

I. OPENING

CALL TO ORDER: The Environmental Advisory Council meeting of Lower Saucon Township Council was called to order on Tuesday, June 6, 2006, at 7:02 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Tom Maxfield, Chairman, presiding.

ROLL CALL: Present – Tom Maxfield - Chairman, Glenn Clouser, Allan Johnson, Laura Ray, Hazem Hijazi, and Dennis Araynos. Also present, Rick Tralies, from Boucher & James; Mike McKenna, Hellertown Representative; and EAC Jr. Member, Jeff Perreira

Absent - Michaleann Berger, Tom Conlon, Rett Oren, Ted Beardsley, and Sandra Yerger.

PLEDGE OF ALLEGIANCE

Mr. Maxfield said we already covered A and B under Old/Miscellaneous Business. Item B, the EAC members had asked for a map and he got them a map. Item A – Septa Right-of-Way Trail, EAC made the recommendation that we refer to the Joint Upper Saucon – Lower Saucon Group for review or comment and the EAC supports the concept of greenways and especially as a connection between the municipalities.

Mr. McKenna said on item A, he asked Charlie for an update when he noticed it was on the agenda. He is in contact with Gerry Meare and he did receive a general drawing from a Gar Davidson. Everything is still in the planning stages. They are still waiting for Septa. They are trying to coordinate a visit by Septa. They think what's going to happen next is that they are going to be going to Philadelphia for a formal presentation on this idea. Everybody knows that Septa has said "do what you want to do, as long as you will give it back to us if we ask". Mr. Maxfield said one of the plans also is there's a main that the Authority wants to put in and they were thinking about trying to get the right-of-way from Septa to run it along the tracks, and in that way, it would stop the line from cutting through the sensitive grass lands or down along the creek or any of those places that were also proposed as well as Front Street.

II. NEW BUSINESS

Mr. Maxfield said on Thursday, July 27, 2006, at 7:00 PM, Mike Frank and Terry Clemmons are going to do a presentation here. Mike Frank is one of the guru's of Smart Growth and Terry Clemmons is our consultant attorney who is also a proponent of the same ideas and has worked with Township's on referendums and all sorts of things. They will do a co-presentation to the Township. He'd really hope all of us can make it here and bring people along. It would be a great public kick-off for the referendum. Mike McKenna said he will inform Hellertown Council about this. Tom will email everyone more information. They are working on a flyer and will take out newspaper ads.

III. DEVELOPER ITEMS

A. BETHLEHEM RENEWABLE ENERGY FINAL PLANS

Mr. Maxfield said they've looked at this a number of times already. They have presented final plans. He has the plans with him. They are just looking for any comments that need to be addressed.

As far as he knows, they have addressed all of the noise, pollution, noise quality, air quality, those sort of things that were in question before. The Landfill Committee may have a few outstanding issues, but from an environmental perspective, everything we talked about has been addressed.

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Mr. Hijazi said they have done a good job in responding to the Township comments.

Mr. Johnson said they are going to bring in two big trailers. One will have the actual gas turbine and generating unit on it. The second trailer, which will be right behind it, is going to have the electrical controls and those kind of things on it. To the east, they are going to build a fairly large garage type of metal building that will house the gas compressors. There will be a lot of noisy machinery and they promised to quiet it down to satisfy the township.

Mr. Maxfield said one of the things about the noise was they were asked to bring the level down to a certain decibel level, yet the ambient noise level was higher than that already. They are trying to bring it down anyway.

Mr. Johnson said it's going to be very close to the road, but it's already in an industrial area. It will be a good thing if they can make electricity out of that landfill gas. It takes a lot of machinery for them to do it.

Mr. Maxfield said it will mean some money coming into the township which will help augment some of the loss when then landfill finally goes out. He asked if we have any final environmental recommendations to make before we pass it on? Mr. Hijazi said they should give support to the project. He thinks it's a good project from the beginning. This is use of energy that would be wasted. If they control the concerns the Township has from the noise and other environmental issues, it's a good project and we should support it.

Mr. Johnson said did we ask for a tree screening? Mr. Maxfield said he thinks there is a required landscape buffer out front.

Mr. Johnson asked about the lights? Mr. Maxfield said he doesn't know about the lights. Mr. Johnson said he knows they were talking about big lights to light up their parking lot. They should shut the lights off and use them only when the operator needs them at night. EAC members looked at the engineering drawing and it showed lights at different places. Mr. Maxfield said the lights should be shielded so they don't shine out on the road. They should also make a recommendation to use the lowest wattage possible. Mr. Johnson said they should ask for a shield on the lights that prevents them from shining on the drivers on Applebutter Road and prevents it from shining into their eyes. Mr. Maxfield said they could possibly be motion sensor lights and use the lowest wattage.

Mr. Maxfield said the recommendations are as follows:

1. Support the concept of the reuse of the landfill gas
2. The lights should be off when not in use
3. The lights should be shielded to control the bleed onto adjacent properties and roads
4. The lights should possibly be motion sensitive, but the lowest wattage possible to do the job

MOTION BY: Mr. Johnson moved to send the above comments on to BRE.
SECOND BY: Mr. Hijazi
ROLL CALL: All in Favor
None Opposed

B. SAUCON (HIDDEN) MEADOWS PLANS

Mr. Maxfield said it looks like they are changing the name to Saucon Hidden Meadows. This is on Lower Saucon Road. It's the old Mease farm. It's two properties split by Lower Saucon Road.

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On the one property, they are doing a small cluster and across the street from there, they are going to maintain the farm and dedicate a big section of open space.

Mr. Trailies said this is the minor subdivision. They are working backwards. Looking at the site plan drawings, he said this is the site over on this side where they are going to put in the five or six units. On this side, they were cutting out a lot around the existing buildings to preserve that and they were going to use the rest as open space for this development. They are also going to send a chunk of the land over here to another property. Everything he just said is on their major subdivision plans. What they are doing with this plan, they are really outlining the first step. They are separating all this for open space and creating this lot first before they go ahead and do the five lots over here. He thinks it simplifies things for them as they move forward with their larger subdivision.

Mr. Maxfield said what is going on with giving the land to the neighbor? Mr. Trailies said he doesn't know. It just seemed that maybe the neighbors thought it was going to be subdivided and they approached them and said they are interested in purchasing the land. Mr. Maxfield asked if it will be merged with that property? Mr. Trailies said yes.

The stream comes through a culvert and looks like a normal stream until it goes into the pipe. Mr. Maxfield said if he understood what staff meant when they addressed the developer, they said we need to treat this like the stream is above ground and is in existence. He doesn't know how this affects riparian disturbances. It doesn't seem like it would apply in this case. They tried to say there was no stream there because there was no sign of a stream there. The engineer said there was a stream there, and you need to treat it like a stream. The staff should clarify what their recommendations are for treatment of the stream. Normally, the riparian buffer would be a no maintenance area. Right now, it's fields and they probably did that so they could access the fields in the back. Mr. Johnson said they have a septic drain field right next to the stream. Mr. Maxfield said it's an underground drain field, not a sand mound. You want to maintain as much plant cover and tree cover for the stream as possible to keep the temperatures down, or to provide the filtering.

Mr. Perreira asked if the stream goes right through the area that they are subdividing into the open space? Mr. Maxfield said it's right on the edge of untouched open space and existing farmstead. There's a wetland area high on the map that empties it out into.

Mr. Maxfield is going to pose questions to both the staff and the developer on how to deal with these things. What is the nature of the stream? Why is the drain field so close to the stream? Maybe they don't think that is a problem.

Mr. Johnson said east of the road, there is a steep bank. The road that they build as it cuts down to the ground and comes to the elevation of Lower Saucon Road, is going to have a steep cut there. Mr. Maxfield said originally it was going to come over to the bank, but as you are going south on the road, the bank comes down and flattens out. That's what he thinks they are doing and going in at. It's like a cul-de-sac. Mr. Johnson said make sure the water runs down the steep road they put in there and doesn't run across Lower Saucon Road.

Mr. Maxfield said the recommendations are as follows:

1. Include three party holding notes for the easement
2. An endowment is supplied for monitoring the property to be paid by the developer
3. Maintain as much of the plant and tree covering as possible
4. Questions we needed answered are: What is the nature of the enclosed stream and how do they propose to maintain it? The nature of the extra area? Is it going to allow for subdivision of that property or just why? Why is the drain field so close to the stream?

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MOTION BY: Mr. Araynos moved to proceed with the above recommendations and questions.
SECOND BY: Ms. Ray
ROLL CALL: All in Favor: Yes
Opposed: None

C. ATIYEH 2200 WASSSERGASS ROAD SITE PLANS

Mr. Maxfield said this is the old school on Wassergass Road. There are some odd things going on. The Planning Commission did recommend one entrance and one exit because of our ordinance and it doesn't seem like it's addressed.

Mr. Tralies said this plan is proposing to change the building into 24 garden apartments. Judy had mentioned to him when they were going over this that now there may be plans to try a different use, something along the line of a conference center. He doesn't know if that is actually going to happen. He said most changes were cleaning up of the notes.

Mr. Maxfield said one of the things that puzzles him, do you see the two areas – the open space fields? He's not sure what is going on there. They aren't even connected to each other. The only reason he can think there might be a space in between there is there might be a drainage system underground that is running down through that field.

Mr. Maxfield said there was a question about sight distances. He seems to have planted even more trees in the way there. There was a request to do some trimming down along the lower end. He's got some landscaping proposed around the building.

Mr. Tralies said most of the changes on this one were cleaning up a lot of their notes. The last time they submitted they came in with the idea of 24 garden apartments, but all of their notes still said senior housing. The landscaping around the foundation of the building is new.

Mr. Maxfield said he heard from Chris Garges that they want to eliminate the hallways because the apartments are so small, they want to run the apartments from front to back.

Mr. Maxfield said they say the existing septic system works. Mr. McKenna said for 24 apartments? Mr. Maxfield said it hasn't been used for a while and may have dried out, but it's going to fill up fast.

Mr. Johnson asked about the tanks. He said they should be checked for leaking and be filled with stone. Mr. Hijazi suggested they take them out in case there is contamination around them. Ask them about the status, are they operational, not operational, does he plan to use them, does he plan to keep them and use them, are they registered, not registered? Pose more of a question from the EAC. Mr. Maxfield said they can ask the status of the gas and/or oil tanks. If they are not to be used or not up to snuff, then we would recommend removal.

Mr. Maxfield said the EAC recommendations are as follows:

1. They need to clarify their thinking on the open space areas
2. We have questions on the status and integrity of the status of the tanks

Mr. Maxfield asked if there was a proposed gate on the plans? Mr. Hijazi said it's a proposed, fence and gate.

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MOTION BY: Mr. Maxfield moved to recommend the above two recommendations.
SECOND BY: Mr. Araynos
ROLL CALL: All in Favor: Yes
Opposed: None

D. DRAVITZ MAJOR SUBDIVISION PRELIMINARY PLANS

Mr. Maxfield said this is a kind of interesting cluster approach with big open space attached to it.

Mr. Tralies said the majority of their comments are they have a lot of the calculations a little screwed up. He doesn't imagine you'll see this plan change in concept from here to approval. The site has a lot of natural features on it. There are steep slopes and woodlands throughout. Another issue is the neighboring property has a building which encroaches onto the open space which they don't seem to address. Their resource protection calculations, they have some things mixed up. It looks like they measured some things wrong or got their columns mixed up. It will not change layout significantly.

Mr. Maxfield asked what is the width of the road? Mr. Tralies said 28. Mr. Maxfield said we've been recommending thinner roads at Planning. We could make that same kind of recommendation here, reducing impervious surface. We felt somewhere between 18 and 22 was safe. We won't put a number to it and just say a narrower road attached to the cul-de-sac. At Long Ridge, they had a narrow road with mandatory space on either side before you hit the swales. That way a fire truck could come barreling up there and not have to stay on this skinny, little road and could overlap into the grass and not worry about going down into swales. You address both concerns there.

Mr. Hijazi said this is an existing house. Mr. Tralies said it's a shed or some out building. Mr. Hijazi said what could be a solution here? Mr. Tralies said the developer could try and make a deal to get the homeowner to purchase the little bit of land and have them fix it. They could do a swap. The bottom line is the township can't take dedication of open space that has somebody else's building that they are using. They'll have to figure that out. Mr. Maxfield said have they mentioned the house that is currently near the entrance way? Mr. Tralies said he believes that is going to be removed.

Mr. Maxfield said one recommendation is they preserve as much woodland on the lots themselves as possible, preserve it untouched. Mr. Tralies said on sheet 5 it gives you the existing features and the lot layout. There's not too much woodland on it. Mr. Maxfield said they are cutting into the 15% to 25% steep slopes to put the house up. That's something that needs to be addressed for Lot 3. Maybe they are trying to capitalize on the view, it's pretty stunning, he's heard. Mr. Johnson asked the function of the dry wells? Mr. Maxfield said probably for the roof drains, he would think – it's kind of an infiltration device – a slow, feeding the water back into the soil. It's becoming more and more common and they are using some at Clover View.

Mr. Maxfield said they were talking about starting with \$650,000 to \$850,000 homes to start up there. If you go up Drifting Drive to County Line Road, and if you are heading south, you'd make a left and it goes down around a couple real steep turns, almost like an S turn and it heads down into Williams Township. It ends up in Stout Valley area in that direction.

Mr. Maxfield said the recommendations are:

1. Consider narrower roads
2. Consider moving the house out of the steep slope area on Lot 3 into less steep slopes.

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MOTION BY: Mr. Hijazi moved for the above recommendation.
SECOND BY: Mr. Araynos
ROLL CALL: All in Favor: Yes
Opposed: None

III. OLD/MISCELLANEOUS BUSINESS

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

Mr. Maxfield said as he said earlier, the Septa Right-of-Way, we have done already.

B. WALKING TRAIL TO ENHANCE TOWSHIP MEADOW PROJECT

Mr. Maxfield showed them Larry Wiener's map of Southeastern Meadow. This was what was submitted for a grant. The grant was received and he wanted us to make comments on the layout of it. Mr. Maxfield explained where the meadow project was. There is a stream running through it and some wetland areas. They want any comments on the proposed walking path. There are a couple of things proposed like a gazebo, a viewing platform, and things like that. Mr. Maxfield said it's gravel and gravel is impervious, and maybe we want to recommend something else. It's near the wetlands and that's probably why they have gravel.

Mr. Maxfield moved that the EAC supports this plan as designed and it has been signed.

C. SUB-COMMITTEE ON OPEN SPACE REFERNDUM

Mr. Maxfield said once we get the information, we need to get it out and spread the word. July 27 is the public kick-off. Laura Ray said she can put information on the website. Sandra Yerger is working on flyers. It's coming in November and it's coming fast.

D. REVIEW AND APPROVAL OF MAY 2, 2006 MINUTES

Many EAC members did not receive the minutes, so this item will be tabled until the next meeting. Tom Maxfield will have the minutes sent out to everyone.

IV. UPDATES/REPORTS

A. HELLERTOWN REPORT

- Mike McKenna said the Depot Street culvert is about 90% finished and it will be paved next week. They are finalizing the building project for the pool. The pool will open on time.
- Mike McKenna said the Hellertown revitalization program is holding their Farmer's Market Program – June 11 to November 19, on Sundays' from 10 AM to 2 PM, weather permitting. It will be held at the Keystone National Bank on Main Street, there will be a Farmer's market there every Sunday. Local farmer's produce, chicken's, things like that.
- Mike McKenna said this Sunday, June 11th, the "Music in the Park" series begins again. The refreshment stand opens at 5:30 PM. Then it is followed by the music. They will have it in July and August also.
- Mike McKenna said August 20 is Community Day for Lower Saucon and Hellertown.
- Mr. Maxfield asked if there was any progress on the removal of the slag? Mr. McKenna said they are still working on that, waiting for language to come back from a couple of different people. Eventually, they will send it out. The Sub-Committee proposed to

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explore the possibility of selling it or redeveloping it. They can't do anything with that property until LVPC and DEP takes a look at that. Mr. Maxfield said after all this time, it must be somewhat stabilized. Right down from that section, the creek is high quality. Mr. McKenna said they don't know what's 25 or 30 feet down there. For example, if they found arsenic, you'd have a superfund site there. We know when they put the soil on and they excavated, they did go down a number of feet. At their next meeting, which is Monday, June 26, they are going to do a walking tour at 7:00 PM and will meet at Water Street Park. Mr. Maxfield asked Mr. McKenna to keep us informed what is going on.

V. NON-AGENDA ITEMS

- Mr. Johnson said he's seen Coyotes in the Township. He lives on Martins Lane. He showed EAC members two pictures of the animal. He asked if this should be a concern of the EAC? Ms. Ray said to email it to the Heritage Conservancy and they will identify it. Tom Maxfield said he'll give the picture to Sandy Yerger tomorrow night. He said the animal might be Coyote and dog mixes.
- Mr. Tralies handed out a draft copy of the "Lower Saucon Open Space Action Plan". He told everyone to go over it and give him their comments.
- Mr. Araynos said they were talking about going and walking on different properties. He thinks you should have an ID or a badge when you go and check out the site. Mr. Johnson said they could wear vests also. Mr. Maxfield said ID tags would be a good idea and it would be smart to do or you could also wear a highway vest. If they want to do a group walking of properties, just email everyone and they can do it together.

VI. ADJOURNMENT

MOTION BY: Mr. Hijazi moved for adjournment. The time was 8:46 P.M.
SECOND BY: Mr. Araynos
ROLL CALL: All in Favor: Yes
Opposed: None