

**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**

- A. Ordinance No. 2017-05 – Amending Chapters 130, 137 and 77 – Public Hearing and Consideration of Adoption

**III. DEVELOPER ITEMS**

**IV. TOWNSHIP BUSINESS ITEMS**

- A. Acquisition of Conservation Easement Located at 2540 Martins Lane – Revised Agreement of Sale
- B. Zoning Hearing Board Variances
  - 1. Saucon Valley School District – 2097 Polk Valley Road – Request Relief from Maximum Impervious Surface Coverage for Improvements to Sports Track
  - 2. Shelly Krukowski – 2160 Skyline Drive – Request Relief from Front Yard Setback for Porch Expansion
- C. Property Maintenance Ordinance Discussion
- D. Appointment of Police Chief Search Committee Members
- E. Resolution #68-2017 – Submission of Local Share Municipal Grant Application to NCGRERA

**V. MISCELLANEOUS BUSINESS ITEMS**

- A. Approval of October 18, 2017 Council 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**

**UPCOMING MEETINGS**

Parks & Recreation: November 6, 2017  
Saucon Valley Partnership: November 8, 2017 @ LST  
Environmental Advisory Council: November 14, 2017  
Township Council: November 15, 2017  
Planning Commission: November 16, 2017  
Zoning Hearing Board: November 20, 2017  
Saucon Rail Trail Oversight Commission: November 27, 2017 @ UST

**I. OPENING**

**CALL TO ORDER:** The General Business & Developer meeting of Lower Saucon Township Council was called to order on Wednesday, November 1, 2017 at 7:07 p.m., at Lower Saucon Township, 3700 Old Philadelphia Pike, Bethlehem, PA with Mr. Ron Horiszny, presiding.

**ROLL CALL:** Ronald Horiszny, President; Sandra Yerger, Vice President; Priscilla deLeon, Glenn Kern, and Donna Louder, Council Members; Leslie Huhn, Township Manager; Linc Treadwell, Township Solicitor; Kevin Chimics, Township Engineer; Judy Stern Goldstein, Township Planner; John Scruggs, Interim Police Chief; and Jr. Council Member, Sam Striz.

**PLEDGE OF ALLEGIANCE**

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

Mr. Horiszny said they did meet in Executive Session prior to the meeting. Attorney Treadwell said they discussed a personnel issue and contract negotiations with the Police Officers' Association.

**PUBLIC COMMENT/CITIZEN AGENDA ITEMS**

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

**II. PRESENTATIONS/HEARINGS**

**A. ORDINANCE NO. 2017-05 – AMENDING CHAPTERS 130, 137 AND 77 – PUBLIC HEARING AND CONSIDERATION OF ADOPTION (7:09 p.m.)**

**MOTION BY:** Mrs. Yerger moved to open the hearing.

**SECOND BY:** Mrs. deLeon

**ROLL CALL:** 5-0

Attorney Treadwell stated this ordinance has been advertised which updates Chapters 130,137 and 77 of the code; they deal with on-lot sewage disposal systems, storm water runoff and grading plan regulations. These chapters are being updated to bring them into compliance and make them more consistent with current state regulations. Mr. Chimics reviewed some of the changes.

**MOTION BY:** Mr. Horiszny moved to close the hearing.

**SECOND BY:** Mrs. Yerger

**ROLL CALL:** 5-0

**MOTION BY:** Mrs. Yerger moved for approval of Ordinance No. 2017-05.

**SECOND BY:** Mrs. deLeon

**ROLL CALL:** 5-0

**III. DEVELOPER ITEMS – None**

**IV. TOWNSHIP BUSINESS ITEMS**

**A. ACQUISITION OF CONSERVATION EASEMENT LOCATED AT 2540 MARTINS LANE – REVISED AGREEMENT OF SALE (7:14 p.m.)**

Attorney Clemons was present and stated that he previously presented the Agreement of Sale to acquire a conservation easement on 35.5 acres of land on Martins Lane. The project is located in both LST and Springfield Township. Fifty percent of the funding will come from a Highlands grant from DCNR and the other 50% will be split between LST and Springfield based upon the percentage of the acreage they have. Because the DCNR money comes through Heritage Conservancy, they need to be a party to the Agreement of Sale, so the revised Agreement of Sale adds them. Additionally, if the grant funds have not been received prior to settlement, Springfield and LST will each advance a share of the purchase price, and will then be reimbursed. The funds have already been earmarked for this project.

**MOTION BY:** Mrs. deLeon moved to approve the revised Agreement of Sale, as presented.

**SECOND BY:** Mr. Horiszny

**ROLL CALL:** 5-0

**B. ZONING HEARING BOARD VARIANCES**

**1. SAUCON VALLEY SCHOOL DISTRICT – 2097 POLK VALLEY ROAD – REQUEST RELIEF FROM MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR IMPROVEMENTS TO SPORTS TRACK (7:23 p.m.)**

David Comer was present on behalf of the applicant, along with Terry DeGroot and Justin Massey who designed the project; and Wally Zimpfer and Bob Frey from the SVSD. Mr. Comer gave a brief overview of the project and proposal. They are seeking relief from the maximum allowable impervious coverage to construct an all-weather track with interior surface, which will increase the existing coverage. Mr. Comer said the plan indicates where they will add drainage for the track. Mr. Massey went over the stormwater collection areas and some options. Mr. Massey said it's similar to the track at Lehigh University. Council took no action.

**2. SHELLY KRUKOWSKI – 2160 SKYLINE DRIVE – REQUEST RELIEF FROM FRONT YARD SETBACK FOR PORCH EXPANSION (7:34 p.m.)**

Shelly Krukowski was present and explained she has a concrete front porch which is falling apart. She wants to knock it down and rebuild it and make it a little longer by eight feet and put on a covered roof. She showed Council some pictures of what she would like to do. Council took no action.

**C. PROPERTY MAINTENANCE ORDINANCE DISCUSSION (7:37 p.m.)**

Mrs. Louder thanked everyone for their work and time on this topic. Her intention is not only to address the bank-owned properties, but also estate, vacant, and abandoned properties. Township Code Chapter 112 covers nuisances and she feels we have to draw the line and address the blighted properties that are vacant. It's necessary to take this step to protect the health and safety of the residents, as well as the property values of the Township. We need an ordinance to make sure our residents don't have to live next door to a property that's been neglected. There are properties owned by IESI along Applebutter Road that need to be taken care of.

Attorney Treadwell said we discussed this previously and Mr. Garges did some research with other municipalities, that the registering of these properties that may or may not be blighted, bank-owned, vacant, or abandoned doesn't get you any nearer to the goal that you want to get to at the end, which is to get them cleaned up. Mrs. Louder said we don't have to register them, just to do some kind of ordinance that tells them these are the rules. We have been able to use current ordinances effectively in the past to solve all of the problems so far and we've gotten them fixed. Another existing state law provides for the appointment of a conservator for the house. In order for a property to meet the requirements, there are certain things that it has to meet, one being not legally occupied for the previous 12 months. If it applies, then we can petition the court to be appointed as the conservator of the property which means we can fix it up. If we do fix it up we get reimbursed for the cost. Anyone can go and be appointed as the conservator.

Mr. Garges said just because a house is uninhabited doesn't mean it's not taken care of. Mrs. Louder asked where we stand with the property on Saucon Avenue? Mr. Garges said there's no property building code violations, but there are violations for other sections of the ordinance, which he is getting a notice to the property owner now. Mrs. Louder asked about the properties on Applebutter Road that are owned by the landfill? Mr. Garges said he's not aware that there are any violations on those properties or any other Township ordinance.

Mr. Garges said as soon as we are made aware of the violation, they go out and take care of it. Attorney Treadwell said if we get to a point where the staff can't address it, we'll come back to Council.

**D. APPOINTMENT OF POLICE CHIEF SEARCH COMMITTEE MEMBERS (7:49 p.m.)**

Mrs. Louder said she had requested to be on this committee and after speaking with the Manager, Council President and Interim Police Chief, she had a change of heart and it could be a bias situation so she is refraining from wanting to be on this committee.

Mrs. Huhn said she is recommending Tom Carocci, an attorney who serves on our P/C and EAC as well as Lara Goudsouzian, who is an Assistant Professor at DeSales, is active in the community and serves on our LSA board and the Hellertown Area Library Board. We also have the Police Association President, Jeremy Hantz and alternate Keith Bredbenner.

**MOTION BY:** Mrs. Louder moved to approve the appointment of the Police Chief Search Committee members, Tom Carocci and Lara Goudsouzian and Police Association President Jeremy Hantz, and Keith Bredbenner as an alternate.

**SECOND BY:** Mrs. Yerger  
Mr. Bryan Evans said he'd like to know the criteria that was used to select this committee. Mrs. Huhn said they did not have set criteria, and it was very difficult to pick as all the applicants were equally qualified.

**ROLL CALL:** 5-0

Mrs. deLeon and Mr. Horiszny said they were interested in being the Council representatives.

**MOTION BY:** Mrs. Louder moved for approval of the appointments of Mrs. deLeon and Mr. Horiszny as the Search Committee Council representatives.

**SECOND BY:** Mrs. Yerger

**ROLL CALL:** 5-0

**E. RESOLUTION #68-2017 – SUBMISSION OF LOCAL SHARE MUNICIPAL GRANT APPLICATION TO NCGRERA (7:56 p.m.)**

Mrs. Huhn said the funding round has opened again with the criteria it might have to be paid back. We are recommending applying for something that we have budgeted for 100% of the cost and is applicable to the grant submission. A one-time expense we would have is the Police vehicles, which we do have budgeted. They prepared a draft resolution to submit to the Gaming Authority. Mrs. deLeon said we should apply for three police vehicles.

**MOTION BY:** Mrs. deLeon moved for approval of Resolution #68-2017.

**SECOND BY:** Mr. Horiszny

**ROLL CALL:** 5-0

**V. MISCELLANEOUS BUSINESS ITEMS**

**A. APPROVAL OF OCTOBER 18, 2017 COUNCIL MINUTES (8:02 p.m.)**

**MOTION BY:** Mr. Horiszny moved for approval of the October 18, 2017 Council minutes.

**SECOND BY:** Mrs. Yerger

**ROLL CALL:** 4-1 (Mrs. deLeon – No)

**VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS (8:03 p.m.)**

➤ Mr. Gordon Gress, Black River Road, said LST's road crew put an overlay on the road and did a great job. It certainly has helped. The crew was terrific, professional, and very polite. He thanks the Council, Mrs. Huhn and the road crew.

➤ Mr. Joe Sofka said they need Wirth Road to be fixed just as Mr. Gress described. They get storm water from Wassergass and there's no road left, soon it will be a dirt road. There are eight homes on it and his neighbor, Bob Coyle, has to put barricades up so it doesn't go into their homes. Mr. William Smith said a year ago he came to the Township and within days they had a crew over to fix the road, but now it's all washed away. They do walk on that road and have children riding bikes, so it's a consideration of safety. Mrs. Huhn said she will speak to Roger Rasich.

**General Business & Developer Meeting  
November 1, 2017**

**VII. COUNCIL & STAFF REPORTS**

**A. TOWNSHIP MANAGER (8:09 p.m.)**

- Mrs. Huhn said in the 2018 budget they presented to Council, \$5,500 was a budget line item for the traffic signal battery backups at four intersections. They were informed this week the current batteries were no longer functioning and would need to be replaced before the next storm event. They received a quote from Signal Service in the amount of \$3,880 to replace the batteries; there is funding available.

**MOTION BY:** Mr. Horiszny moved for approval of \$3,880 to replace the batteries for the traffic signals.

**SECOND BY:** Mrs. Yerger

**ROLL CALL:** 5-0

**B. COUNCIL/JR. COUNCIL**

**Sam Striz, Jr. Council Member (8:08 p.m.)**

- The SV High School marching band had championships at Lincoln University and they placed first in the Class 2A division. This Saturday, at J. Birney Crum Stadium, there is Nationals and following that is the game versus Central Catholic.

**Mrs. Yerger (8:12 p.m.)**

- Karen Samuels will be doing a presentation on a book she has co-authored on the history of local firefighters at Seidersville Hall on November 8<sup>th</sup> at 7:00 p.m. It's being co-sponsored by the LST Historic Society and Se-Wy-Co.

**Mrs. deLeon**

- She thanked Mrs. Huhn for putting together the list for all that is happening in the Township for the month.
- She likes the additional pages on the website for the agenda.

**Mr. Kern – No report**

**Mrs. Louder – No report**

**Mr. Horiszny**

- He attended the LSA meeting and there is an offer for an Act 537 seminar for Council people to attend.

**C. SOLICITOR (8:14 p.m.) – No report**

**D. PLANNER – No report**

**E. ENGINEER – No report**

**VIII. ADJOURNMENT**

**MOTION BY:** Mr. Horiszny moved for adjournment. The time was 8:15 p.m.

**SECOND BY:** Mrs. deLeon

**ROLL CALL:** 5-0

Submitted by

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Leslie Huhn  
Township Manager

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Ronald Horiszny  
Council President