

1 **I. OPENING**

2 **CALL TO ORDER:** The General Business & Developer meeting of Lower Saucon Township Council
3 was called to order on August 21, 2019 at 7:07 p.m., at Lower Saucon Township, 3700 Old Philadelphia
4 Pike, Bethlehem, PA with President Priscilla deLeon, presiding.

5 **ROLL CALL:** **Present:** Priscilla deLeon, President; Ryan Stauffer, Vice President, Sandra Yerger,
6 George Gress & Donna Louder, Council Members; Thomas Barndt, Chief of Police; Leslie Huhn,
7 Township Manager; Attorney Treadwell, Township Solicitor; & Brien Kocher, Township Engineer.
8 **Absent with prior notification:** Mike Beuke, Township Planner.

9 **PLEDGE OF ALLEGIANCE**

10 **ANNOUNCEMENT OF ANY EXECUTIVE SESSION (IF APPLICABLE)**

11 Mrs. deLeon said Council did meet in Executive Session this evening to discuss open space Parcel No. Q8-
12 11-14 and Q8-11-14A.

13 **PUBLIC COMMENT/CITIZEN AGENDA ITEMS**

14 Mrs. deLeon said if you are on the agenda, you have Council and Staff's undivided attention. If you
15 choose to speak, we ask that you use one of the microphones and state your name for the record. If you
16 have a non-agenda item, she asks that you give your fellow public the courtesy of the floor. There's a sign-
17 up sheet in the back of the room. You can follow tonight's agenda on the website on each of the agenda
18 items. If you aren't signed up for agendas, please go to our website and sign up.

19
20 **IV. TOWNSHIP BUSINESS ITEMS**

21
22 **A. ZONING HEARIANG BOARD VARIANCES**

23 **1. CAROLL & ELLEN NEUBAUER – 1584 WEYHILL CIRCLE – REQUEST**
24 **VARIANCE FOR SIDE YARD SETBACK AND IMPERVIOUS FOR GARAGE**
25 **ADDITION**

26 Mrs. deLeon said the applicant is proposing to construct an addition to the condo structure
27 and increase the driveway size requiring a side yard setback and impervious coverage relief
28 at 1584 Weyhill Circle.

29
30 Seth Tipton was present representing the Neubauer's. This is a condo association of about
31 eight homes. They are all connected with breezeways and in some cases they share party
32 walls. After about a year of discussions and reviewing plans with the condo association
33 and the adjacent landowners, they provided their support and consent to the proposed
34 construction. This moves the side garage wall about 7-1/2' to a third bay for their garage.
35 The slight increase in impervious surface is related to a small extension of the driveway to
36 allow vehicles to enter the garage.

37
38 Mrs. deLeon said out of all the other buildings and homes there, is this one of the first
39 addition? Mr. Tipton said no, these buildings have been heavily modified over the last 50
40 or so years. He doesn't believe any of them are as originally constructed.

41
42 Mrs. deLeon said there's an increase in impervious coverage to 47%. Mr. Tipton said he
43 would ask Council to consider the fact that overall condominium includes a very large area
44 of unimproved space that cannot be developed pursuant to the condo association
45 documents.

46
47 Mrs. deLeon said on page 2 of the application, 15.c., the nature of the unique
48 circumstances and the unnecessary hardship justifying this request for a variance, is this a
49 modification of a condominium unit that has been approved by the condominium
50 association. Mr. Tipton said they are obviously going to make a presentation to the ZHB
51 about the uniqueness of the application. Two things he would ask the Council to consider,
52 is not a use variance, he would consider it a dimensional variance. The nature of the relief

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1 is extraordinarily low. Traditionally, as long as the condo association, which has complete
2 discretion to deny an application like this, as long as they consented with their neighbors to
3 allow it, the Township has granted the relief requested. As far as the impervious surface,
4 he thinks the unique circumstances of a condo association's boundaries to be treated as lot
5 lines. Condos are often sharing party walls on all four sides, so to count the impervious
6 surfaces setbacks from what are limited lines is a little unique, so that is what they will
7 outline to the ZHB.

8
9 Mrs. deLeon said when she looks at impervious, she sees when the development was first
10 approved, it was designed to have certain stormwater basins to take care of this and now
11 we are adding over that amount.

12
13 Mr. Kocher said he has not looked at this particular application specifically, so he can't
14 speak to the overall amount that stormwater system was designed for. It is 350 square feet.
15 Mr. Tipton said yes, it's a total increase of 350 square feet or 2.5%. Mr. Kocher said 350
16 square feet is small. If there were no original stormwater plan, he's not even sure that
17 would trigger any stormwater requirements from the grading ordinance.

18
19 Mrs. deLeon asked how old the subdivision was. Mr. Tipton said the buildings are
20 originally from the 1950's. They were made into a condominium association in the early
21 80's.

22
23 Mr. Gress said this addition would go directly to the edge of the sidewalk. Mr. Tipton said
24 there's a breezeway and it would be a little less than splitting that breezeway in half. Mr.
25 Gress said it appeared it would be to the next condo which is pretty much on the property
26 line. Mr. Tipton said it is. That's a good point, the adjacent property owner got setback
27 relief to build up to that line from this board. Mr. Gress asked if the next door neighbor is
28 okay with this. Mr. Tipton said yes, he sits on the Executive Board of the condo
29 association. Council took no action.

30 **MOTION BY:** Mrs. Louder moved that the Township Council take no action.
31 **SECOND BY:** Mr. Gress
32 **ROLL CALL:** 5-0

33
34 **2. DONNA FEIST – 4191 SHERRY HILL ROAD – REQUEST VARIANCE FOR SIDE**
35 **YARD SETBACK AND IMPERVIOUS OVERAGE FOR DWELLING ADDITION**

36 Mrs. deLeon said the applicant is proposing to construct a 900 square foot addition to the
37 single family dwelling requiring setback and impervious coverage relief at 4191 Sherry
38 Hill Road. No one was present representing the applicant.

39
40 Attorney Treadwell said this is still scheduled for the ZHB, so you have to do one thing or
41 the other. It looks like they need about 10' of side yard relief and 1% on the impervious.
42 It's not a very large amount.

43
44 Mrs. Yerger said our zoning was different back then. Council took no action.

45
46 **B. REQUEST FOR APPROVAL TO ENGAGE CONSULTANTS TO CONDUCT THE ORAL**
47 **EXAMINATION OF THE CANDIDATES FOR THE POLICE CORPORAL POSITION**

48 Mrs. deLeon said the PA Chiefs of Police Association has been requested to provide a quote for
49 consulting services to conduct the oral interview phase of the Corporal promotion process.

50
51 Mrs. Huhn said they would provide interviewers to conduct the next phase after the written testing
52 with the candidates. Their contract cost is \$1,500 per day and they said in one day they can
53 interview a maximum of eight candidates, which will be sufficient. They outline in their proposal,
54 what they will do and how they will conduct the oral interviews.

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1 Chief Barndt would just like to add that with the Chiefs Association, they do this across the
2 Commonwealth for a bunch of departments. There's two ways to go about it, the Chiefs
3 Association or he could pick them, but he doesn't want to pick them as he wants to keep an open
4 neutral process. They would develop the questions and they will evaluate and score everything at
5 their end and then provide a rank list of the candidates upon completion. In his opinion, this is the
6 fairest way for everybody to proceed forward.

7
8 Mrs. deLeon said she agrees, that way it's the cleanest way to go. Mrs. Louder said she believes
9 they use this for Civil Service. Chief Barndt said they do this for Civil Service and also do the
10 other way he mentioned before. The good part about the Chiefs Association if there's an
11 arbitration or grievance filed, they will come and testify on our behalf. Obviously we would have
12 to pay them, but it's open and neutral and he's not involved.

13
14 Mrs. Louder said it mentions an assistant. Chief Barndt said what the assistant means is all that
15 person would do, and that would be him the day of the testing, is the four candidates would be
16 outside in the hallway and a half hour prior to their oral examination, they would be prepared for
17 their questions and that's when he would give them some information provided to him by the
18 Chiefs Association representatives, so that when the first interview is done, they can move right
19 along to the next one. After a certain time period, he'd get the third, fourth candidate and so on.
20 He would not be in on the interview. There are four candidates that the study guides were provided
21 to, so if they are successful, there will be four candidates.

22 **MOTION BY:** Mrs. deLeon moved to approve the consulting services as outlined in the PA Chiefs of Police
23 Association quote for conducting oral examinations of the Corporal candidates in the amount
24 of \$1,500 per day.

25 **SECOND BY:** Mrs. Louder

26 **ROLL CALL:** 5-0

27
28 **C. GEORGE SAVITSKE – 3351 RESERVOIR ROAD – OPEN SPACE APPRAISAL FEE**

29 Mrs. deLeon said the EAC has recommended that Council pursue having an appraisal done for a
30 potential conservation easement on property located at 3351 Reservoir Road. Mrs. Huhn said
31 Council had previously looked at this and we had contacted the appraiser. Mr. Savitske has
32 conserved other areas of land, so we thought maybe they could do an appraisal at a reduced price
33 because it was so recently done. They said they cannot do that, but they did lower the price to
34 \$2,400 to conduct the appraisal for this property. Mrs. Yerger said it's in the Hellertown Water
35 Reservoir area.

36 **MOTION BY:** Mrs. Yerger moved to approve an appraisal for George Savitske at 3351 Reservoir Road be
37 done by Indian Valley Appraisal at a cost not to exceed \$2,400.

38 **SECOND BY:** Mr. Gress

39 **ROLL CALL:** 5-0

40
41 **D. BETHLEHEM LANDFILL – PA DEP – AIR QUALITY PERMIT AND SPECIAL**
42 **CONDITIONS FOR ADDITIONAL FLARE – 30 DAY COMMENT PERIOD**

43 Mrs. deLeon said DEP has issued an Air Quality Permit to the Bethlehem Landfill for the
44 construction of an additional flare on the site. There is a 30-day comment period should the
45 Township wish to submit.

46
47 Mr. Gress asked if there was any information from the meeting. Mrs. deLeon said we had a
48 consultant's meeting yesterday and it is pretty much what it is. They already have a site picked out
49 and they have to follow the DEP permit, so it's something we wanted. Mrs. Huhn said Laressa
50 McNemar looked at it and she did not have any concerns that jumped out at her.

51
52 Since this was reviewed by our Technical Landfill Consultants, Council directed the Manager that
53 she did not have to forward any comments or concerns to the Environmental Hearing Board on the
54 Air Quality Permit and Special Conditions for Additional Flare.

1 Mrs. Louder said when she was on the Landfill Committee, she always told them they needed a
2 second flare. Their previous engineer said the landfill is being sustained, but in time, the second
3 flare is going to be a necessity. Mrs. deLeon said we pushed for that when they did the application
4 and DEP insisted they do that now. Mrs. Louder said the other flare is running at a very high
5 percentage and we have a little bit of a backup to save us.
6

7 Mrs. deLeon said up until the other day, she was not aware of any landfill odors, but then on Friday
8 she received notice from several residents that there was another landfill gas odor in Steel City. It
9 was noted on Thursday night, Friday and Saturday. She has to send an email to everyone about
10 that. She wanted to make Council aware and it was talked about at their meeting yesterday.
11

12 **E. REVIEW OF QUOTES FOR REQUEST FOR PROPOSALS (RFP) TO HIRE FIRM TO**
13 **ASSIST FIRE DEPARTMENTS WITH GRANT WRITING**

14 Mrs. deLeon said the Township advertised for proposals from grant writing firms to assist the
15 volunteer fire companies with grant submissions for equipment. Two proposals were received for
16 consideration.
17

18 Mrs. Huhn said Cathy Gorman had a chance to look at the proposal from Firehouse Grants. They
19 are local and they also listed in their proposal some of the grants they had successfully acquired.
20 They are in PA, NJ, NY, and NC. They also list some of the Safer Grants that we are aware of for
21 Upper Merion Township and they received a \$1,044,000. Windsor-Severance Fire Department
22 received approximately \$400,000 for hiring firefighters. Glendon Fire Company received about
23 \$400,000 for volunteer recruitment and retention. That's what they are able to provide. The
24 proposed cost for the Firehouse Grants quote is assistance to write the firefighters grant program is
25 \$4,499, staffing for adequate fire emergency response grant, a Safer Grant would be \$6,499.
26 Firehouse Subs Public Safety Foundation would be around \$2,000. They offer a 20% discount for
27 multiple applications within the same program per year and additional discounts for regional or
28 multi department applications.
29

30 Mrs. Huhn said the FireMed Grant Solutions is also local, in Allentown. They outline what they
31 would provide and it's a one year grant subscription, face-to-face leadership with both Township
32 fire companies, author one grant proposal to the Assistance to Firefighters Grant Program, and
33 proposal to all the necessary required follow up. They have a flat fee of \$5,000. They also listed
34 some of the grants they received and the people who work for them.
35

36 Mrs. Louder said which one has the high success rate with FEMA grants. Mrs. Huhn said FireMed
37 Grant Solutions gave us a much longer list of grants they had been awarded.
38

39 Mrs. Huhn asked Scott Krycia if he has ever heard of any of the grant companies as he does a lot of
40 grant writing. Mr. Krycia said he has heard of both of them. He's familiar with the Firehouse
41 Grants and has talked to them in the past. The question on FEMA grants, the Assistance to
42 Firefighters is a FEMA grant, is that quote going to be for each station. Mrs. Huhn said she
43 believes the RFP was for both companies.
44

45 Mr. Gress said the FireMed one is filled out as doing it for both. Mrs. Louder said Firehouse Grant
46 said they obtained over \$20 million worth of grant money from companies and the other one said
47 they obtained up to \$20 million. Mrs. Huhn said FireMed quoted \$17.5 million.
48

49 Attorney Treadwell said doesn't it look like Firehouse Grants is a per application price. Mrs. Huhn
50 said yes, she believes it is. The other one was \$5,000, one application for each company. The
51 Firehouse Grants is almost twice as much. Mrs. deLeon said the preference would be FireMed.
52 Mr. Gress said the second one doesn't necessarily specify which grant you would apply for. It says
53 they would offer one grant proposal for LS Fire Rescue and one to Steel City. It almost sounds like
54 the officer of the company would choose and decide which one they would want to apply for. Mr.

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1 Krycia said just because the officers pick that grant, it might not be a smart thing for them to go
2 after. Mr. Gress said hopefully for someone with experience in grant writing, they would know
3 which ones you would have a better chance with.
4

5 Mr. Krycia said the grant writers are only going to write grants that they know they are going to
6 have a really good chance at getting. There are actually four FEMA grants available that we could
7 actually get; and a Homeland Security grant that we could get under the Emergency Responder
8 category. If we go for them all, it would be eight grants, although we probably wouldn't go for all
9 of them. The Assistance to Firefighters Grant and the Safer are the really important grants. All the
10 grant periods are closed for this year. By law, FEMA has to extend all their 2018 grant allocations
11 and give their money away by the end of September, so that means starting in October, they will
12 start figuring out when they want to do the cycle for 2019. It will be a two-week cycle period. It's
13 not published yet. Safer will probably happen in February.
14

15 Mr. Gress said if we would approve this, what would the timeline be for you guys getting together
16 with them? Mr. Krycia said pretty quick. If you approve this tonight and the grant came out and
17 we had to submit it by October 15th, you are going to need a month to write the grant. There's a lot
18 that has to be done, and we will need all the budget information. If Council waited until the end of
19 September you are probably not going to be able to get a grant in for the 2019 cycle as you won't
20 have enough time to do the paperwork. Mrs. deLeon said this will be a big help to you. Mr.
21 Krycia said yes. Mr. Gress said we only had it on here for discussion. Mrs. Huhn said if Mr.
22 Krycia is available next week when Cathy is back from vacation, maybe we could sit down and
23 talk about it and bring it back to Council on September 4th and you could approve which company
24 would be the best.
25

26 Bryan Evans, Susan Lane, asked if Council will have to approve the grant application prior to its
27 filing or is the fire company allowed to file for the grant for anything they want even if it's not
28 deemed the appropriate direction of where it should be going. \$5,000 for a grant writer is not
29 insignificant. It's in the taxpayer's interest that everybody is on the same page. Some of the
30 departments have applied for Federal grants of \$1 million just in this grant cycle. If we wanted to
31 buy 10,000 chainsaws, that absolutely makes no sense whatsoever, but what is the process going to
32 be.
33

34 Mrs. deLeon said whatever you apply for should be something appropriate for fighting fires. Mrs.
35 Huhn said if we meet with Scott Krycia and someone from Steel City, when we bring it back to
36 Council for which company is going to be the best fit, we should have an idea of what they want to
37 apply for at that time. Mrs. deLeon said for grants in the Township, Council wants to know what
38 we are approving and is it in our budget.
39

40 **F. APPROVAL OF REVISED QUOTE FOR REVIEW OF FIRE APPARATUS**

41 Mrs. deLeon said at the July 17, 2019 Council meeting, approval was granted to engage
42 Emergency Vehicle Response (EVR) to review the specifications for the ladder truck proposed by
43 Lower Saucon Fire Rescue and the pumper/tanker proposed by Steel City. Having not seen the
44 specifications, EVR was only able to provide an estimate at that time. Based on the depth of the
45 detail, the cost to perform the reviews is \$2,400 for each piece of equipment.
46

47 Mrs. Huhn said when we sent it into them they said each would be \$2,400 based on the timeframe
48 we are looking to have them reviewed. We did approve the \$2,400 and we're just bringing it back
49 to ratify it. Mr. Gress asked if we have heard anything back? Mrs. Huhn said not yet, they are still
50 working on it.

51 **MOTION BY:** Mrs. deLeon moved to approve the review of the equipment specs in the amount of \$4,800
52 (\$2,400 each).

53 **SECOND BY:** Mr. Stauffer

54 **ROLL CALL:** 5-0

1 **G. REVIEW OF QUOTE TO RUN ELECTRIC LINE TO LUYBLI'S POND AT TOWN HALL**

2 Mrs. deLeon said Gary Wendling Electric has provided a cost estimate to install a power line from
3 the Public Works building to Luybli's Pond at Town Hall Park.

4
5 Mrs. Huhn said there is a price quote for \$3,021 to run electric out to the fountain and the aeration
6 system to keep the algae from building it up. We run electric out there temporarily by conduit and
7 through some cords. Mrs. deLeon said it would be much safer doing it this way.

8 **MOTION BY:** Mrs. Louder moved to approve the cost estimate and proceed with the installation of power
9 from the Public Works Building to Luybli's Pond at Town Hall Park.

10 **SECOND BY:** Mrs. Yerger

11 **ROLL CALL:** 5-0

12
13 **H. AWARD OF SALE OF TOWNSHIP PROPERTY – 2012 AUTOCAR/ELGIN STREET**
14 **SWEeper**

15 Mrs. deLeon said the 2012 Street Sweeper was advertised for sale in accordance with the 2nd class
16 Township Code, and was offered through Municibid. The bidding closed on Friday, August 16,
17 2019 with a final bid of \$36,300. Mrs. Huhn said we had a minimum limit and it did sell for over
18 what we were asking. We are asking the award be presented to Bob Lewis in the amount of
19 \$36,300.

20 **MOTION BY:** Mrs. Louder moved for approval of the sale of the 2012 Elgin Street Sweeper to Bob Lewis for
21 \$36,300.

22 **SECOND BY:** Mrs. Yerger

23 **ROLL CALL:** 5-0

24
25 **I. POLK VALLEY DOG PARK FENCING – APPROVAL OF COMPLETION OF WORK**
26 **AND FINAL PAYMENT**

27 Mrs. deLeon said the contractor has submitted a final payment request for the installation of the
28 additional dog park fencing at Polk Valley Park. The Director of Public Works has inspected the
29 work and is recommending release in the amount of \$10,818.00 upon receipt of a 12-month
30 maintenance bond. Mrs. Huhn said the work is completed, and upon receipt of a 12-month
31 maintenance bond, which is 15% of the contract amount. Mrs. Yerger said the dog park is used a
32 lot.

33 **MOTION BY:** Mrs. Yerger moved for approval of the final payment to Pro Max Fence Systems in the amount
34 of \$10,818 upon receipt of maintenance bond.

35 **SECOND BY:** Mrs. deLeon

36 **ROLL CALL:** 5-0

37
38 **V. MISCELLANEOUS BUSINESS ITEMS**

39 **A. APPROVAL OF JULY 17, 2019 COUNCIL MINUTES**

40 Mrs. deLeon said the July 17, 2019 Council minutes are ready for Council's review and approval.

41 **MOTION BY:** Mrs. Yerger moved for approval of the July 17, 2019 minutes.

42 **SECOND BY:** Mr. Stauffer

43 **ROLL CALL:** 5-0

44
45 **B. APPROVAL OF JULY 2019 FINANCIAL REPORT**

46 Mrs. deLeon said the June 2019 financial reports are ready for Council's review and approval.
47 Mrs. Louder thanked Mrs. Gorman for putting out the complete Law list, she appreciates that a lot.

48 **MOTION BY:** Mrs. Yerger moved for approval of the July 2019 financial report.

49 **SECOND BY:** Mrs. Louder

50 **ROLL CALL:** 5-0

51
52 **C. MONTHLY DEPARTMENT REPORTS FOR JULY 2019**

53 Mrs. deLeon said the July 2019 monthly department reports have been submitted by Police, Public
54 Works and Zoning per Council's direction. Mrs. Louder said she'd still like to see, based off of

1 Matrix recommendations, some of the administrative goals if they are met. Mrs. Huhn said they
2 are working on recommendations and what has been implemented to date.
3

4 **VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS**

5 ➤ Mr. Gordon Gress, Black River Road, said just to clarify, Mrs. Huhn's comment was we can't
6 spend all this flood money in one location. He assumed she was referring to the \$500,000 that was
7 borrowed for the Black River stormwater project. He realizes the Township can put that money
8 wherever they want, but that money wouldn't be there if it wasn't borrowed for the Black River
9 stormwater project. Mrs. Huhn says we are going to do a priority on stormwater, that's a good
10 thing. He referred to 1999 minutes where Tom Maxfield said we are starting to have a stormwater
11 problem in LST. The Black River stormwater project, why did it stop? Linc and Brien said we
12 can't get an easement from a property owner. He said the info he provided showed that wasn't
13 necessary. Hi said Linc said this could now cost \$1 million. What does it cost to go out for a bid.
14 Mrs. Huhn said engineering. Mr. Gress said we paid \$90,000 for engineering. Mrs. Yerger said
15 she knows we had talked about purchasing the property and that was going to be part of the
16 solution, then he wouldn't sell. Unfortunately, some of the ways we tried to fix this just didn't
17 happen. That was part of the issue moving forward, then we had to look at Plan B. She's not
18 making an excuse but that was a huge part of it. With the info Mr. Gress provided there was an
19 easement and new pipes were necessary. Attorney Treadwell said he doesn't think anyone's
20 reviewed, from an engineering perspective, the info Mr. Gress provided. Council hasn't authorized
21 anyone to review it, so you present in it what you believe to be a solution on the thumb drive, but
22 we can't put what's on your thumb drive out to bid. We need an engineer to review or confirm or
23 not confirm that what you believe the solution is, will work or won't work without having a
24 negative effect on anyone else downstream. Mr. Gordon Gress said having a negative effect really
25 continues to amaze him as the water goes there now. Attorney Treadwell said I'm not an engineer
26 so I can't have an engineering discussion with Mr. Gress. His simple review of the concept is, it's
27 not where the water goes now, it's how much and how fast. If we put more in there and it's going
28 at a faster rate, that could have a negative impact. Mr. Gress said how are you going to put more in
29 than happens now. Attorney Treadwell said because the water we see on the road wouldn't be on
30 the road, it would be in the pipe. It's concentrated in a pipe and it's going faster and coming out in
31 a more concentrated manner. Water pressure is going to be way higher at the other end than it is
32 now. Mr. Gordon Gress said that's what happens at Old Philly Pike, it goes into a pipe, it goes
33 under Old Philly and comes out the other side.
34

35 Mr. Kocher said he'll speak in rough numbers. He looked at some of the pictures on the thumb
36 drive. When Black River Road first came to Council and we said let's look at doing something
37 about the runoff, there's three problems presented. The first is that there is an awful lot of water
38 that comes down off of Fire Lane from the west side, and is all concentrated by Fire Lane and
39 comes out like a fire hose on Black River Road. As part of that, the property owner across the
40 street was complaining when there's a lot of water that comes down, the only thing that prevents
41 water from coming across the street, as his house is right in the drainage path, is the crown of the
42 road. With the amount of water coming down Fire Lane, that water crosses and would go into Mr.
43 Griggs house. Problem No. 2 is that in the winter Black River Road is so flat, especially at the
44 intersection with Fire Lane, that even after it was done raining down by Wydnor and up by Black
45 River Road, the springs would continue to feed that very slowly and it would ice. Problem No. 3
46 with the water that comes down primarily Fire Lane and what it does is makes the turn on Black
47 River and heads east. Black River is flat and very little capacity in the gutter; therefore, the water
48 gets very wide and it moves somewhat slow in the flat areas. When you get down to Old Philly
49 Pike, there's two pipes, the one on the north side is an 8" pipe that was put in by PW years ago to
50 handle icing at that intersection. It takes some flow. The one on the south side is an 18" pipe.
51 That takes whatever flow is in the gutter, takes it under Old Philly Pike and eventually brings it
52 back out to the surface, goes to another driveway culvert and crosses over into Collins property,
53 and then continues down to 378. When we dig into the numbers, and we look at the capacity of the
54 pipes, there's an awful lot of flow that goes under the intersection of Old Philly Pike and Black

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1 River Road. That pipe is an 18" pipe. There are three primary items that affect the capacity of a
2 pipe to convey stormwater – the size, the type and the slope, not just the size. Fortunately, that
3 pipe is an 18" pipe and it's a pretty decent slope, almost 5%. That handles about 20 cubic feet per
4 second. When we talk about capacity of pipes to handle stormwater, it's in cubic feet per second.
5 When you look at the numbers of what's coming down from the watershed that feeds this
6 stormwater system on Black River Road, if we build it and look at the Township regulations which
7 are pretty consistent with engineering regulations from PennDOT on down, the peak rate of runoff
8 from that watershed is 40 cubic feet per second. That pipe handles anything from 20 on down.
9 There's some part of the storm, a 25-year storm, which is almost 2" in 30 minutes, that's the 25-
10 year storm for that watershed. When we get that storm, the peak is 40 cubic feet per second, not
11 the entire rate of runoff. What we have seen in those pictures might have been less than a 25-year
12 storm, could have been a 25-year storm when the pictures were taken, it was somewhere beneath
13 that peak. Runoff doesn't instantaneously start at 40. Runoff for 40 then shut off, it builds up.
14 Run off starts, comes to a peak then it taper down. There's a portion of that graph if you graph it
15 out that would not fit in that pipe so if we look upstream and say let's just extend an 18" pipe, what
16 you could do, you could take an 18" pipe and extend it up to the Black River Road. The problem is
17 the Black River Road gets so flat up between Wydnor and Black River Road, it wouldn't be at 5%
18 anymore. Then the capacity of that pipe then drops to 10. Now you are going to have a lot of
19 runoff that's going to get in this 18" pipe and it's going to flatten out and come out the inlets. The
20 average everyday thunderstorm might go in that 18" pipe. It would fix the icing problem. Maybe
21 you could get enough into it to prevent Griggs from getting overflow, but you would not solve the
22 peak flow for your standards and most standards wouldn't fit in an 18" pipe with the slope as flat as
23 it has to be to get through in front of your house. The other problem is there's a gas line on the
24 south side of the road, a water line on the north side of the road. The City has already said you're
25 digging in there, we think we want you to put a new water line in. There's a sanitary sewer in the
26 middle of the road, so what they believe at some point, there's got to be a 24" pipe in there and
27 feed it with inlets on both directions and try to run that truck line down between those utilities.
28 That's what took a lot of work to figure that out. When you get to Old Philly Pike, there's not one
29 gas line, there's two, so we have to snake it through there. Hydraulically, you can't take the 24"
30 pipe and tie it into an 18" pipe or a lot of storms the water is going to shoot up out of that inlet and
31 be in the intersection. Until we get down on the other side of Old Philly Pike, we're above the 24"
32 pipe, we're a 30" pipe. In order to do that we need a permit, in order to get the permit, we need a
33 very large erosion control structure which requires the property owner's permission. That is how
34 we got to where we are. The property owner hired his own engineer and put out to us that we are
35 increasing the water. Mrs. deLeon said that's why this hasn't happened. Mr. Gordon Gress said on
36 the thumb drive he had the weather bureau's rate of flow that day. If you go down there, no water
37 goes down to 378. It goes under the property on the south side of Black River Road right before
38 you get to the shopping center and it goes into the 18" pipe to the stream. On the other side of the
39 road, where the PW put in a pipe to control icing, that has its own pipe. Those two pipes go on this
40 side of the shopping center property, you don't need an easement there. Mr. Kocher said if we say
41 we are going to extend storm sewer to Old Philadelphia Pike, we should not put in a pipe over 18".
42 An 18" pipe will carry what an 18" pipe will carry, there's nothing wrong with putting that in, but
43 you have to understand you'll be putting in a pipe that's substandard for the Township's own
44 regulation and it's only going to carry the peak flow when you get it up past Wydnor. Will it be
45 some benefit – sure, will you encounter the same construction issues that we're going to encounter
46 between the gas line, water line, water laterals and the sewer lines – yes. Probably even more as
47 you might not want to run the same 18" trunk line up there, you might want to try to run it on the
48 north side. There's still construction difficulties associated with that. Mr. Gordon Gress said the
49 water line was put in 1966, is it bad after 40 years. Mrs. deLeon said they see it as an opportunity
50 to replace it as the street is open. Mr. Kocher said we'd probably convince them we are not going
51 to replace that water line, but from a practical standpoint, the closer we get to actually putting our
52 trench near that water line, just by backfilling the trench and the old age of the water line, and if it
53 leaks, they'll say it's our fault. Mr. Gordon Gress what bothers him is the icing in the winter, that's
54 the danger. We almost had a head on collision there. Mr. Kocher said there are other options with

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1 dealing with the icing which we looked at. They generally require the cooperation of the property
2 owner across the street, so we don't have to go to Old Philly. The property owner across the street
3 was not interested in it. Mr. Gordon Gress said he thought Attorney Treadwell said something
4 about sending a letter to Mr. Griggs asking if they would be open minded about it. Just up the road
5 there are no utilities, sewer in the middle, but that puts water over there and isn't fair to Georgie's
6 dad and Sfredda. Mr. Gordon Gress said should he stop complaining or can Brien come up with a
7 magic solution. Mrs. deLeon said with all the rain we've had there are so many areas in the
8 Township that have been flooded and have never experienced it before, where do we start?
9

10 Mr. Kocher said he's looked at a lot of alternatives. You've seen the end result which is the most
11 feasible decision. Since most of the water comes from Fire Lane, we could buy property on the
12 west side of Fire Lane, put in a big basin in there, we could try to collect the water and release it
13 slowly. It would not solve the icing problem because the same amount of water is coming down
14 and it would be let out slowly. We could put a small pipe in the intersection of Black River and
15 Fire Lane to take care of the icing problem, that requires cooperation of the property owners across
16 the street, and you'd have to take down a lot of trees. You could run an 18" pipe up but it would
17 carry what it could carry. After you see how it acted, you'd ask why are we going through all that
18 putting in an 18" when we should have put in a 24". He designed a system that takes care of each
19 of those problems, but it requires you to get property owner permission down at Black River or he
20 had an alternate to go all the way down to 378 that required the same property owner. Mrs. Louder
21 said when the water comes down Fire Lane, is it coming down the lower or upper end and crossing
22 over Fire Lane and coming down? Mr. Gress said it comes down both sides of Fire Lane. On the
23 west side are several springs which have now dried up. When the springs are running there's a
24 constant flow of water. When Roger paved the road, he put in some nice gutters. Mrs. Louder said
25 and a pipe would go underneath the driveway. The gutter would come down and they would drive
26 over the pipe to get in their driveway. Mr. George Gress said the pipes from Wydnor Lane down
27 handle the water. The water goes down past Wydnor on the north side of Black River until it gets
28 where the pipe cuts across Black River and some of it stays straight, some cuts across. The part
29 that cuts across, this the 18" pipe and the rest comes down the north side, hits the 8" line and
30 continues to flow down. As long as those drains stay open, the 8" and 18" pipe handle all that
31 water just fine. If we can get it past Wydnor, we're good to go, that's just his opinion. Mrs.
32 Louder said is that an option to be done, the gutters? Mr. Kocher said we have that east of Wydnor
33 now. The problem is if we collect underground west of Wydnor, we're already underground, and
34 what do we do with it. Mrs. Louder said it won't be going underground, it's going to be going
35 down the sides of the road on both sides, it will roll and go underneath the driveways through
36 pipes. Mr. Kocher said it will carry what it will carry, the problem is it's too flat. Mrs. Louder said
37 she doesn't think you need that much of a grade to make the water go into the gully. Mr. Kocher
38 said it's not getting it into the gutter, the problem is the area is too flat, so you'd have a gutter
39 pretty big in order to keep all of it in the gutter. Mrs. Louder said it would still bank it as it's still
40 going down because of the pressure. Mr. Kocher said if you go back and look at those pictures, the
41 water spreads out as it makes the turn out of Fire Lane because it's flat. The same amount of
42 water, it doesn't have what controls the capacity in that gutter, it's the same thing that controls the
43 capacity of the pipe and that's the slope. Mrs. Louder said she thinks the road would have to be
44 graded to direct the water down to the gutters. Mr. Kocher said you can try that. He's talked to
45 Roger about it and he believes those gutters are as deep as he can get them and he agrees that the
46 gutter capacity when it's that flat is not going to be anything near the gutter capacity that it is down
47 on Old Philly. Mrs. Louder said she has faith in our PW department, she thinks they can do it. Mr.
48 Kocher said it's not what they can do, it's the slope of the ground. Mr. George Gress said he
49 understands what Mr. Kocher is saying about it being flat, it is fairly flat there, and it may even go
50 uphill there. Mrs. Louder said you could change it with a slight slope as water moves. Mr. George
51 Gress said once you keep the flow, you get to Wydnor, you are below the grade of the gutter that's
52 already there. Mr. Gordon Gress said anything is better than what is there. Mrs. Louder said if we
53 just pull it away from that intersection, because that intersection seems to be the problem child.
54 Last rain she was on Black River Road and she saw people's front lawns flooded. Mr. George

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1 Gress said PW paved Fire Lane, they put some blacktop down on Black River as well. Mr. George
2 Gress said that may have changed the dynamic a lot just there. Mr. Gordon Gress said we haven't
3 had a heavy rain since they paved that road. He respects what Mr. Kocher is saying as he's doing it
4 from an engineering standpoint, but he's doing it from a lay person standpoint. Any gutter that
5 puts some of the water in the gutter away from the center of the street helps and it's within the road
6 crew's expertise. Mr. Gordon Gress said part of this problem is when the development was built in
7 1966 by Toll. The original gutter was rip rap with the stone, that's still there. If you look up by
8 Horiszny or down below, the gutter is fairly deep. It's just in front of their house that there's
9 hardly any gutter. He said Mrs. Huhn had berms put there. Mr. George Gress said what if we wait
10 for a rain now that Fire Lane's been paved and maybe Roger can come out right afterwards, and
11 maybe it would be a different perspective. Mrs. Louder said that would be the next step. Mr.
12 Gordon Gress said he respects what Mr. Kocher is saying, but that's not always the case. If we
13 control this maybe 90%, that's fantastic. Mrs. Louder said wait for the rain and have PW go out
14 and look at it.

15 ➤ Ms. Stephanie Brown said she can't believe the appearance of the Native Plant Garden. Mrs. Huhn
16 said the Saucon Creek Watershed started working on it last weekend, so you should see
17 improvement. Mrs. deLeon said everyone has these great ideas of putting gardens in and then
18 nobody thinks about the future and who is going to take care of it, and then it's our problem. Ms.
19 Brown said she thought it was something on a volunteer basis. Mrs. Huhn said they can't get
20 volunteers.

21 ➤ Ms. Stephanie Brown asked about the bridge and where we go from here. Mrs. deLeon said she
22 found on the internet that PHMC said it was eligible for listing on the National Register which is a
23 great plus. To get it on the National Register, anybody can do that. This Council can also pay a
24 consultant to do that, but when we owned the Homestead, the consultants that we hired charged us
25 \$5,000 and that was a couple of years ago. She doesn't know how the County would look at us
26 doing that, since they are the owner. We have an SVP meeting on September 11th and we normally
27 ask the County for an update. She's also upset over the County with the pipelines as we have at
28 least six gas lines running through our Township. We haven't had a meeting since the bridge was
29 eligible. Ms. Brown said she remembers trying to get Lamont McClure involved and he did
30 nothing. Mrs. deLeon said she would like this brought up at another Council meeting, but wants to
31 hear from the County. Ms. Brown said it's been sitting there for how many years now and nobody
32 watches it, she can't take care of it and watch it like she used to. It is deteriorating and she's afraid
33 some of the stones are going to be missing. Mrs. deLeon said it's in the TIP program. They pulled
34 the Meadows Bridge out of the county committee. They were supposed to study it and determine
35 whether it was going to be rehabbed or be replaced. To replace it they were going to do a concrete
36 span and they were going to use stamped concrete and set it in stone. They got TIP money and
37 they have to figure out whatever the cheapest way is, that's what they are going to do. Meanwhile
38 they had to go through all the different agencies and have to get reports from all of them which
39 takes time. Now because of them looking at it with PHMC, they re-evaluated it and they
40 determined it was worthy of being eligible for listing and just because it's eligible doesn't mean it's
41 going to meet the criteria. Mrs. Yerger said even if it makes it to the National Register, they are
42 not obligated to keep it. Mrs. deLeon said they have those little signs that say this is a historic
43 marker and anybody can apply for it. Mrs. Yerger said it's not onerous to get them listed. Mrs.
44 deLeon said she would support that. Mrs. Yerger said whether it's going to resonate with the
45 County or not, it's still not guaranteed they are going to keep it. Mrs. Yerger was wondering if one
46 of the Historic Societies could do it. Mrs. deLeon said we need a professional firm to do it. Does
47 anyone have a problem with Mrs. Huhn doing requesting RFP's? Mr. Stauffer said he'd worry
48 about spending the money and then the County decides they want to get rid of it. Mrs. Yerger said
49 we don't own it and it probably isn't going to save the bridge. Mrs. deLeon said what we are doing
50 is documenting it. Mrs. Yerger said as far as getting estimates, she doesn't see that as being a
51 problem and then we can go from there. All the County has to do is document it, then they can
52 demo it, it doesn't save the bridge. Mr. Gress asked if it is on the County for replacement? Mrs.
53 deLeon said we don't know that because it went to the TIP program, which is a Federal program,
54 that's where it's at now. Mr. Stauffer said is there a timetable. Mrs. deLeon said no. Mr. Gress

1 said even if they decide to preserve it, from a safety standpoint, it's antiquated. If there's an
2 incident at the banquet hall or any of the residents that live on that road, Leithsville Fire Station is
3 right up the road and they pretty much have to drive right by and go around. It's a great thing to
4 preserve that bridge, but in all practicality if they are going to preserve that bridge, then what are
5 our options. Preserving that bridge and making it functional are two very different things. Mr.
6 Kocher said he's never seen a federally funded bridge that doesn't look like a modern concrete
7 bridge. That's what federal funds do, they have to meet standards. Mr. Gress believes in saving it,
8 but is looking at the big picture, something modern eventually needs to be there for public safety.
9

10 Ms. Stephanie Brown to addressed Mr. Gress. She said a detriment in that area is the gate between
11 the two developments on Stover Road and if the gate wasn't there, that would be a good timesaver.
12 Over the years, she did see firetrucks go over the bridge and that was allowed in emergency
13 situations. She'd hate to see a fire truck ruin the bridge. She read on a blog that there's a twin to
14 that bridge in NJ. What if there is, there's so much we don't know about it. Mr. Gress appreciates
15 the history of it; however, as much as he thinks we have to preserve that bridge, we also need to
16 have something modern in the general vicinity for access.
17

18 **VII. COUNCIL & STAFF REPORTS**

19 **A. TOWNSHIP MANAGER** – No report

20 **B. Mrs. Yerger** – No report

21 **Mr. Gress**

22 ➤ He attended NNO on August 6th, Community Day on the 17th and the Bike Ride with the
23 Police. On August 1st he attended the "Active Shooter" training at the school with the
24 officers and he watched eight scenarios and it was quite an interesting experience. It's a
25 great thing to see the Police Departments being involved in this.

26 **Mrs. Louder**

27 ➤ Back in May and June, she contacted the Manger of Revolutions in hopes to see if the
28 property is available. She found out it's for sale for \$5.5 million and for rent at \$47,000 a
29 month. With that said, she thought no problem, we can do this. She's contacted multiple
30 investors. Her vision was to create a public market there, hoping to find someone as
31 adventurous as she is. The investors don't feel it's something they are interested in. She
32 spoke to the Managers of the Allentown Farmers Market, a handful of small businesses,
33 Northampton County, and Mr. Mike Lieberman, who is involved with the public market in
34 Bethlehem. He basically told her they are pretty much jumping through hoops and
35 spending thousands and thousands of dollars to put it together. With all of this said, she is
36 still throwing it against the wall to anyone who will listen to her so we could have a public
37 market in LST with a bowling alley for public entertainment and a market with maybe
38 some of the small businesses in the Township moving in there. Mrs. Yerger said there is a
39 growing trend where they are putting in movie theatres with restaurants that you sit and
40 eat, so maybe that would be an option.

41 ➤ She wants to go back to the paper alleys, but she needs Jim Young to be here because it
42 involved the County and he's more well-versed than she is. Another thing she wanted to
43 talk about in the Township, which is flag properties. She knows that flag properties are a
44 nuisance for development and everything else, but she stills thinks that maybe if we
45 regulate the number of them, we would allow a developer to put in instead of just blocking
46 them completely. She knows there is a resident of the Township that owns three properties
47 that are adjoining each other, one was her grandmothers who just passed away and she had
48 her property here and there's a flag property in the back that she wanted to build on. It's a
49 flag property using the same driveway, so basically because of all the way the zoning
50 things are written, she guesses she's getting blocked from being able to do that. She's not
51 100% sure on all of these details.
52
53
54

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- 1 **Mr. Stauffer** – No report
- 2 **Mrs. deLeon**
- 3 ➤ She went to Community Day and it was very nice. She attended NNO. The SVP will be
- 4 starting our Multi-Municipal Plan.
- 5 **C. SOLICITOR** – No report
- 6 **D. PLANNER** – Absent with prior notification
- 7 **E. ENGINEER** – No report

8

9 **VIII. ADJOURNMENT**

- 10 **MOTION BY:** Mr. Gress moved for adjournment. The time was 8:51 p.m.
- 11 **SECOND BY:** Mrs. Yerger
- 12 **ROLL CALL:** 5-0

13

14 Submitted by:

15

16

17 _____

18 Leslie Huhn

19 Township Manager

Priscilla deLeon

Council President