

**Lower Saucon Township
Economic Development Task Force**

Date: March 1, 2014
Time: 8:30 a.m.
Location: Township Bus Tour

Attendees:

Donna Louder
Craig Kologie
Karen Beyer
Charles Moretz
Andrew Warner
Lou Mahlman
Mary Banonis
Jay McLaughlin
Chris Shelbo
Mark Ironside
Joe Graziano
Steve Zaharakis
Mark Walters
Sam Donato
Sean McIntyre
Mike Lieberman
Paul Bealer – Valley Voice

Dave Willard
Priscilla deLeon
Judy Stern Goldstein
Chris Garges
Jack Cahalan

Dave Willard welcomed everyone on board for the bus tour

- The tour left the Township Complex on Old Philadelphia Pike and traveled down Route 378 where it turned onto Colesville Road and went into the bank parking lot. Judy and Chris provided information on the zoning in this area and pointed out the development of the bank and car wash and the future plans for the Old Saucon development across Colesville Road in Upper Saucon Township.
- The tour traveled up Route 378 and stopped at the Saucon Square Shopping Center where there was a discussion about the opportunities and challenges regarding the empty supermarket building and other vacant stores within the complex.
- The tour continued north on 378 and turned onto Mountain Drive North and traveled through the Office and Laboratory District passing the Lehigh University property, the Ben Franklin Technology Center, and down Mountain Drive South.
- The bus turned left at Broadhead Court and turned around in cul-de-sac. Chris provided information on the plans by the Carpenter's Union to develop two properties which are currently single family residential uses within the Office & Laboratory district.
- The bus returned to Mountain Drive and proceeded down and turned left into Goodman Drive where it continued through the Lehigh University Goodman Campus to Creek Road. Mark Ironside pointed out the university buildings and said that he would bring the master plan for the Goodman campus to the next meeting.
- The tour took Creek Road to the end and turned on Friedensville Road across from the Heller Homestead and drove past Society Hill and the Bagel Basket shopping center.

- The tour turned onto Meadows Road and drove into the O'Brien's development and stopped just before Meadows Road where Judy provided information on the Chaffier, Thompson, Filler tract and the Phoebe Saucon plan and zoning amendments that were presented to the Township at one point but never acted on.
- The tour continued down Meadows to Skibo Road passing some of the more densely zoned areas including the Urban Residential (Four Seasons) and R-20 single family residential districts into Hellertown where it traveled south on Route 412.
- At the Giant Shopping Center Chris & Judy discussed the current zoning (General Business 1) of the Center and the residential zoning on the other side of Route 412. They also discussed the water and sewer service which served the shopping center project but did not extend further South on Route 412.
- The tour continued south on 412 to the area of Bechdolt's Orchards and turned around in Courtney Court cul-de-sac in Orchard View subdivision. Judy discussed the view shed and the rural characteristic of this area of the Township which provided an active agricultural / farming use, an active riding stable and a proposed riding stable.
- Traveling 412 north the bus turned onto Polk Valley Road and took a short break at the Saucon Valley Middle School.
- Resuming the tour, the group traveled on Polk Valley Road around to Reservoir Road past Silver Creek Golf Course. The group noted the recently purchased open space property across from the School campus.
- The tour then took Wassergass Road past the old elementary school where Chris explained that a company that raises bugs for pet stores was interested in locating there since it was adjacent to major distribution hubs and that the project would be a great adaptive re-use of an existing building which would fit within the permitted uses of the R-40 zoning district which it is located in.
- The tour continued up Wassergass to Wilhelm and then down Apple Street to Easton Road.
- The group traveled up Easton Road to Ringhoffer Road. While traveling on Easton Road, Chris & Judy noted that the area on the left was the City of Bethlehem and home to LVIP and Majestic. The right side was zoned residential. The group commented that the area in between Route 78 & Easton Road may be a candidate for commercial development at some point.
- The tour took Ringhoffer Road to Applebutter Road and pulled into the IESI Landfill where Sam Donato briefly described the landfill's operation, contributions to real estate and school taxes, and pointed out the area where they would like to expand. Dave Willard asked Sam and Jay to bring more information about the landfill to the next Task Force meeting. Chris pointed out the BRE landfill gas to energy plant located in Lower Saucon Township as well as the Calpine energy facility located across the street in the City of Bethlehem.
- The bus then traveled into Steel City and turned around at the Steel City Fire Company. Chris noted that at one point portions of Steel City were zoned for various commercial uses but that it is currently zoned residential (R-20 and R-A).
- The tour headed back to Township building via Silvex Road to College Drive to Seidersville Road

Dave Willard thanked all of the tour participants and reminded everyone that the next meeting would be on March 26th at 7 p.m.

Judy said that she will be sending out a request before the next meeting asking the group to answer four (4) questions:

1. What do you currently like the most about Lower Saucon Township?
2. What do you currently like least about Lower Saucon Township?
3. What do you want to see in the future?
4. What do you not want to see in the future?

The bus tour concluded at approximately 10:10 a.m.