

I. OPENING

CALL TO ORDER: The Environmental Advisory Council meeting of Lower Saucon Township Council was called to order on Tuesday, May 2, 2006, at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Tom Maxfield, Chairman, presiding.

ROLL CALL: Present – Tom Maxfield - Chairman, Ted Beardsley, Glenn Clouser, Allan Johnson, Sandra Yerger; Laura Ray, and Dennis Araynos. Also present, Rick Tralies, from Boucher & James.

Absent - Michaleann Berger, Tom Conlon, Hazem Hijazi, Rett Oren , Mike McKenna, and EAC Jr. Member, Jeff Perreira

PLEDGE OF ALLEGIANCE

Mr. Rett Oren arrived. The time was 7:02 PM.

Mr. Hazem Hijazi arrived. The time was 7:03 PM.

II. NEW BUSINESS

A. SEPTA RIGHT-OF-WAY TRAIL, BOROUGH OF HELLERTOWN

Mr. Maxfield said we got a copy of a letter to Septa from the Borough of Hellertown. Mrs. Yerger said there are groups that are talking about reactivating the rail line. Mr. Maxfield said it says recapture rights. It's kind of odd if you were connecting to other municipalities with the right-of-way and suddenly it was lost. It would be lost for all municipalities then. Mrs. Yerger asked who would pay for the trails? Mr. Maxfield said some portions of Hellertown, the tracks are gone already. We could send a letter of support for the greenway concept and ask that Septa would consider permanent right-of-way. Mr. Beardsley said once we've made it into something that connects into the parks and there's a trail going on, they aren't going to take that away. Mr. Maxfield said we could refer to the Joint Municipal Open Space and Recreation group for review or comment. As Rett suggested, the EAC should support this as a greenway.

MOTION BY: Mr. Oren moved that we move forward as an EAC group and refer it to the Joint Open Space and Recreation group for review and comments.

SECOND BY: Mr. Beardsley

ROLL CALL: All in Favor
None Opposed

B. WALKING TRAIL TO ENHANCE TOWNSHIP MEADOW PROJECT

Mr. Maxfield said there was a letter from DCED about a \$5,000 grant we received. We need to find out if there is an existing plan and what the original application said. No one knows who applied for it at this time. It could have been a previous Zoning Officer or it could have been Jack.

**Environmental Advisory Council Meeting
May 2, 2006**

Mr. Maxfield will ask Jack about this. He will ask that the EAC get to see what was forwarded for the grant for the meadows out at Southeastern Park.

III. DEVELOPER ITEMS

A. CHURCH HILL ESTATES REVISED PLANS

Mrs. Yerger said this was resubmitted because they didn't do the site plan calculations. The natural resources protection overlay is new. It's a 15 acre site. Originally they had plans for six homes, and they are down to two homes. There are a lot of woods and slopes. They are leaving a lot of the site alone. Mr. Maxfield said there is nothing new on this. Mr. Maxfield said we will reiterate what we said before on our previous letter. He will resend the same letter.

B. SAUCON MEADOW REVISED PLANS

Mrs. Yerger said this is on Lower Saucon Road, Saucon Meadows, the old Mease Farm. Looking at the map, Mrs. Yerger said they were originally proposing a road through the wetlands, they will put a house back here, and they are not touching a lot of the site. There are some slope on the property. One of the conditions is that right now the way it's being talked about, this area will be restricted with conservation easements which are about 12 to 14 acres. The current easements will be put on it and this person who buys the lot with the farmhouse has expressed interest in owning it. That's a good thing. The developer will sell it to him, but it will have permanent conservation easements on it. They already had the DEP permit to go through the wetlands. They have worked with the township staff on this. Mr. Johnson said did they consider a cluster development and get the benefits of a cluster development? Mr. Maxfield said yes. Mrs. Yerger said that's why we are getting the open space. Mr. Maxfield said the people that want to buy this property, the wife grew up in the house next door to this property. They are familiar with it and she's very excited to acquire the property. Mrs. Yerger said we are looking at having a third party hold the conservation easements on it so that it will be monitored on a yearly basis so the easement is held in tact rather than have the township alone hold it. We don't have the qualified staff go out there to see if they violated an easement, so this would have qualified biologists going out there.

MOTION BY: Mr. Hijazi moved for recommendations from the EAC to include three party holding notes for the easement, and that an endowment is supplied for monitoring the property by the developer.
SECOND BY: Mrs. Yerger
ROLL CALL: All in Favor: Yes
Opposed: None

C. ATIYEH REVISED PLAN

Mrs. Yerger said this is a revised plan. The staff listed it as an incomplete submission, so we don't have to worry about it. They resubmitted the plan with no changes at all. She said there are storm water issues and they changed nothing. There are also site issues with the driveway.

D. PENN'S VIEW REVISED PLANS

Mrs. Yerger said this was changed. They saw this in a different format. This is back for the third time. It's on Banko lane. He had a cul-de-sac and he shortened it, then he lengthened it. They have the same number of lots, which are six. He didn't change the driveway because of the headlights coming down. Mr. Maxfield said they have now changed their method of storm water over to 100% infiltration.

**Environmental Advisory Council Meeting
May 2, 2006**

The recommendations are as follows:

1. Check road alignment to redirect headlights away from the neighbor's house on the main exit of the main road.
2. House on Lot 1 has been moved below the hedgerow, but the septic area is located in the woods, and if possible, get it below the hedgerow.
3. Preserve pine trees at entrance (it is difficult to tell if that is the intent). It's not notated.
4. The EAC supports the inclusion of infiltration into the plan.

MOTION BY: Mr. Laura moved for the recommendations as stated above by Mr. Maxfield.

SECOND BY: Mrs. Yerger

ROLL CALL: All in Favor: Yes

Opposed: None

E. MCCLOSKEY AVENUE REVISED PLANS

Mrs. Yerger read the letter that came with this agenda item. It's a project narrative: "The project site is located at the northern end of McCloskey Avenue in LST. The tracts are zoned as residential (R12) semi-urban residential district. The owner, Sandra Reeves, wishes to combine her two tracts Tax Parcel Q6SW2-10-1 and Q6SW2-5-3 through the vacation of an unimproved 20' wide alley and a portion of the McCloskey Avenue right-of-way. This will combine to create a consolidated lot of 2.955 acres. Once combined, she wishes to subdivide the unified land into two residential building parcels. The township has also required that a cul-de-sac be constructed at the end of McCloskey to facilitate the conveyance of emergency vehicles. This site has many environmental constraints based on Township Ordinance 2005-01. This limits the amount of land available for actual construction. Every effort is being made to meet these requirements but several variances will need to be secured."

Mrs. Yerger said it is 2.7 acres and 7.5 acres, lot 1 and lot 2. Mr. Maxfield showed the vacated road they are asking for. Right now, the township doesn't have any objection to it being vacated. It's useless now. Mrs. Yerger asked what are the environmental constraints? Mr. Maxfield said he believes it's wooded, sloped, very steep, and there are water runoff issues. There is no existing structure on either of them. There's laws about vacation of roads. If the township hasn't done anything for a certain number of years, it reverts to the adjacent landowner. We almost can't say no when they ask for this. The variances may absolutely have nothing to do with the vacation of the road or the merging of the properties. Mrs. Yerger said it may come into play when the subdivision takes place. Mr. Maxfield said yes, although this plan, they worked it through a couple of times. We saw this particular plan before at Planning. We could make a recommendation that all their natural resources be protected to the fullest. We don't know what the variance are, but they have absolutely nothing to do with environmental issues or anything.

Mr. Tralies said he thinks he's been at this site. The tree lines they are showing are a little bit misleading as he seems to remember much of the interior of this site as being pretty open. He remembers right where you see the contours dip, there was a bad drainage problem with a lot of water coming down. It was very wet all out near the road. It was not steeply sloped. It's more of a water and drainage issue. They need to protect the wetlands slopes as much as possible.

MOTION BY: Mr. Maxfield moved to make a recommendation to investigate the water and drainage issues throughout the site. This was a recommendation from Mr. Tralies' site inspection.

SECOND BY: Mrs. Yerger

ROLL CALL: All in Favor: Everyone but Mr. Araynos, who abstained.

Opposed: None

IV. OLD/MISCELLANEOUS BUSINESS

A. ELECTRONIC RECYCLING DAY REVIEW

Mr. Beardsley said they took two truck loads away. They probably could have done better if we didn't get mixed up with the rain as the residents called here and they were told it was going to be held "rain or shine" which meant we couldn't cancel it even though we had a rain date. So people came on both Saturday's, and we were hear both Saturday's. We have not heard from them. They got more TV's this time than in the fall. They had two pallets of TV's which is about 20 – 30 this time. EAC doesn't want any TV's at all. Overall, it was a success. They could do better probably by doing more posters. The newsletter from the Township also went out late again. Recycling day will be done again in the fall. If we do it twice a year, that is plenty. Mr. Cahalan told Mr. Maxfield that there was someone else who approached him about recycling, but they wanted to charge. Mr. Beardsley said he got a phone number from someone in Hellertown and he will call that person and see if they are interested and if they are set up to do this kind of thing. You need a truck and pallet jack. These people we have now are organized and know what they are doing. Mr. Maxfield said this guy had a system for everything. We want to make sure it's being totally utilized. Mr. Beardsley said we should try to get a backup person just in case we need someone else. Mrs. Yerger said Ted did a great job with this. Mr. Maxfield said at the last minute a story about the EAC's responsibility with this suddenly changed, and we weren't going to have anyone there to help us. There was a lot of iffy ness at the last minute whether it was going to happen or not. Mr. Beardsley said next time we want to give a thank you to the two guys who helped us, and hopefully, they'll volunteer when we do it again. They were nice to work with. Mr. Beardsley will take care of this in the future. We may want to look for October to do another recycling day.

Ms. Ray said the same thing with our native plant sale. You get the newsletter the day after the order is supposed to be in. Mr. Maxfield said this time he heard it was a printer problem.

B. SUB-COMMITTEE ON OPEN SPACE REFERENDUM

Mr. Maxfield asked if anyone wanted to be on this subcommittee? No one raised their hand. Mrs. Yerger said we are going to be looking at it tomorrow night at Council and Linc has come up with an ordinance for Council's review. We may say this is good, advertise it, and have it come back and leave it up for public view, then enact it after the time period. It will go on a ballot for November because we have to submit it by July. We have to have it out there for at least two weeks and advertise it, so it will probably be June until we enact it. What we are looking for is you have some friends, neighbors to tap into this, but we would love to see some kind of community support for this. We are going to have to have it. We will have to have an educational campaign so people aren't afraid of it so that when they vote for it, it's something they want. Mr. Maxfield said the worst thing that we want is go in on voting day and read the question for the first time. Mrs. Yerger said that's not what we want. If anybody would like to figure out how to do this, let her know. It's been successful in Williams Township, Plainfield Township, Bushkill Township, Moore Township, and just about every municipality in Bucks except for maybe one in Lower Bucks where the developers came out with heavy guns, scared everybody and told them their land was going to be worth a nickel if they did this and everybody backed off of this. We could not take a position, but have an education night. We could try to keep it as neutral as possible. We could talk to Terry Clemmons. Mr. Maxfield said Terry had recommended a women from Solebury who was very familiar with it. Mrs. Yerger asked if anyone would like to meet with Mr. Clemmons and with her and Mr. Maxfield? If anyone is interested, please email her and let her know. They will give him a call, but she thinks he has a commitment for Tuesday nights. There are certain townships in Bucks that they are on their third one, they do it every five years. Mr. Maxfield said the projected income from it will be somewhere in the neighborhood of \$750,000 a year. That over a period of five years, we could do some nice stuff. Mrs. Yerger said it puts pressure on Mr.

**Environmental Advisory Council Meeting
May 2, 2006**

Tralies, to justify the EIT for open space, we need to have our plan, done and ready in October, not November. If anyone has any questions, wants to volunteer, let Mrs. Yerger know. Ms. Ray said the Saucon Creek Watershed, could help out and could get some source from them. Upper Saucon has looked at doing something like this also. Mr. Beardsley said if we could reactivate enough people so they would head up it, the concerned citizens (CCO), and then it's some organization that already exists. Mrs. Yerger said if he could get that rolling or if he needs help making phone calls, they would be willing to help him. It was township wide and a lot of those people are still around and it would be right up their alley and they could spread the word. Mrs. Yerger will call Terry Clemmons to see when he is available. Did Mr. Maxfield want to talk to the CCO first and see if we can get some people and get them to sponsor it. Mr. Beardsley would like to have a date to give them.

Mr. Tralies said for the next meeting, he would like to get something early before the meeting on the open space plan so they can take a look at it. He should give it to Leslie Huhn.

Mr. Maxfield said they saw a workshop at PSAT's which was really good. They were doing storm water topics and dealing and touching with other things like ground water. They really had some nice ideas. Maybe we'll get that information together and present it sometime.

C. REVIEW AND APPROVAL OF APRIL 4, 2006 MINUTES

Mr. Maxfield said since they just got the minutes tonight, they'll go over them next meeting.

V. UPDATES/REPORTS

A. HELLERTOWN REPORT

Mike McKenna is not here tonight. Nothing to report.

V. NON-AGENDA ITEMS

- Mr. Maxfield said here's what we know about the FAA Tower. It was sent in a letter by Lehigh saying they were not interested in hosting this site - please look somewhere else. We have not heard anything from any entity since then. It was months ago. Glenn Kern was told that one of the meetings we had with the FAA, the surest way is to get the person who is providing the property to pull out because they look for available property. If it's no longer available, then that's it. Lehigh, in their letter, said they have future plans for that property.
- Mrs. Yerger said quite a few showed up for Cooks Creek Clean Up Day and on behalf of Scott and those guys, they were very pleased to have the show of support from LST, even the little ones. They were very appreciative. Mr. Maxfield said especially since our EAC showed up and their EAC didn't.
- Mr. Johnson said Governor Rendell (**could not hear Mr. Johnson on tape – Mr. Johnson, please fill in**).
- Mr. Araynos said if anyone has heard about the latest landfill scare for tritium? Mrs. Yerger said they asked their landfill people to look into it. Mr. Maxfield said he talked to Mr. Horiszny he said they did test for that at our landfill and he doesn't remember exactly, but his recollection is the levels were high. Mr. Maxfield doesn't know if they are forced to deal with this chemical or not. We have radiation detectors that will pick up something as small as a smoke detector, but he hasn't heard any of these things being picked up. Maybe it's too small of an amount. It's one of those chemicals that migrates like crazy and gets into the water and is not too diluted. It's kind of scary.

**Environmental Advisory Council Meeting
May 2, 2006**

They did refer it to the Landfill Committee already, so they will be asking more questions about it. If DEP tested it at the landfill, there should be a report somewhere that we can get. Mrs. Yerger will ask about that. Sandy and Tom went to Springfield EAC meeting and there was a guy down there and he was a ground water geologist specialist. He's talking now that lots of chemicals are showing up in ground water from septic systems like medications, additive, shampoos, soaps, things like that. Septic systems aren't quite filtering out things like we thought they were, so things are getting into the groundwater. So when you see the township requirement for separating the well from the septic system for 100 feet, it's a DEP requirement also. Maybe we should recommend increasing that. Once it gets out of the bottom of the sand mound or septic system, by the time it gets into your well, those chemicals should be removed and for some reason it's not happening. Mrs. Yerger said more and more townships are starting to address that you almost have to be monitored every so often to have your septic system pumped out. Mr. Maxfield said this guy was saying you are as likely to get a sinkhole under the septic system as you are from an infiltration pit. When we did Polk Valley Park, a sinkhole opened up and they immediately removed all the infiltration stuff away from it. On carbonate geology, we are putting many septic systems in and one day we might have some sinkholes opening up. He said sand mounds are a little bit better. Mr. Johnson said he wonders if the city sewer system removes those chemicals. Mrs. Yerger said she is sure it doesn't. It's not created to do that.

VI. ADJOURNMENT

MOTION BY: Mrs. Yerger moved for adjournment. The time was 8:35 P.M.
SECOND BY: Mr. Hijazi
ROLL CALL: All in Favor: Yes
Opposed: None