

1 **I. OPENING**

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3 **CALL TO ORDER:** The Environmental Advisory Council meeting of Lower Saucon Township Council  
4 was called to order on Tuesday, June 5, 2007 at 7:03 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA,  
5 with Tom Maxfield, Chairman, presiding.

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7 **ROLL CALL:** Present – Chairman, Sandra Yerger; Vice Chairman, Tom Maxfield; Allan Johnson, Ted  
8 Beardsley, Tom McCormick, Laura Ray, and Haz Hijazi; Rick Tralies from Boucher & James and Terry  
9 Boos, Hellertown Representative. Absent – Dennis Aranyos, Glenn Clouser, Glenn Kaye.

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11 **PLEDGE OF ALLEGIANCE**

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13 **II. NEW BUSINESS**

14 Mrs. Yerger said the following was not on the agenda. Mr. Darin Heckman was present. He is here on  
15 behalf of property on Old Mill Road in Bingen, approximately 40 acres. Mr. Caruso owns the property and  
16 is proposing limited access.

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<p style="text-align: center;"><b>Glenn Kaye arrived. The time was 7:08 PM.</b></p>
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Mr. Heckman said the frontage is on Old Mill Road. They've been through the permitting process and stream crossing permits. They obtained Northampton Conservation District and Town Council approval for the bridge. They have a proposal to construct the abutments on either side of bridge, not to disturb the creek beds. It's a precast bridge. The bridge is 14' wide by 70' long. The stream bed is 54' in width, and it is 2' to 3' banks on both sides of the stream. It's designed to pass the 25 year storm which is permitted for a single use driveway. There are no future plans for this site. All permits are in place. Mr. Maxfield has this has already been approved. Mr. Heckman said on the lower map, all trees shown there are existing.

Mr. Hijazi asked if they had any recommendations for plantings? Mr. Beardsley said stick with wet site species of plants. Mrs. Yerger said Sycamore is fine as well as Black Willow. They are looking for plants that can withstand floods. Mr. Boos said the trees there right now are all saplings, about 4". Mrs. Yerger said they need ultimately large trees to hold back the banks of the stream. Mr. Tralies said they have approval to remove the trees there. Mr. Heckman said yes, they have the permits to remove the trees. He would recommend the conservation seed mix, it's riparian mix. It would have to be maintained properly.

The recommendations are:

1. As per Boucher & James, a recommendation for the conservation/riparian seed mix for immediate disturbed area.
2. Have Rick Tralies recommend plantings when he goes out to the site.
3. There are mats you can put down on the stream banks
4. Artificial grass will also hold back and stabilize a bank
5. Proper 18 month maintenance of the seed mix or specified time up to two years
6. Establishment of multiple variety of trees including Sycamores, Black Willow, Red Oak, Pin Oak, Swamp White Oak and Green Ash as per the recommendations from Boucher & James after a site visit.

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1 Mr. Boos said Swamp White Ash, Sycamore, Black Willow, Green Ash, Red Maple, and Pin Oak are all  
2 good trees. Mr. Tralies said the trees can be recommended after a site visit.

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4 **MOTION BY:** Ms. Ray moved for the above recommendations as stated by Mrs. Yerger.

5 **SECOND BY:** Mr. Maxfield

6 **ROLL CALL:** All in Favor: Yes  
7 Opposed: None

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9 **B. DRAFT SCOPING PROPOSAL FOR IESI LANDFILL & GRASSLANDS REMEDIATION**  
10 **PROJECT**

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12 Mrs. Yerger said this project is ongoing. We already have areas that are closed, potentially closed.  
13 Unfortunately, with a lot of landfills, what happens is before they do any kind of remediation on  
14 them, they wait for the entire thing to close, and then you're stuck with this big ugly mound in your  
15 township. She hoped to address this issue in timely fashion and start to remediate this immediately  
16 and gradually so that in 20 years we don't have this big mound, it will already have been started to  
17 be established as a natural area and recreational area for passive recreation. By starting now, it will  
18 enable a good habitat to start. r. Johnson said it seems they have plenty of time to examine the  
19 white paper they are going to produce, which is the first phase of the while study. Mrs. Yerger said  
20 it will be a phase stage project. Mr. Johnson said the big thing is to plant grass like a natural  
21 meadow. It's once a year mowing.

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23 Mr. Hijazi said he's on the landfill committee. This is his own personal information though.  
24 Landfills you usually have to cut twice or thrice a year and cut down trees that grow. It's not like  
25 you are mowing your grass at your home. Mr. Maxfield said Bangor Landfill calculated \$10,000 a  
26 year in savings on mowing. Mrs. Yerger said they would encourage them to seed it with natural  
27 grasses. Mr. McCormick said it sounds like you like the firm of Langan. Mrs. Yerger said do you  
28 like the idea as a concept and then price it out. The only reason Langan was brought into this was  
29 they have done it internationally and nationally and this is one of the ways they remediate landfills.  
30 It's a very, very low risk exercise of mowing. Mr. Hijazi said who would they be doing the work  
31 for, the township? Mrs. Yerger said it would be for IESI. Mr. Maxfield said it would be a loose  
32 partnership. They would be doing the work for IESI and IESI would pay for the installation of the  
33 meadow, and we might pay for the plantings. Mr. Hijazi said from the perspective of the township,  
34 can't we tell the landfill or ask them that this is an issue we recommend and they go about it this  
35 way. Mrs. Yerger said exactly, but is this something that the township wants to recommend to  
36 IESI. We have to get to that point and we need a consensus from you guys that this is something  
37 that you think would be a benefit to the township before we go to Langan and say present this to  
38 IESI. Mr. Maxfield said the second step is bird boxes, things like that. Mrs. Yerger said the  
39 Lehigh Valley PC came out with their greenway plan. They are actually looking at this as a  
40 potential greenway corridor. The more naturalized we can make this, the more we can make this  
41 part of a greenway corridor be a habitat and a trail system. Mr. Hijazi said are we envisioning the  
42 township to take over that property and allowing it for public use, and if so, are there any concerns  
43 about liability issues? Mr. Johnson said it says for the first 30 years, the burden of maintenance  
44 will be place upon IESI. Mr. Hijazi said one of the sites he's working on now, it's a closed landfill  
45 and somebody approached the people who were responsible for that landfill to allow them as a  
46 public entity and the owners of the landfill rejected that for liability issues. Once the landfill is  
47 closed, there are nice views up there. Mrs. Yerger said that is what we have to look at, but before  
48 we even get to that step, we need to ask if this is something the township would want to entertain  
49 within its townships borders. Would we like to see this happen? No matter whether we like it or  
50 not, the landfill is here to stay. We have to make the best of the situation. Mr. Johnson said right  
51 now they are building an extension, so they'll be doing the grass thing on the part they close down  
52 for many years before they fill up the part they are working on now, so it'll be like a two stage  
53 thing. Mrs. Yerger said whether it's lined or unlined, it will be treated differently anyway. Mr.

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1 Hijazi said they could start this on the sections that are already closed. Strictly speaking, it should  
2 be a recommendation that we should bring those two entitles together and deal with it. It could be  
3 beneficial to all.  
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5 **MOTION BY:** Mr. McCormick moved to recommend the Langan proposal that EAC is in favor of Council  
6 moving forward with this proposal to a potential white paper with the caveat that when the  
7 formal proposal arrives, it be shared with the EAC.

8 **SECOND BY:** Mr. Davies

9 **ROLL CALL:** All in Favor: Yes  
10 Opposed: None  
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12 **III. DEVELOPER ITEMS**

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14 **C. HIDDEN MEADOW 2 – DISCUSSION OF DEED RESTRICTION/CONSERVATION**  
15 **EASEMENT**  
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17 Mr. Tralies said he spoke to Chris, Judy and Leslie. This is the subdivision on Lower Saucon  
18 Road. One side is the old Mease Farm which has been preserved with a conservation easement.  
19 The other side is in the process of getting approximately five lots and a cul-de-sac. There's a PPL  
20 easement in the back yard of some of the five lots. It's being developed as a cluster subdivision. A  
21 cluster subdivision requires 50% of the overall tract to be dedicated as open space. The portion of  
22 the site across the road that's being reserved under a conservation easement almost covers that  
23 whole 50% for the development, but not quite. The developer has proposed to take the portions of  
24 the yard that are cut off from the rest of the site by the easement and use that as open space. The  
25 question now is whether these little slivers of land should be deed restricted or covered with a  
26 conservation easement. It is Judy's thought that they should be covered under a conservation  
27 easement. The big chunk of open space is already under a conservation easement so it makes sense  
28 to put the entire 50% that's required under conservation easement. The second reason is that it  
29 takes the burden of enforcement off the township. Mr. Beardsley said a conservation easement is a  
30 lot more formal. Mr. Tralies said the Zoning Officer brought up that this subdivision is going to be  
31 required to put in a holding tank for fighting fires and that will be an additional cost. Chris  
32 mentioned about letting them do a deed restriction in order to save some money so they could apply  
33 the money to do a fire tank. If you recommend conservation easement, would you consider trading  
34 one for the other or how strongly do you feel about the conservation easement. Mrs. Yerger said  
35 they just got an email from Council today that the fire tanks were going to cost from \$30,000 to  
36 \$40,000 for two tanks. No conservation easement is going to cost that kind of money. Mrs.  
37 Yerger said since there is a conservation easement in place, she's not even sure it has to be a  
38 separate document and can go as an addendum as part of this subdivision. The biggest cost will be  
39 the legal costs. If we favor a conservation easement, the first step would be to have township staff  
40 inquire from Heritage Conservancy whether they would be willing to accept it. Mr. McCormick  
41 said his only concern is the cost associated with this should be paid for by the developer. Let's  
42 make that recommendation.  
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44 The motion from the EAC is that the LS Township staff to pursue inquiry for conservation  
45 easement option on Hidden Meadows on this piece of property instead of a deed restriction.  
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47 **MOTION BY:** Mr. Maxfield moved that Council direct LS Township Staff as stated above.

48 **SECOND BY:** Mr. Beardsley

49 **ROLL CALL:** All in Favor: Yes  
50 Abstained: Mrs. Yerger  
51 Opposed: None  
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1 **II. NATIVE PLANT GARDEN – HANS REIMANN**  
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3 Mr. Reimann said he does the maintenance and continues to work on the garden. The most important issue  
4 is maintenance. The biggest maintenance issue is the plants they don't want in the native garden. He will  
5 finish the project, but he needs help. He wants to identify the plants and have people volunteer to help.  
6 Once the unwanted plants are gone, he would request that it be mulched with composting mulch. It will  
7 then suppress any new plants. Mrs. Yerger said she would like to have the girl or boy scout troops come  
8 and help out. She will ask Jack to get in touch with them to see if they are interested. They could spend  
9 time with Hans and do the job. The mulch, we can instruct Jack to contact you and see how much you  
10 would need. Mr. Hijazi asked what was the big plan with the native garden? Mr. Maxfield said we first  
11 have to get people involved in this. Sandy can't help put anymore. Mr. Reimann said this garden is a way  
12 to get education out to the community. There was a monarch butterfly last year in the garden that they  
13 witnessed come out. Mr. Davies suggested that Northampton County Work Release is always looking for  
14 programs, so they could come out and help out with the garden. Mrs. Yerger said that was a good idea and  
15 said she would mention it to Jack. Mrs. Yerger said the best way to start this is set up a date and notify a  
16 few of the others that expressed interest in helping and get the ball rolling. She will make that request  
17 tomorrow night. Mr. Reimann asked if she could include a couple of park benches in the garden. He  
18 would like to recapture the initiative of the impervious surface runoff and think how we could channel that  
19 to the garden. It's not as difficult as you think. You'd just have to change some of the gutters around and  
20 possibly going under the driveway. Mrs. Yerger asked Hans to write up some specifications. Hans said he  
21 will do that.  
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23 **III. PIERPONT SLATER – PRELIMINARY PLAN**  
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25 Mrs. Yerger said this is along 378 and Colesville Road. It's the bank. We had made recommendations for  
26 this. She doesn't know why we have this back again. Mr. Tralies said he has done one review and hasn't  
27 received a new set of plans. There might be a mix-up as last staff meeting it was said Agentis was going to  
28 Council shortly. Agentis has 16 to 20 variances granted already. We don't have any comments left aside  
29 from general cleanup stuff, get this to the solicitor. They responded to all of our comments. They didn't  
30 make any substantial changes to this plan either.  
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32 No action taken.  
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34 **IV. OLD/MISCELLANEOUS BUSINESS**  
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36 **A. REVIEW AND APPROVAL OF MAY 1, 2007 MINUTES**  
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38 Postponed until next meeting.  
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40 **V. UPDATES/REPORTS**  
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42 **A. HELLERTOWN REPORT**  
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- 44 ➤ Mr. Boos asked if the meeting was scheduled for the Water Authorities to get together.  
45 There was no meeting scheduled.  
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47 **B. OPEN SPACE SUB COMMITTEE**  
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- 49 ➤ Mr. Beardsley said Diane Gehringer pretty much dropped the ball. The three of them gave  
50 her dates and they never heard back from her after the last meeting. They don't know what  
51 they should do. Mrs. Yerger suggested they send a letter to Mr. Reiss on behalf of the  
52 township and meet with him to see if he's still interested. If he is, they should ask him to  
53 please contact them. Give him the opportunity to meet with the Township without Diane

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1 Gehringer. Make some kind of connection with him. It might be advisable. Mr.  
2 McCormick said he will send an email to Diane Gehringer and copy Terry Clemons and  
3 tell her unless they don't hear from her within a week or so, they are going to talk to Mr.  
4 Reiss so he doesn't lose interest. They'll go ahead with this plan. Mr. Beardsley said do  
5 we want to go meet with him and ask him what he thinks the conservation values are on his  
6 property. Mrs. Yerger said it doesn't matter what he thinks his conservation values are.  
7 Bottom line is this is public funding and it's going to come down to public appraisals.  
8 What you need to know is how many acres he wants to preserve. She heard rumors he  
9 wants to log. How much does he want to log? What does he want to log? Is he looking to  
10 conserve it within the year? Her only concern is that he has read every book under the sun  
11 as far as tax breaks and where he stands financially and he's very savvy. That's why she  
12 recommended that Terry accompany you. Mrs. Yerger said notify her, give her a last  
13 shot, and if you don't hear from her, go ahead and move on. There has to be a genuine  
14 interest conveyed to him on the Townships behalf. Mr. McCormick put together a draft for  
15 everyone to take a look at and make comments. Mr. McCormick said this is an overview  
16 of the process that the three of them would like to employ to manage for the next year.  
17 They decided to run this program in an efficient manner, they need to work on outreach to  
18 landowners. They need to have an effective assessment process for when they identify  
19 potential properties. They need to coordinate with other funding sources. The plan is five  
20 levels broken down into tasks. In outreach, they'd like to be in a position by the July  
21 meeting to bring to them a plan for some outreach which would include direct mail to  
22 landowners, advertorials, public radio. It would probably be in the hundreds of dollars,  
23 very limited, but some kind of outreach. Mr. McCormick said they identified the materials  
24 that they think need to be drafted. They identified the people whose feedback we think we  
25 should obtain. They've set forth a deadline to have that all in final. They thought the third  
26 week in August or September, drop the mail, that would be the outreach. Then you get into  
27 the assessment, the coordination and the closing. They have it all laid out. They are really  
28 anxious to have all of the EAC's feedback. Their contact information is on the back, so  
29 please email them and get back to them. The three of them will spend the next month  
30 preparing a package to bring to you at the July meeting. In August and September, we can  
31 really make a splash. In the very initial months of the project, they think they are going to  
32 use the scoring and rating criteria that's all in the open space plan. They'll apply that on a  
33 property by property basis to make a go, no-go recommendation to this Council so it can  
34 make a go, no-go recommendation to that Council. Once we start getting some  
35 momentum, we will get the situation where we'll have to implement some type of process  
36 you collect them, you score them. In the beginning, they'll just apply the criteria. That's  
37 the process. They will send it to Diane Gehringer, Rick Tralies, the EAC, to Terry  
38 Clemons, Wildlands, and maybe the folks from Bucks County, to everyone they can think  
39 of. Mrs. Yerger said to send it to Melanie Martin who is on the Open Space Board and  
40 does a lot of the criteria analysis for the County. Mrs. Yerger said they did a great job.  
41 One of the other things you could do is put it in the township letter. When you do decide  
42 about the bulk mailing, there is a permit and they will mail for you. Use Chris Garges if  
43 you want to pull out someone with five acres or more, ten acres or more. Please use Chris.  
44 Mrs. Yerger said she has a map and there's a property owner on Evergreen Drive who has  
45 20 acres. He just put in a home and the wife is there by herself. She sounded like she  
46 would like to put conservation easements on the property before it went up for sale.  
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48 **VI. NON-AGENDA ITEMS**

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- 50 ➤ Laura Ray asked when our next meeting was. Mrs. Yerger said it was July 3, 2007.
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  - 52 ➤ Mr. Johnson asked about something going on this weekend where there's going to be a tour of
  - 53 properties preserved. Mrs. Yerger said go on to Heritage Conservancy website, go under the

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1 calendar events. There is going to be five properties including Laura's and Mrs. Yerger's who will  
2 be on the tour. You'll get a map and driving instructions. It's from 10 AM to 3 PM. You can get  
3 all the information off the website and Sandy has fliers in the car on it. You can go to any property  
4 you want. They'll be volunteers on each site. There's a minimal charge. They are all within a five  
5 mile radius.  
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7 **VI. ADJOURNMENT**  
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9 **MOTION BY:** Mr. Beardsley moved to adjourn. The time was 9:00 PM.

10 **SECOND BY:** Mr. Johnson

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

12 Opposed: None  
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**Next meeting is Tuesday, July 3, 2007.**