

**I. OPENING**

**CALL TO ORDER:** The Environmental Advisory Council meeting of Lower Saucon Township Council was called to order on Tuesday, September 2, 2008 at 7:02 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Sandra Yerger, Chairman, presiding.

**ROLL CALL:** Present – Chairman, Sandra Yerger; Vice Chairman, Tom Maxfield; Laura Ray, Secretary; Allan Johnson, Ted Beardsley, Haz Hijazi, Glenn Clouser, Tom McCormick, and Stacey Ogur, Boucher & James. Absent: Bob Davis, Glenn Kaye, Dennis Aranyos and Terry Boos, Hellertown Representative

**PLEDGE OF ALLEGIANCE**

**II. NEW BUSINESS**

**A. OPEN SPACE PROPOSAL – CHRIST LUTHERAN CHURCH**

Mrs. Yerger said this was in your packet. If you looked at it, it's not really open space, it's something that needs to be forwarded to Parks and Rec.

<p><b>Glenn Kaye arrived. The time was 7:05 PM.</b></p>
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Mrs. Yerger said if it's okay, we will forward this to Parks and Rec. It's six acres, and there are two little league fields on it and a little wooded area in the back of it to stop the baseballs. Mr. Beardsley said it's probably worth acquiring, but not under this program. Mr. McCormick said would it be appropriate to score it and based on the results of the scoring, go from there. It wouldn't take more than three minutes. If it's six acres, it almost eliminates it right off the bat. Mrs. Yerger said you guys can score it, bring it back and we'll forward it to Parks and Rec. Mr. Beardsley said we should probably send a letter back to them and tell them the EAC is going to evaluate the property from an environmental point of view and we are going to have Parks and Rec take a look at it.

**III. DEVELOPER ITEMS**

**A. TARANTINO – RESUBMISSION (MINOR)**

Mrs. Yerger said this is a resubmission and she's not sure why it was resubmitted. Mr. Maxfield said they moved the house slightly. Mrs. Yerger said we asked them to stay away from the steeply wood slopes. Mr. Maxfield said they didn't, but it came down a little bit. Mrs. Yerger said we will go with our original recommendations. There is nothing new.

**B. REDINGTON ESTATES (MAJOR)**

Mrs. Yerger said this has to do with the calculations. It deals with the woodlands and they are not doing the calculations correctly. There are some pictures in your packet. Ms. Ogur said they had some back and forth issues about a two acre area. They had a meeting with them and talked it all out letting them know ultimately by including these woodlands, it doesn't affect the number of units they are putting on the plan, so they put the woodlands back in and redid their calculations. They are meeting with Gar Davidson and the Sewer Authority to talk about the type of septic system.

Mr. Beardsley said should the EAC get involved with this. Mrs. Yerger said you get involved with it in the beginning, or ultimately, you get involved in it when they have problems and issues, then you end up getting involved when things need to get fixed. Mr. Maxfield said the Township getting involved is a must. Mrs. Yerger said get involved when you have some say in the design so you don't inherit it when you have all these problems. This is not an ideal situation either way and all municipalities are wrestling with it. Mrs. Yerger said this is the only kind of system that can exist on this lot.

**Terry Boos arrived. The time was 7:11 PM.**

Mrs. Yerger said they will go with their original recommendations. There really isn't anything major on it.

**IV. OLD/MISCELLANEOUS BUSINESS**

**A. COOKS CREEK**

Mr. Joe Hoffman from Barry Issett was present. He is trying to conclude the Cooks Creek Heritage water process. He was here last month and he wants to move it to a conclusion in a month. He will hand out drafts tonight. He handed copies out to everyone in the EAC and wants Sandy Yerger to hand out copies to the various agencies as we agreed at the last meeting. He is hoping you will take the time over the next two weeks and review what they put together so far and then give him comments. He will come back in October. If we can get it worked out by then, we can have a final in October. If not, he can come back in November. Two things you will not see in tonight's version are the photographs that go with the document are not here because of a computer printer malfunction. The second thing you do not see are data tables and some have to do with water quality and the specific location of properties and areas where they identified problems. They are trying to find a document that will enable the existing associations and organizations that work on Cooks Creek to be able to use this document in their grant processes, in their dealings with their local and state governments. They have an introductory section which talks about the purpose of the study and the historical background. There is a section on the watershed itself and details on the research and findings and recommendations. There are six key findings and recommendations which he will briefly go over.

1. Work with Saucon Valley and Palisades High school to develop combined high school presence on Cooks Creek and hopefully getting them exposed to PA Fish and Commissions work and to go out and handle some of the problem spots, litter, debris and evasive vegetation. It worked on the Saucon Creek and he thinks these two schools can work on this well.
2. Improving habitat quality, bank stabilization and buffers. A fair amount of this is in Springfield and not Lower Saucon. As soon as you leave Lower Saucon and go into Springfield, there needs to be some significant work done. There are some possibilities in there that will be able to make it happen with some grant work.
3. Nipping development pressure in the bud. There are a couple different ways to do this. Your EAC has done a great job on ordinances and working with the community on different jobs. There are some great opportunities out there he'd like the group to take advantage of. The one is a substantial real estate proposed development of 11 houses in Springfield Township that has applied for a PA Energy Development Authority grant as there are solar roofs and they are doing some geo thermal to assist with the heat. That

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individual owns 33 or 43 acres but he's only using 1/3 of the property and he's willing to put a permanent easement on 2/3 of the property to protect the land and install a trail network in that area.

4. Additional coordination between LST and Springfield Township. Both townships are doing a really strong job of collaborating with their neighbors within their respective neighbors. The cross of the two townships and two counties is something that needs to be nurtured a lot more, particularly the environment.
5. This is areas of land acquisition and potential easements.
6. Removal of evasive vegetation, more so in Springfield than in Lower Saucon. He's identified the types of vegetation and the locations so they can address its removal.

The above six items are the major recommendations of the plan. They will review it on their end and maybe by September 19 he would get comments back from the EAC and combine them with their comments and have them ready for your October meeting. If it would need more work, they could make it final in November. They have been going at this for about four years.

He hopes this report helps the organizations move on to doing additional things and over the next month or two what we do as a group will help that happen. Mrs. Yerger said we will get back to you.

Mr. Johnson asked if the Highlands Group is still active? Mr. Hoffman said yes, they are extremely active here and also in New Jersey and Central Pennsylvania.

**B. REVIEW AND APPROVAL OF AUGUST 5, 2008 MEETING MINUTES**

Mrs. Yerger said the minutes of August 5, 2008 are prepared, are there any corrections, revisions, or additions?

**MOTION BY:** Ms. Laura Ray moved for approval of the August 5, 2008 minutes.  
**SECOND BY:** Mr. Maxfield  
**ROLL CALL:** 10-0 (Bob Davis – Absent)

**V. UPDATES/REPORTS**

**A. OPEN SPACE SUB-COMMITTEE MEMBERS**

Mr. Beardsley said they went and looked at two properties, one the Whitetail Bowman's and the other was the McCarro Lots (Cloverview). They are ready to recommend both of them. He identified the Whitetail Bowman's Club on the map. The only property between the Whitetail Bowman's Club and the Dravec property is the Birkel property.

Mrs. Yerger said there's a good possibility that the county would help the preservation of some of these properties, especially the Whitetail Bowman's as we could work through limited access as it's a club and they would be a good candidate for the County to fund as a project. The next step is to look at where it falls and that would probably come out from a building area. The county is very specific on what they will fund easements on.

Mr. McCormick said it's absolutely a steep slope and completely wooded. They scored it and it hits on a lot of them. They are very open to open space. There is a road that was not drivable, but

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easily hikeable. They also have an old abandoned trail of targets which is all overgrown. The public access, they said a month or a weekend, yes. They are very anxious about this.

**Haz Hijazi left. The time was 7:35 PM.**

Mrs. Yerger said we need a recommendation based on the report from the Open Space Committee, we recommend that Council look into acquiring the easements and working with the Whitetail Bowman's Club and the County for open space acquisition of the Whitetail Bowman's Club and explore county funding. Mrs. Yerger said they will present this to Council tomorrow night.

**MOTION BY:** Mr. Johnson moved for approval as stated above by Mrs. Yerger.  
**SECOND BY:** Mr. Beardsley  
**ROLL CALL:** 9-0 (Haz Hijazi and Bob Davis – Absent)

Mr. Johnson said with the Cloverview extension, there is extensive grading that has to be done for Lots 3 and 4. Lot 5 has a detention pond. Someone dumped all of the dirt there. The land is very wet. You can't walk on it. He couldn't find the boundary markers. He thinks the township should determine where the boundaries are and install boundary markers on the property. He did see some signs on the adjacent land. Mr. McCormick said some signs appear to be on Lots 3, 4 and 5. Mr. Maxfield said there is a history there and the developer had to go and remove things that were on adjoining properties. Mr. Johnson said the actual stream seems to be on the adjacent property. Mrs. Yerger said Council should approve the acquisition of it and have Boucher & James present a management plan of it. Remediation is needed.

Mr. Johnson said there's a 10" storm water drain pipe there and it all came apart, This is on Lot 3 and its very close to the road. Mr. McCormick said if you walk the road, you'll break your ankle. Mr. Maxfield said we need to make note of that.

Mr. McCormick said it's very important we return that to a natural graded area.

Mr. Maxfield said are the silk fences still there? Mr. McCormick said some of the thorns have taken them back and it's so overgrown. As you walk around, you come across some abandoned construction and it's tough to navigate in there now. There are some water courses that are still active.

Mrs. Yerger said she has a recommendation to acquire the Cloverview property with these cautions as far as to check out the drain pipe on Lot 3; the removal of the stockpiles on Lots 3 and 4 and make sure we have accurate delineation of the lot lines and removal of the debris on Lot 9.

Mr. Beardsley said there is a spring on the Whitetail Bowman's Club and it flows to the East Branch of the Saucon.

Mr. Maxfield said the adjacent property has a huge wetland on it. There's a gentleman who owned the property who passed away, and the Sub Committee should contact his Widow and ask her to get an easement on her property (Cloverview property). She would be very happy if you contacted her. Mr. McCormick said her lot is probably as big as Cloverview and goes all the way to the Williams Township line.

Mr. Maxfield said he looked at the map, and he would like to name the property "the Kirchberg area", which would be the Dravec and Whitetail Bowman's Club.

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**MOTION BY:** Mr. Beardsley moved for the township to pursue the acquisition of the four lots of the former Cloverview estates.  
**SECOND BY:** Mr. Johnson  
**ROLL CALL:** 9-0 (Bob Davis and Haz Hijazi - Absent)

Mrs. Yerger said this will be publicly announced at tomorrow night's Council meeting. She needs a copy of your scoring. Mr. Beardsley said he will bring them tomorrow night.

Mr. McCormick said they are going to see Strayman's property. It's 6 acres with a house. Strayman's house is on Creekview Road by Bingen. He also owns 66 acres on Springhill Town Road. They will look at both properties. He's motivated by the financial aspects of the program. He said if you don't do it, he'll build two new houses. Mr. McCormick said they will look at it and as far as the prioritization goes, they'd like to score the 66 acres.

**VI. NON-AGENDA ITEMS**

- Mrs. Yerger said the only one she has is in your packet, you have a memo with recommendations on the riparian buffer and how they should be modified. Please look at this as we have to make a recommendation. Review and comment and get back to Mrs. Yerger. Staff wants to hear our voice on this. Come next month with recommendations one way or another. We would be very appreciative. It looks like there were two of them. One was cottages, but the one they are really interested in is the riparian buffers.
- Mrs. Yerger has papers on the Lehigh Valley EAC Forum next Thursday, September 11 and it's free. It's from 6:30 PM to 8:30 PM. It's background on our potential partners and about funding.
- Mrs. Yerger has a request for the EAC to start looking into the detention basins at the Polk Valley Park as they are not very attractive. There are a lot of initiatives now to improve them naturally and allow them to still function as detention basins. She'd like to start looking into funding for these detention basins. She'd like the EAC's endorsement for this type of project. She thinks it would be a model for our developers. She'd like to partner with the Saucon Valley Watershed Creek Association as a partner in this project as the detention basins run into the Polk Valley Run. Mr. Maxfield said let's find out if there's a way of not putting big barrier fences around the detention ponds. Minor things can be done to ponds, the slope can come down and a slight ledge can be put there. Ms. Ogur said they actually encourage mowing a minimal amount and putting a trail in there and encourage people in using it.

Mrs. Yerger said would someone give a formal recommendation that we pursue naturalizing the basins and potential funding for the Polk Valley Park detention basins.

**MOTION BY:** Mr. Kaye moved for approval on the detention basins as stated above by Mrs. Yerger.  
**SECOND BY:** Mr. Beardsley  
**ROLL CALL:** 9-0 (Bob Davis and Haz Hijazi - Absent)

- Ms. Laura Ray asked about the recycling of the fluorescent light bulbs which was talked about at the last EAC meeting in August 2008. Mrs. Yerger said people can come in and throw them in the box which is in the Public Works area right inside the door.
- Mr. Beardsley said the Electronics and Computer Recycling is Saturday, October 18 from 9 AM to noon. They need some volunteers and need two people from Public Works.
- Mr. Johnson said Laura Ray, Ted Beardsley and he went to visit the timber site and they were guided by two foresters. It was worthwhile and they learned a lot. He brought in booklets and you

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can take them home and read them. Mr. Beardsley said it was real informative and he learned a lot. It would be a good idea to have Mr. Johnson reschedule this and have Mrs. Yerger and Mr. Maxfield and any other EAC members go along and look at it. They give you quite a different perspective. They are talking about sustainable forestry. Mrs. Yerger said were the sites really sloped. Mr. Johnson said yes, on the one site. Mr. Beardsley said the one site didn't look that nice, but they opened it up and the Oaks are starting to grow now. Mr. Beardsley said if someone wanted to timber a site, they would come and look at the site and review the plan. EAC members talked about the problems with the deer population. Mrs. Yerger said one advantage of the sites in Lower Saucon is of the rockiness and it limits the deer population. Mr. Beardsley said when you open up a forest and let light in, the trees grow 20% faster. Mr. Maxfield said did you get an idea of whether the re-grown forests are for future lumbering or for healthy forests? Mr. Beardsley said they would go either way. Mr. Maxfield said Penn State recommended you go in and decimate the Spice Bushes as they get in the way of the quality trees. Are we pushing for a diverse habitat or for a lumbering in 25 years? Is a forest that's been planted for lumber, is that a healthy forest. Is that a healthy situation to have no under story and missing habitat and not allow for growth and low story growth. Mr. Beardsley said those folks also offered to come here and put on a talk. Mr. Maxfield said he thinks it would be more informative if the timber site was visited.

**VII. ADJOURNMENT**

**MOTION BY:** Mr. Maxfield moved for adjournment. The time was 8:35 PM.  
**SECOND BY:** Mr. Johnson  
**ROLL CALL:** 9-0 (Bob Davis and Haz Hijazi - Absent)

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Sandra Yerger, Chairman