

I. OPENING

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Announcement of Executive Session (if applicable)
- E. Public Comment Procedure

II. PRESENTATIONS/HEARINGS

III. DEVELOPER ITEMS

- A. Resolution #34-2015 - Greenwood Court – Deed of Dedication
- B. LVIP – City of Bethlehem – Land Development Plan – 1019 Gilchrist Drive

IV. TOWNSHIP BUSINESS ITEMS

- A. Zoning Hearing Board Variance
 - 1. Jessica & Jim King – 2456 Alpine Drive – Variance of Side Yard Setback to Build a Barn
 - 2. Virginia & Timothy Ostein – 2340 Ridge Drive – Variance of Side Yard Setback to Build a Detached Garage
- B. Quarterly Township Landfill Consultants Report
- C. Insurance Requirements for Saucon Valley Conservancy Events at the Heller Homestead
- D. Special Events Policy Revisions
- E. Resolution #38-2015 - Delaware & Lehigh National Heritage Corridor Grant Submission
- F. Update on Steel City Park
- G. Award of Lawn Treatment Services Bid
- H. Update on Financing Options for Purchase of Southeastern Fire Company Fire Truck

V. MISCELLANEOUS BUSINESS ITEMS

- A. Approval of February 18, 2015 Minutes

VI. PUBLIC COMMENT ON NON-AGENDA ITEMS

VII. COUNCIL & STAFF REPORTS

- A. Township Manager
- B. Council/Jr. Council Member
- C. Solicitor
- D. Engineer
- E. Planner

VIII. ADJOURNMENT

Next EAC Meeting: March 10, 2015
Next Saucon Valley Partnership: March 11, 2015 @ LST
Next Zoning Hearing Board Meeting: March 16, 2015
Next Council Meeting: March 18, 2015
Next Saucon Rail Trail Oversight Commission Meeting: March 23, 2015 @ LST
Next Planning Commission Meeting: March 26, 2015
Next Park & Rec Meeting: April 13, 2015

I. OPENING

CALL TO ORDER: The General Business & Developer meeting of Lower Saucon Township Council was called to order on Wednesday, March 4, 2015 at 7:00 P.M., at Lower Saucon Township, 3700 Old Philadelphia Pike, Bethlehem, PA with Mr. Ron Horiszny, presiding.

ROLL CALL: Present: Ron Horiszny, President; Tom Maxfield, Vice President; Priscilla deLeon and Dave Willard, Council members; Jack Cahalan, Township Manager; Leslie Huhn, Assistant Manager; Cathy Gorman, Director of Finance; Linc Treadwell, Township Solicitor; Judy Stern Goldstein, Township Planner; Brien Kocher, Township Engineer; and Matt Smith, Jr. Council member. Absent: Glenn Kern, Council member.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENT OF ANY EXECUTIVE SESSION (IF APPLICABLE)

Mr. Horiszny said Council did not meet in Executive Session this evening.

PUBLIC COMMENT/CITIZEN AGENDA ITEMS

Mr. Horiszny said if you are on the agenda, you have Council and Staff's undivided attention. If you do choose to speak, we ask that you use one of the microphones. He asks that you give your fellow public the courtesy of the floor. We ask that you state your name for the record so the transcriptionist knows who is speaking in the minutes. If you are up at the table, please speak into the microphone.

II. PRESENTATIONS/HEARINGS

III. DEVELOPER ITEMS

A. RESOLUTION #34-2015 – GREENWOOD COURT – DEED OF DEDICATION

Attorney Treadwell said this is the deed of dedication for the cul-de-sac known as Greenwood Court in the Greenwood Court subdivision. Council previously gave conditional approval of the subdivision and this resolution is one of the final steps that need to be completed.

MOTION BY: Mr. Maxfield moved for approval of Resolution #34-2015 accepting dedication of Greenwood Court in the Greenwood Court – Saucon Valley Terrace subdivision.

SECOND BY: Mrs. deLeon

ROLL CALL: 4-0 (Absent – Mr. Kern)

B. LVIP – CITY OF BETHLEHEM – LAND DEVELOPMENT PLAN – 1019 GILCHRIST DRIVE

Mr. Horiszny said the City of Bethlehem is proposing development of parcels located in the LVIP Bethlehem Commerce Center. The Planning Commission has reviewed and offered comments. Council may wish to authorize our consultants submit these comments.

Mr. Maxfield said the letter that came into the City of Bethlehem references conditions different than what we were presented with on the maps. It says no exits are proposed on Easton Road, but there are exits indicated on Easton Road. Mr. Cahalan said they are asking for comments by March 6, 2015. Mrs. deLeon asked if we could oppose this? Attorney Treadwell said we can pass our comments on to the City of Bethlehem. We will get formal notification if the submission occurs and we can put that in our letter that they should notify us. Council discussed the various heights of the office buildings going in the LVIP.

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MOTION BY: Mr. Maxfield moved to authorize a comment letter be submitted to the City of Bethlehem on behalf of Lower Saucon Township with the concerns listed above and with the concerns of the P/C.

SECOND BY: Mr. Willard
Mr. Tim Oskin, 2340 Ridge Drive commented about the truck traffic on Easton Road and the lighting that lights up their back yard.

ROLL CALL:

MOTION BY: Mr. Maxfield amended his previous motion to also include the increase in traffic on Easton Road and that we would like to be informed as this moves forward.

SECOND BY: Mr. Willard amended his second

ROLL CALL: 4-0 (Absent – Mr. Kern)

IV. TOWNSHIP BUSINESS ITEMS

A. ZONING HEARING BOARD VARIANCES

1. JESSICA & JIM KING – 2456 ALPINE DRIVE – VARIANCE OF SIDE YARD SETBACK TO BUILD A BARN (7:14 pm)

Mr. Jim King was present. He said they have two adjoining parcels and they are seeking to put a small barn on it and have the back 40' parcel set into the land. The reason they want to do that is there's a small swale that runs to the right of the property line and to move the barn 100' from the property line, they'd be too close to that ditch. Mr. Horiszny asked if it would be easier to make it all one lot. Attorney Treadwell said it's probably more complicated than asking for the ZHB relief. Mr. Horiszny asked if letters were sent out to the neighboring property owners. Attorney Treadwell said usually the letter goes out before the ZHB hearing is scheduled. We will check with Chris Garges. Council took no action.

2. VIRGINIA & TIMOTHY OSKIN – 2340 RIDGE DRIVE – VARIANCE OF SIDE YARD SETBACK TO BUILD A DETACHED GARAGE

Mr. Tim Oskin was present. He said they are asking for a variance to build a detached garage. The issue at hand is that the current zoning ordinance requires a 200' wide lot and their lot is only 150'. They require a 40' setback and their house is actually 35' from the property line. As they make a couple of improvements, they only have one spot to put a detached garage and it's 10' from the property line and the hind corner would be 15' from the property line. As the driveway ends, any movement farther out, they'd have to build it up so they are trying to start at driveway grade and create a foundation which has a storage area underneath. Council took no action.

B. QUARTERLY TOWNSHIP LANDFILL CONSULTANTS REPORT (7:23 pm)

Mr. Chris Taylor from Hanover Engineering was present. He reviewed the 4th Quarter 2014 report along with the Committee's concerns and recommendations. He also presented a list of questions compiled by the Committee to be presented at the LMIP meeting next Wednesday. He reviewed the Waste Acceptance and said they are placing garbage in Cell 4E. The Committee found no concerns related to this topic to report to Council. For 2015, IESI waste acceptance will go from the previously announced 850 tons per day up to 1,050 tons per day.

Mr. Taylor reviewed the Landfill Gas Management report. Mr. Maxfield asked Mr. Taylor how many sampling events are we talking about? Mr. Taylor said between 3 and 5. The Committee found two concerns to report to Council which were the ongoing odor complaints and the fact that the quarterly Surface Emission Monitoring reporting is not provided to the Township on a timely manner. Mr. Taylor reviewed the Leachate Management. He said the Committee has had concerns with the quantity of Detection Zone flows in LMC-8 for years. Mr. Sichler will investigate these results and monitor future sampling data going forward.

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Mr. Taylor reviewed the Groundwater Management and said the Committee found no concerns to report to Council. Mr. Taylor reviewed the Traffic Management and said the Committee is still concerned about overweight trucks. They receive warnings and suspensions. There was discussion of companies that continue to have overweight trucks. The LST Police Department issued 13 citations for overweight vehicles and four citations for other offences.

Mr. Taylor reviewed the Stormwater Management and said the Committee found no concerns to report to Council. Mr. Taylor said the status of Permit Applications to DEP during the 4Q14, IESI notified the Township of their intention to submit an application to DEP for a modification to the landfill disposal area and capacity which they are calling the Southeast Realignment. The Township review of this application has not yet begun.

Mr. Taylor reviewed Operational Changes and said the Committee found no concerns to report to Council. Mr. Taylor reviewed Regulator Oversight and said the Committee stated a concern that odor complaints went uninvestigated by the Waste Management Program, but they were investigated by the Air Quality Program. Mrs. deLeon reviewed inspection reports from Jessica Wagoner. Mr. David Shosh from Mixsell Avenue said they had problems with the landfill gas three times this month.

Ms. Heather Pekorek, 2180 Mixsell Avenue complained about the trucks on Applebutter Road that come flying around the bend and being backed up on the road. Mrs. deLeon said they will bring that up at the next Landfill Committee meeting and told her she can call the landfill to report this.

Mr. Willard said the concern of the leachate management and the liner sounds like a fairly serious matter and asked what steps are taken when we report a concern like that? Mr. Taylor said the first step is to keep an eye on the results from the groundwater and abatement monitoring reports. Mr. Willard asked how the LMIP meeting will work? Mr. Taylor said DEP invites municipalities who may be affected. Mr. Taylor said the condition of the west high wall was observed and there are no major slope failures. He feels IESI should make an arrangement with the firm that designed and constructed the wall to come out and perform periodic inspections. The Committee found no concerns to report to Council on this topic.

Mr. Taylor said they prepared a list of questions for the LMIP meeting and he is asking Council for a motion to have the staff forward the questions to DEP and the landfill. Mr. Maxfield questioned whether the Chrin landfill collapse was because of a piggyback system as stated in Hanover's letter. He wants to make sure we are not referencing the Chrin landfill as a piggyback system if it wasn't. Mr. Taylor will check with Ms. McNemar.

Mr. Willard asked about the stability analysis, is that something that is standardized? Mr. Taylor said he didn't know the answer to that.

MOTION BY: Mr. Willard moved for staff to post the questions from the Landfill Consultants on the website along with the notice of the LMIP meeting and submit the questions to DEP and also send it to the landfill to address our issues.

SECOND BY: Mrs. deLeon
Mr. Gene Boyer, Saucon Avenue, asked what was the status of the permit for the eastern expansion and will the Township review it. Mr. Cahalan said it hasn't been officially submitted to DEP yet.

ROLL CALL: 4-0 (Absent – Mr. Kern)

C. INSURANCE REQUIREMENTS FOR SAUCON VALLEY CONSERVANCY EVENTS AT THE HELLER HOMESTEAD (8:19 pm)

Mr. Cahalan said following the discussion at the last Council meeting there were conversations between Mr. Hausman and the insurance consultant for the Township and they reviewed a list of

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events that the SVC has scheduled for 2015. We received an email from the insurance broker that indicated what the insurance requirements should be for those events. There was extensive discussion on the various types of events and the insurance coverages required for exhibitors and vendors.

Mr. Cahalan said there's some electrical work that had been requested at the Heller Homestead. The electrician is proposing to change five duplex receptacles in the house for \$150.00 and install 3 weatherproof receptacles at the site of the old garage for \$625. The total cost would be \$775. Mr. Cahalan was also asked to look at the floodlight at the barn foundation that wasn't working and they found that the breaker was off. Since they were unable to get a report on the floodlights in the rear of the house, this matter was tabled. Mr. Cahalan also spoke about a water leak problem from the sink in the kitchen. It has to do with some galvanized pipes which are still in the house. With the lack of insulation, it's susceptible to freezing. Mr. Cahalan said years ago we discussed this with the Conservancy and to address this, the kitchen floor would have to be pulled up in order to get to the pipes. We can address it now by keeping the heat on and keeping it accessible to the back of the cabinet.

D. SPECIAL EVENTS POLICY REVISIONS (8:48 pm)

Mr. Cahalan said following Council action to include the Heller Homestead and Lutz-Franklin Schoolhouse historic properties in the scope of the Special Events Policy, staff has made revisions to the policy, highlighted in yellow. He reviewed the revisions with Council.

Mrs. deLeon said we need to define the word "vendors". It talks about if a stand has workers compensation insurance, they could also pay people by 1099's. You're either an employee or a contractor and you need workers compensation insurance or other insurance. Mr. Cahalan said if they have any vendors, they'd have to show proof of insurance. Mrs. deLeon said what about other permits? Mr. Cahalan said there are no state licenses under the PA Dept. of Agriculture. Mrs. deLeon questioned small games of chance. Mr. Cahalan said on page 2 where it says organizers must comply with all of LST policies, you could add something there to require this.

MOTION BY: Mr. Willard moved for approval of revisions to the Special Events Policy as discussed.
SECOND BY: Mrs. deLeon
ROLL CALL: 4-0 (Absent – Mr. Kern)

E. RESOLUTION #38-2015 – DELAWARE & LEHIGH NATIONAL HERITAGE CORRIDOR GRANT SUBMISSION (8:56 pm)

Mr. Cahalan said Resolution #38-2015 has been prepared authorizing the submission of a grant application to the Delaware and Lehigh National Corridor for funding to offset the cost of the preparation of Phase II Small Scale Management Report for the Saucon Rail Trail. They already did Phase I for the Reading Trailhead site. Phase II would be going towards Bingen. This would be in the amount of \$4,500.00, which would pay for half of Phase II in 2015. Mr. Willard said we will match the \$4,500.00. Mr. Cahalan said yes, it's budgeted.

MOTION BY: Mr. Maxfield moved for approval of Resolution #38-2015 for the Delaware & Lehigh National Heritage Corridor Grant submission.
SECOND BY: Mrs. deLeon
Mr. Maxfield said he thinks the Delaware & Lehigh National corridor are going for the National Park status.
ROLL CALL: 4-0 (Absent – Mr. Kern)

F. UPDATE ON STEEL CITY PARK

Mr. Cahalan gave a little background on the Steel City Park improvements since 2007. They have put money in the budget for the construction. In addition they were awarded a Northampton County Open Space and Development grant of \$127,000.00. Steel City was one of the parks

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included in the grant for the composting toilets from DCNR. They had hoped to begin construction in 2013, but needed permits from PennDOT and the County Conservation District. Mr. Kocher said these were long processes and they ended up having to put in three infiltration areas. Mr. Cahalan said there was an additional \$76,000.00 in design and engineering expenses that were incurred to obtain those permits. Mr. Cahalan said we also have to put in a request to PPL to move several utility poles, which could delay the start of our construction this year. They would like to phase in this work over 2015 and 2016. They want to use the money that's been allocated to this project in the budget and also what's available from the Northampton County grant. He reviewed what they would accomplish in 2015 and the cost would be \$214,340.50. He reviewed Phase II for 2016, which would cost \$132,550.00. The total construction cost would be \$346,890.50. The other issue is the grant we got from Northampton County is for park development. Ms. Gorman said we would need approval from Northampton County to amend their resolution which would reimburse us for the Phase I costs and then we can apply for a second grant for Phase II costs.

MOTION BY: Mrs. deLeon moved for approval to move ahead with Phase I construction at Steel City Park as stated above for 2015 for a cost of \$214,340.50 and file the request to Northampton County to amend the Open Space Park and Development Grant to allow reimbursement of the cost.

Ms. Heather Pekorek, Mixsell Avenue asked if there was going to be a pavilion and security cameras installed at the park. Mr. Cahalan said yes and to rent it you would have to go through the reservation system at the Township. They also discussed putting in security cameras. Mr. Maxfield asked if there could be a system that would let people know the pavilion is rented on a certain day? Mr. Cahalan said we can look into that. Mr. Gene Boyer has several questions about the costs of the park construction which Ms. Gorman answered.

SECOND BY: Mr. Willard
ROLL CALL: 4-0 (Absent – Mr. Kern)

G. AWARD OF LAWN TREATMENT SERVICES BID (9:24 pm)

Mr. Cahalan said the lawn treatment services bid opening was held on March 2, 2015. They received three bids. The low bidder is DeAngelo Bros./Lawn Specialties from Hazleton, PA. The bid amount is \$14,299.80. All the documents were submitted and they are recommending approval.

MOTION BY: Mr. Maxfield moved for approval of Lawn Treatment Services of the lower bidder to DeAngelo Bros. Lawn Specialties for an amount of \$14,299.80.

SECOND BY: Mrs. deLeon
ROLL CALL: 4-0 (Absent – Mr. Kern)

H. UPDATE ON FINANCING OPTIONS FOR PURCHASE OF SOUTHEASTERN FIRE COMPANY FIRE TRUCK (9:27 pm)

Ms. Gorman said the specifications were reviewed by an independent consultant. They have been advised by the manufacturer of the vehicle that the cost with recommended changes would not exceed \$541,000.00. At the February 4th Council meeting, Council approved borrowing half and paying half. Ms. Gorman presented Council with a memo and reviewed all the costs relating to the new fire truck and financing. She said we are asking Council for approval to make a 50/50 split not to exceed \$270,500.00.

MOTION BY: Mr. Horiszny moved for approval to direct staff to advertise for the debt not to exceed \$270,500.00 for the purchase of the Southeastern Fire Truck

SECOND BY: Mr. Maxfield
ROLL CALL: 4-0 (Absent – Mr. Kern)

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V. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF FEBRUARY 18, 2015 MINUTES (9:33 pm)

Mr. Horiszny said the minutes of the February 18, 2015 Council meeting are ready for Council's review and approval. He had two corrections.

MOTION BY: Mr. Horiszny moved for approval of the February 18, 2015 minutes, with corrections.

SECOND BY: Mr. Willard

ROLL CALL: 3-1 (Absent – Mr. Kern; No – Mrs. deLeon)

VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS (9:34 pm) – None

VII. COUNCIL & STAFF REPORTS

A. TOWNSHIP MANAGER

➤ Mr. Cahalan said SV Lax Day at Polk Valley Park is scheduled for May 2, 2015. The application was reviewed by Parks & Rec and they recommend approval.

MOTION BY: Mr. Horiszny moved for approval of the Special Event application from SV Lacrosse for May 2, 2015.

SECOND BY: Mr. Maxfield

ROLL CALL: 4-0 (Absent – Mr. Kern)

➤ Mr. Cahalan said regarding the Woodland Hill golf course, the EAC recommended the name of Woodland Hills Preserve and the Parks & Recreation Board also selected Woodland Hills Preserve for the name.

MOTION BY: Mr. Maxfield moved for approval of Woodland Hills Preserve as the new name for the Woodland Hills golf course property.

SECOND BY: Mr. Willard

ROLL CALL: 4-0 (Absent – Mr. Kern)

➤ Mr. Cahalan gave an update on the winter snow costs from Public Works. We are within budget and have enough supplies left.

B. COUNCIL/JR. COUNCIL

Matt Smith, Jr. Council

➤ Matt Smith said they lost to Central Catholic in basketball. At school he has announced the Jr. Council positions and so far he only has two students interested. He'll keep doing that until the year ends.

Mr. Maxfield

➤ He has been talking to people who have been going to the pipeline meetings in other municipalities and the comment about the maps with the new route, a number were convinced it would cross into NJ, north of us and then head down to Belvidere. If that rumor is true, it would avoid us.

➤ He said flashing signs are now up on 412 saying that there will be 15-minute waits starting March 7th between 6 a.m. and 6 p.m.

Mrs. deLeon

➤ She said she was talking to people about the pipeline and they said there were hearings last week in NJ and the reps from PennEast were asked to provide revised maps. They told them they would provide them to municipalities only. Mr. Cahalan said he put in a request and hasn't had a response.

➤ She said what if another municipality would like to join us in our efforts to fight this pipeline, would there be any problems with doing that. They would have to compensate us somehow to go along with us. Attorney Treadwell said he doesn't have a problem with it. If another Township wants to join with LST, that's fine, but if we are going to use Mr. Elliott, then we should be compensated. Mr. Maxfield had no problem with it like the watershed groups, but if a municipality wanted to go along with us, why don't they just do their own resolution. Mr. Willard said we can wait until we have an actual example, then we can evaluate it.

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- She said the 93rd LST Annual Chamber Banquet on Thursday, March 26th at the Silver Creek Country Club.

Mr. Kern – Absent

Mr. Willard

- He said on the Economic Development front, he, Jack and Chris Garges have two appointments tomorrow to meet with John Blair and some brewers who would like to find a location in LST for a brewery.
- He wanted to commend our Fire Department and Fire Police for the great work they do.
- He spoke about two articles from the newspaper about Bethlehem Township hiring a consultant for the PennEast Pipeline. What Charles Elliott put together for LST was outstanding. The other article was about Nazareth Borough implementing the Nixle system which we've had in place for two years.

Mr. Horiszny

- He said Local Government week is April 13th to the 17th in case we want to do anything to promote ourselves.

C.

SOLICITOR

Attorney Treadwell said he'd like to have a brief Executive Session after the meeting to discuss the potential acquisition of real estate.

D.

PLANNER – No report

E.

ENGINEER – No report

Council recessed for Executive Session and reconvened at 10:06 p.m.

VIII. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 10:06 pm.

SECOND BY: Mr. Willard

ROLL CALL: 4-0 (Absent –Mr. Kern)

Submitted by:

Jack Cahalan
Township Manager

Ron Horiszny
Council President