons said it backs up on Springhill Road. Mr. Beardsley said it backs up on the Mease property, which has very state-wide significance. Mrs. Yerger said we should also follow up with Tom Pollack who is out there too. Mease was completed. Benner-Whitmore we're in the process. Mr. Johnson said Griffith, there was not good enough access. He had a dirt road on someone else's property. Hulett would be another one on Martin's Lane as there's potential connectors on Martin Lane. Mrs. Yerger said that's what we have so far on record. Basically in the past, for those we haven't completed, it's been access and low appraisal value which they weren't happy with that.

Ms. Baird said she would like to take the preservation map along with her and identify the landowners and generate an Excel spreadsheet with addresses, acreages, and we can look at

that list and at the next meeting, decide what the next step is. Do we invite everybody to a meeting here on a weeknight to talk about open space preservation? We could have some landowners at the meeting who have gone through the process who can speak to it preferably and had a positive experience with the process. She's had most success on having a meeting at the Township. They would talk about the Open Space Program, what is a conservation easement, what is the process and then do questions and answers, and then at least you set the stage. You then have a sign-in sheet and then from that meeting you can call the folks after the meeting.

Attorney Clemons said you can get people that have conservations easements and they can tell why they did it and they can also answer questions. There is a lot of misinformation out there. Ms. Ray said she thought that was a good idea.

Mrs. Yerger said we were asked by one of our Councilmen to look into three lots that are currently for sale and owned by Ruhle. They are on Old Mill and Bingen Road. They went through a subdivision process a couple of years ago. They are trying to sell them outright and not looking for conservation easements on it. It's with Dorey Realty. They want \$800,000.00 for the three lots. Mr. Beardsley said Dorey already told Rich Marson you don't want to do that as it's one less property she can sell for more money. She told him not to do a conservation easement.

Mr. Hijazi said if they want to get more money, it's better if they sell it. Mrs. Yerger said it depends if you want to stay on the property or you want to pass it on. It depends on your individual circumstance. If you do a conservation easement, you can still live on the property. Ms. Baird said what they have seen if they do a conservation easement on the property, and they can get 40% to 60% of the fair market value of the property of the raw land. If we decide to move forward and invite all these landowners to a meeting sometime this summer, picking out some landowners that have already preserved land and would speak highly of the preservation process. She feels the folks from Whitetail Bowman are nice folks and they would speak highly of how they went through their process. Are there any other landowners? Mrs. Yerger said she donated her land. Mr. Beardsley said how about John Noble? Mrs. Yerger said yes, he talked about it for awhile, but we can certainly follow up with him. Mrs. Yerger thinks the Mease farm would be open to coming to a meeting. They are very happy with the process. We have enough to go forward with that.

Mrs. Yerger said does she have an official recommendation to Council to have Laura Baird take this map back and analyze the parcel data, and come up with an Excel spreadsheet for potential properties for preservation.

MOTION BY: Mr. Beardsley moved to recommend to Council to have Laura Baird take the map of all preserved properties and analyze the parcel data, and come up with an Excel spreadsheet for potential properties for preservation.

SECOND BY: Mr. Johnson

ROLL CALL: 4-0 (Mr. Maxfield, Mr. Guerra and Mr. McCormick – Absent)

Ms. Baird asked when the next EAC Meeting was as she will bring the Excel spreadsheet back and the group could go over the potential properties for preservation? Mrs. Yerger said May 8.

Mrs. Yerger said for housekeeping, she said she would bring the Ruhle properties in front of the EAC. Do we want to make any recommendation? This is for purchase. The acquisition is for three lots. This is mostly floodplain so they aren't going to appraise high. She would think easements are probably not within the realm of reality here, and they want

\$799,000.00 for roughly 9 acres. The members agreed not to go ahead with the Ruhle properties

B. BENNER LOT SURVEY DISCUSSION

Mrs. Yerger said you have an email dialogue in your packet. Attorney Clemons said this is a very rough draft you can share of the conservation easement plan prepared by Hanover. It shows the building envelope which is wide coming in off of Easton Road. That's the six-acre building envelope. Then it shows the agricultural area that is 39.95 acres in a diagonal line, dots and dashes. Then it has the checked line for the natural area. There's a pretty straight line that divides the agricultural and the natural area. These two areas together are the easement area. He had sent out an email, and he has copies of that, which is the status of the email exchanges concerning how he customarily sees these laid out. He prepared this himself, and some of the lines didn't come out printed very well. Some things were to change the title block so that's it's "Conservation Easement Plan Benner-Whitmore property" and that would go where it says Heritage Conservancy. Then he's accustomed to seeing a tabulation, so we would have agricultural area, 39.95 acres; natural area 30.8 acres and total easement area of 70.75 acres. The building envelope would be 6 acres and the total area of the property 76.75 acres. That would be put in a tabulation. He suggested identifying the two different areas as the easement area. Then he mentioned the delineation of the dividing line between the agricultural area and the natural area. What he has seen done in the past, you can't guarantee permanence forever, but because there's so much growth in the area, he was thinking they could put a white PVC pipe and have either iron pins or monuments so that someone who is going out there monitoring it could see these 5' tall white PVC pipe and know how the areas are divided, unless someone has some other recommendation. We're concerned, as Ms. Baird needs to finish the baseline and Benner wants to settle and he'd like to see this finalized. If what he suggested looks good to you, then he'll get back to Leslie tomorrow and maybe Sandy or someone needs to get in touch with Hanover and say let's get this final plan done. Ms. Baird would like to have, and all the other Township's are usually concrete monuments put at the change of the direction of the building envelope. Again, so we know where someone is able to put buildings and where they aren't. This plan shows the changes in course, but it doesn't indicate somebody has actually put those monuments in.

Ms. Baird said she's going to interrupt him, but the property boundary based on the Benner-Whitmore subdivision plan.....no field survey was performed. As far as having an accurate baseline documentation, it documents the status of the property prior to settlement. We are making sure the property is consistent with the conservation easement prior to settlement. We want to see not only the natural features, but are there any neighbors encroaching on the property into the easement area? We know there are some dumps on the property, but where are they located? Usually when we have survey plans, it will say "concrete monument at the corner", "iron pin or pipe", somewhere when we are out in the field and walking the property boundary, we can identify it as an identified property corner. Here's the concrete monument, or as the survey plan says an iron pin. A lot of times surveyors who do conservation easements, they will also mark with a lot of survey tape. When they are out doing the baseline and walking the property line, doing the inventory and pre-inspection, they know where they are. She can be 5' off or 10' off, but she has to be right on. She had requested that a number of weeks ago that the plan identify, is it an iron pipe, is it a concrete monument, what is marking, if anything, these corners? She'd also like that to be added to the plan. She doesn't know if a field survey was ever performed, so they may not have that.

Attorney Clemons said it says a field survey was performed. He doesn't know whether there are cost constraints in doing that. He asked Mrs. Yerger if she knew? Mrs. Yerger said she doesn't know or what seems to be the issues with surveys. This is not the first case where they've had issues with surveys. Obviously, if we're investing Township community money in this, at their request, they've voted for the EIT to have this land preserved, we need to do our due diligence to

making sure this is accurate. To Ms. Baird's point, they need to know where these property boundaries start and stop so it will prevent future issues with adjacent property owners. If it's a little more costly now, it still, in her opinion, needs to be done as accurately as possible.

Mr. Beardsley said from Ms. Baird's point of view, are pins as good as monuments? Ms. Baird said yes, she just needs to know what's out there. She needs to know what is marking it and then she knows when she finds that, that is the corner here, and she can identify that. She can see that straight line. Mr. Beardsley said monuments you can trip over, pins sometimes you can't. Attorney Clemons said or you can pull out monuments. Ms. Baird said a lot of times before surveyors go out, they will mark it with a pink survey ribbon so she knows that ribbon is there and there's going to be a stake or pin just below. She then knows the boundaries. She can have the best equipment, but unless she knows where these corners are, especially in the woodlands.

Attorney Clemons said he'll be a little bit on the opposite side and he understands there are probably survey problems up here in the country that may not be in a more developed area. In order to avoid survey cost in Solebury Township, they never do a survey, they only monument the building envelope. He recognizes that's a quick and dirty way of doing it, and in that area, the concern is, is someone doing anything outside the building envelope and it's not so much a concern whether or not there are boundary conflicts. He appreciates the desire and he thinks the "better practice" is to be able to identify these; however, the Bucks County ag plan always has some kind of a field documentation, but it's expensive, and right now, they've spent how many months getting this plan generated when he was told there was indeed going to be a boundary survey because there were some inconsistencies between other deeds and this plan that was submitted to the Township as part of a subdivision. He's the outsider here with respect to how these things go. Most townships he represents, when you do a subdivision, they required a survey plan at that point. These title issues that Ms. Baird is concerned about is pins at every changing course. This subdivision isn't that old. It's a 1997 subdivision, but Lower Saucon Township may not have required a complete boundary survey then. He's been planning to get a conservation easement plan done. He got this plan about two weeks ago and made comment and got it back, and he doesn't know how long it's going to take them to turn it around because he was initially told that the delay had to do with survey, and then he gets a plan that says there was no field survey performed. There are, to your point, pins shown. Ms. Baird said she doesn't think they are pins, she thinks they are just plotted points.

Mr. Johnson said if the engineer hadn't gone out and walked the boundaries, he doesn't know what's there. It's based on an engineering plan that's done years and years ago. The pins may or may not have been put in at that time because of the same thing, the plan was never finished and they didn't want to spend the money. Attorney Clemons said they did. It was subdivided. Let's at least get the facts down. In 1997, there was an approved and recorded subdivision for this property, which is not years and years ago. Mr. Johnson said pins should be in place. Attorney Clemons said yes, they should be there.

Mr. Johnson said the Township bought the Dravec property. Part of it was for purchase, and the other part of it was an easement. They didn't have the boundaries surveyed on the part they bought. He and Ron Horiszny have been going out in the field and looking. They spent at least three days, several hours at a time. He spent three days at the Courthouse digging up the deeds. They found some boundary markers because one of the adjacent landowners has property surveyed and pins put in. They found those because of in addition to those pins, somebody, probably the previous landowner, built monuments out of stone at each corner. It's difficult to find the pins. This property, since it was surveyed and a subdivision plan was submitted, the pins are probably installed, but it's probably still hard to find them as they are only 8" high and there's grass and weeds all around them. He agrees with Ms. Baird. Ms. Baird said we want to keep the process moving. She wants to get out there next week. She had just asked the surveyor, even if she didn't do the field work, if we could, based on the deed, find out is this corner marked, is there a concrete

monument. Not every corner is going to be marked. She just needs a little guidance while she's out there. Attorney Clemons said he may have a copy of the plan which he can provide to her. Ms. Baird said she wants to get this baseline done; she doesn't want to be the one holding this up.

Attorney Clemons and the EAC looked at the subdivision plans and saw where some pipes were installed on the property. Ms. Baird said the final survey plan, is there a way to add what this plan has? Attorney Clemons said yes, he'll send an email tomorrow. Ms. Baird said she needs to get out by next week. Attorney Clemons said he will call Brien Kocher tomorrow and see whether he can hook up with Ms. Baird and can assist her in finding some basic identifying points so she can do the baseline and Attorney Clemons will request that he revise the conservation easement plan to identify all of the survey markers that were found and identify the type because he had that information. He doesn't know why it didn't end up on the plan, but that's the plan that Attorney Clemons gave him.

Mr. Johnson said a conservation easement is supposed to last for perpetuity. It could be 100 years. There should be something put in there that will last a long time. He doesn't think PVC pipe will last that long. Even the pins rot. Some of the iron pipes rot away. Attorney Clemons said in most cases, what they put in are concrete monuments.

Mrs. Yerger said here's the problem. The problem is we are running on a tight timeline for settlement. Mr. Johnsons said he's telling them what he's telling them. Mrs. Yerger said she understands. Mr. Johnson said that's what he feels from his experience.

Attorney Clemons said what we do in Solebury, what we do in Springfield, is we show these monuments to be set and then you can set those monuments after settlement. He was thinking we would have a concrete monument and the PVC pipe so that the PVC pipe would be something that somebody could see through the woods that would indicate the location of a concrete monument. A concrete monument set 8" above the ground costs \$200.00 plus dollars to set, and he wants them not just dividing the ag area and the natural area, but also at each changing course in the building envelope. Now we've added \$1,000.00 at least, to the cost of doing this, but folks need to be able to find these things. If you talk about a 3' monument, you are probably talking \$500.00.

Mr. Johnson said the biggest expense is finding it, locating it by a surveyor and digging the hole, whether you buy a concrete monument, that's 4' above the ground or 8" above. With one that sticks up 4', you aren't going to run into it with a mowing machine.

Mrs. Yerger asked Attorney Clemons, what they do in Springfield, would it be applicable for this parcel, to replicate it, is what she is asking? Attorney Clemons said you are saying too much as what they do in Springfield is they may survey the property. He doesn't think we can do a survey of the property. It's going to cost. You are going to create a lot of problems, and it should have been surveyed when they did the subdivision in 1997. There should not be a need to survey this property again. Do you mean if they monument it in the way they do it in Springfield? Mrs. Yerger said yes. Attorney Clemons said that's sufficient.

Mrs. Yerger said she's looking at his email and she'd like to make a motion, but she needs to know Attorney Clemons and Ms. Baird's needs. Attorney Clemons said he thinks what she is saying in addition to those items recommended by Attorney Clemons, you also request that all monuments shown on the prior subdivision plan be labeled as such on the conservation easement plan and that monuments be set at every changing course between the agricultural area and the natural area and at every changing course along the building envelope.

Mrs. Yerger asked who wants to make a motion? Mr. Johnson said he will make the motion. He doesn't think it's necessary to monument the corners of the property because the property is owned by someone else, we only have a conservation easement on it. Since Attorney Clemons said it was

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surveyed back in 1997, and based on Ms. Baird's visit, and whether or not she can find the corners. Ms. Baird said she will do her best.

Attorney Clemons said what they will do tomorrow, he will set up a conference call between himself, Ms. Baird and Brien Kocher and see if he can get Ms. Baird and Brien Kocher to meet out there where they have the ability to identify a couple of those items. Ms. Baird said that would be very helpful.

MOTION BY: Mr. Johnson moved to recommend to Council what Attorney Clemons spoke of above, that the EAC recommends that all monuments shown on the prior 1997 subdivision plan for the Benner lot be labeled as such on the conservation easement plan and that concrete monuments be set at every changing course between the agricultural area and the natural area and at every changing course along the building envelope.

SECOND BY: Mr. Beardsley

ROLL CALL: 4-0 (Mr. Maxfield, Mr. Guerra and Mr. McCormick – Absent)

III. NEW BUSINESS

A. SVSD ENVIRONMENTAL EDUCATION CENTER EVENT – APRIL 20, 2012

Mrs. Yerger said most of you have a postcard from the Saucon Valley School District. They have been talking to us in terms of an environmental center. You have been invited to a grand opening being held on April 20, 2012. It's midday, and for those of you who are interested in attending, please do so. Dave Spirk will be attending our May meeting to speak to us and show us the plans and tell us exactly what's going on.

B. FALL RECYCLING EVENT – AERC SUGGESTS OCTOBER 13, 2012

Mrs. Yerger said on the draft flyer for the recycling, if anyone asks, all electronics are going to be free from here on in. There's no charge for televisions, or for any electronics.

MOTION BY: Mr. Johnson moved to approve that we have our next electronics recycling event with AERC on October 13, 2012 from 9 am to noon, with all electronics collected being free of charge.

SECOND BY: Mr. Beardsley

ROLL CALL: 4-0 (Mr. Maxfield, Mr. Guerra and Mr. McCormick – Absent)

IV. DEVELOPER ITEMS

A. RANCH HOLDING LOT LINE CHANGE #LL 01-12 – 3725 OLD PHILADELPHIA PIKE & 1446 CLAUSER DRIVE

Mrs. Yerger said this is a consolidation of lots. You have information in your packet. Basically what they are doing is taking three lots and making two. As far as she knows, there is no earth disturbance, so no construction at this point. It's a relatively developed section of the Township already, off of Seidersville Road and close to Route 378 and Old Philadelphia Pike. The lots will probably be more conforming with our SALDO.

The EAC had no comment or recommendations.

V. UPDATES/REPORTS

A. 9TH ANNUAL ROADSIDE COOKS CREEK CLEANUP – SATURDAY, APRIL 14, 2012 – 9 AM TO 4 PM – SPRINGTOWN FIREHOUSE

Mrs. Yerger said this coming Saturday, Cooks Creek is having a clean-up. If you want to volunteer, just call them or show up.

B. RESIDENTIAL TREE CARE – THURSDAY APRIL 26, 2012 – 7 PM – THE HILLS AT LOCKRIDGE COMMUNITY BUILDING

Mrs. Yerger said this is a workshop/clinic. It's free if you want to attend. It's put on by Tim Dugan, who is a local forester.

C. NATIVE PLANT SALE – SUNDAY, MAY 13, 2012 – SV FARMERS MARKET

Mrs. Yerger said this will be at the SV Farmer's Market starting at 9:00 am and going to 1:00 pm. Terry Boos and Mrs. Yerger will go to Edge of the Woods and pick out stock. If you have time for an hour or so, please come to the SV Farmer's Market. They will do it in conjunction with the Saucon Creek Watershed.

D. ADOPT-A-ROAD CLEAN-UP – PICK A DATE

Mrs. Yerger said they got rained out and didn't have enough volunteers for their clean-up. The EAC decided to do their adopt-a-road clean-up on Sunday, April 29, 2012 starting at 9:00 am. They will meet at the other end of the Old Mill Bridge on Reading Road.

A. REVIEW AND APPROVAL OF MARCH 13, 2012 MINUTES

Tabled until May 8, 2012 meeting.

VII. OLD/MISCELLANEOUS BUSINESS

- Mr. Johnson said he would like to talk about whether or not it would be useful if the EAC requested the Township to get a license for a GIS program that the members of the EAC could use to do whatever kind of presentations, whatever kind of analysis they wanted to do, and also the same license could be used by the Public Works Department and the Parks and Recreation Board. This would probably be a license in addition to the one that Chris Garges has. There's another program that's free that's called "Google Earth", but the GIS program is a lot more detailed, a lot more layers, especially since the layers for that program are developed by the Northampton County Planning Commission. Since he brought it up, he'd like it to be put on the agenda next month since there are not too many people here right now. Mrs. Yerger said yes, put it on the agenda for next month and we'll talk about it.
- Ms. Ray said on April 28th is Saucon Valley's History Day. This year they are doing something a little different. They are coordinating with Hellertown and the Farmer's Market where they are trying to promote businesses and the Saucon Rail Trail, so they are going to have area businesses setting up things along the rail trail and a preview of the Farmer's Market. They want to have people walking between the Conservancy and the Grist Mill as those are two sites for the History Day tour. Mr. Boos said by the Farmer's Market, the Chamber of Commerce is having an event on Water Street Park along the rail trail on the macadam access road. The Farmer's Market has been invited to participate, so they are extending an invitation to any of their vendors who would be interested to come and participate. We don't know what kind of response we're going to get as far as that goes.

VIII. TERRY BOOS – HELLERTOWN REPRESENTATIVE – REPORT

- Mr. Boos said the Borough has completely finished the destruction of the old Reinhard school. It's just a level surface at this point.
- Mr. Boos said March 24th, the Rail Trail Commission had a clean-up day for the trail. There were 45 volunteers who showed up. Volunteers were sent down to Upper Saucon Township, there were

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some in Hellertown marsh section. They got at least two or three viewing areas entirely completed so they are ready for marsh sign installations. Mrs. Yerger said you have mergansers down in that section. Mr. Boos said he has seen mergansers along the creek recently also. Mrs. Yerger said they are a type of water fowl, and very distinctive. They were by the marsh section.

- Mr. Johnson said he has a question about the Tumminello property. It is in Hellertown, but you're looking into a bridge across the Mill Race to connect to the rail trail and he's wondering if one end of that bridge will be in Lower Saucon Township. Mr. Boos said not as far as he knows. That section there, Tumminello, and across the other side is still on the north side of Saucon Creek, so the Hellertown Sportsman's Club section of property is there, and it would be in Hellertown.

IX. NON-AGENDA ITEM - None

X. PUBLIC COMMENT – No public comment

XI. ADJOURNMENT

MOTION BY: Mr. Beardsley moved for adjournment. The time was 8:49 PM.

SECOND BY: Ms. Ray

ROLL CALL: 5-0 (Mr. Guerra, Mr. Maxfield and Mr. McCormick – Absent)

Sandra Yerger, Chair