

I. **OPENING**

CALL TO ORDER: The Joint Meeting with the Planning Commission from Lower Saucon Township and Hellertown was called to order on Thursday, April 16, 2009, 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. John Landis, Chair, presiding.

ROLL CALL: Present: John Landis, Chair; Tom Maxfield, Vice Chair; John Lychak; John Noble; Craig Kologie; Haz Hijazi; Chris Garges, Zoning Officer. Absent, Fran LaBuda.

Present from Hellertown Borough: Phil Weber, acting as Vice Chair; Charlie Luthar; Frank Posaglio from Lehigh University, Secretary and Record Keeper; Ron Shegda, and Don Rohrbach. Matt Milner arrived at 7:10 PM.

Absent: Chris Christian and Francine Drake

PLEDGE OF ALLEGIANCE

II. **PUBLIC COMMENT/CITIZEN AGENDA ITEMS** - None

III. **JOINT MEETING WITH HELLERTOWN**

Mr. Jack Cahalan said he is here with Charlie Luthar. There are no business items tonight as the Giant Fuel will be tabled.

A. **MULTI-MUNICIPAL COMPREHENSIVE PLAN REVIEW**

Mr. Cahalan said this was just what we pulled together between Tom, Charlie, John and himself over the last month when they came up with the idea of having another one of these meetings. Originally, John had said this previously, you would have one of the joint meetings after the comp plan was adopted. Unfortunately, there's been a delay in that and we're hopeful that the comprehensive plan will be before the two Council's this June. The reason for the delay is we've been meeting with the Lehigh Valley Planning Commission (LVPC). A few months ago the comp plan came before the two commissions, you gave it your blessing and it went to the Council's and then it was sent off to the LVPC for the forty-five (45) day review period. It went to all the adjacent municipalities and school districts. We only got one comment back from the plan and that was from the City of Bethlehem, some minor comments that they wanted to add in there, but nothing from any of the contiguous municipalities or school districts. We did get a letter back from the LVPC and they had some concerns, and felt there were deficiencies in the plan, things that were missing that they usually see in comp plans. He and Charlie had a series of two or three meetings with Olev Taramae and Mike Kaiser from the Planning Commission to try to iron out what these issues were so we could get their blessing on the comp plan, bring it back, and then hopefully bring it before the Council and get it adopted. The list started out pretty long and the more we talked, the more we were able to narrow it down to about one page, and you probably all saw the last letter that came into the Planning Commission (PC) which was a bulleted list of issues. One of the things that we've been having a problem with them about is we're not lacking the information in the comp plan, it's just where the information resides. A lot of the information they are looking for is in the appendices that we will attach to the comp plan. When we submitted a draft to them, we sent them a disk with all of that information on it in case they wanted to look at that information; they could just open it up. That did not satisfy them and they wanted more in the front part, the written narrative part of the plan and that looked pretty daunting as we didn't want to go through a whole

**Planning Commission Meeting
April 16, 2009**

rewrite of the plan, so we negotiated that down to doing some attribution connecting the front part to the data that's in the appendices. What we're going to try to do tonight is briefly run through the sections, additions and some of the data that has been added to the comp plan last added by Carolyn and AJ from Environmental Planning and Design (EPD) and we feel confident that this will address all of the concerns from the LVPC and that has been sent already to them, and we're hopeful during the review period they have, that ends May 17, we'll get a letter back from them saying the plan has been approved. Mr. Landis said what kind of power do they have in terms of our plan? Do they essentially say it has to be what they want? Mr. Cahalan said you could go ahead and adopt it with the letters have, the township and the borough could, but that would be there and that would accompany the comp plan in the future and if someone was concerned, it would be something that a developer might bring up and say, you had a problem here. It would be preferable to have a clean plan with full support. Mr. Luthar said when we had the second meeting with Olev and Mike Kaiser, Mike clearly understood that the plan was more than a plan. It's the cooperative efforts between the two communities and he understood it was important to work this to conclusion. He was very fair and reasonable on the second set of comments and as Mr. Cahalan pointed out, we basically had the information there, we just took things from the back of it in the indices and moved it forward as little excerpts. He thinks they are supportive and understand the value of this.

Mr. Cahalan said he will go through this. Someone said he read through the letter and he understands the LVPC had concerns, what they were asking about was in the appendices and it's been three or four months? Mr. Luthar said it's the first set of information. That was an extensive list of things that you had a chance to look at. The reaction of our PC was the heck with them, let's just go and adopt it. Mr. Cahalan said the first couple of letters looked like we'd have to go back and rewrite the comp plan. We wanted to avoid that and narrow it down to see what their critical issues were and we did that in the end. A lot of their issues was getting data from the back and getting it into the front part. Mr. Luthar said you'll see the highlighted areas in the book in front of you were basically the pieces that were taken from elsewhere. There were some that were rewritten, but most of it was in the appendices and added forward. They added a comment, for instance, on the Lower Saucon Open Space Plan, it was in there, but they said it is probably a premier plan with the way it's put together and all the data that is in it. Mr. Cahalan there is information from the LVPC on population forecast and typically they like to see this type of data in a comp plan and that we had that information available, so we put it in there for display purposes. Mr. Luthar said the numbers in the plan initially were the numbers that were calculated from the land area that was available and that was developable and so forth. It didn't have any deadlines or timelines on it as we weren't sure what the development sequence was going to be. This is basically their information that was just transposed into the report. Mr. Maxfield said he would guess that economic situation is unverified already. They talk about 22,000 people, he always understood that always had to be in every comp plan and he doesn't know why, it's almost like you are showing the specifics of the kind of situation or condition that you never want to get to, so what good is it. Mr. Cahalan said it's something that is in the comp plan in this region. The planners we have are from the Pittsburgh area and they say out West, they do things a little differently. This is another bit of data we had. It's nothing new. It's going to show up in the final plan any way. That was an issue that was raised by the LVPC, and scenario one is the current zoning and scenario two is the build out. One of the significant changes on there was scenario 2 would have the municipal services boundary in place which is public water and sewer outside the service area of the township. That's again for information purposes.

Mr. Cahalan said on the top of page 1-7, this is where we're doing some connections between data that's in the appendix and the section with public spaces and recreation. It basically says that copies of plans that have been done by the township and the borough and can be found in the appendix of this report. Someone said, can I ask at that point, should the watershed plan be in the appendix? Mr. Cahalan said if it's adopted, it could be, but he doesn't know the schedule on that.

**Planning Commission Meeting
April 16, 2009**

We could add that. Someone said it's out for comment and May 27th will be the public meeting to address that. Mr. Luthar said the timing for this will be June 10th or 11th, and the Council's will look at it at the end of the month if you all agreed. Mr. Kologie said even if the timing doesn't work out, he thinks any of those types of setting can always be adopted as addendums to the comprehensive plan.

Mr. Cahalan said on page 1-8, under business community and economic development, it's based on the business analysis and there's information that was pulled together by the consultant from various sources, locally and regionally.

Mr. Cahalan said the next change is on 1-15, and this was one of the ones where they typically look for land use designations, which we did not get into. We didn't spend a lot of time with this in our comp plan. They typically see this type of information, so the Planner put in here twelve different land uses, and these are probably familiar. What Carolyn said to us if anybody has a problem with any of these, we can change it at a later date. They are not something that is carved in stone. It's something that is just being put in here per the LVPC. There's some more verbiage here about the build out analysis and tying that into some of the population projections. Mr. Landis said by putting these twelve in, is it creating any new land use for us over what we currently have? There are different labels, and we don't use those same labels. He assumes Hellertown doesn't either. Mr. Maxfield said do we have anything institutional? Mr. Kologie said the same thing would be with Lehigh as well. Mr. Landis said institutional, we do have, it's school. Mr. Kologie said yes, schools. Mr. Maxfield said currently in Lower Saucon, land uses, he doesn't think we have anything called institutional. O&L would be the closest to it. We don't call O&L, where the high school is. We are using that for Lehigh University and places like that. Mr. Kologie said it's important also not to confuse the land use designations with the zoning designations. They are two different things. Mr. Landis said he totally agrees with that.

Mr. Cahalan said one of the other things that was on their to do list was the housing issue and this has been talked about in Hellertown. I don't think any of us are looking for any mandates to come up with more affordable housing. What we were trying to look for was some buzz word type of thing that we could put in there that would get us over that hurdle and we added something that we actually picked up from LVPC's newsletter and that's the inclusionary zoning guide model regulations that they are promoting and that's something basically you are asking a developer if he builds something to include some moderate income housing along with that. He doesn't know if it will ever be carried out to be mandatory, so we are putting some language in there saying we understand what you are talking about, here's something we are hoping will address it. It's on the bottom of page 1-17. There's a paragraph in there that says "the communities seek to continue to providing a variety of housing types based upon its range of interest and needs and it is recommended that communities evaluate the feasibility of using various housing related planning tools." We are really not committing to anything other than to look at these tools and see if that will work for the community. Someone said you can't legislate a builder to say you are going to include them. Mr. Cahalan said that continues over on page 1-18.

Mr. Cahalan said on page 1-19, that's more of that kind of language that says they will look at it and see if it works. Over on 1-19, Carolyn added a couple of words there saying we will evaluate the feasibility and as appropriate. That continues on with the housing.

Mr. Cahalan said on page 1-21, there was a little correction there on the township's natural resources special study plan. This was one of the things that they also asked that we feature more of the work done by the Township to preserve and protect natural resources, which we had given them a pile of all of the studies that had been done, and they were going to be in the appendix. They are listed here, and they wanted it featured more in the front part of the plan. We did that and

**Planning Commission Meeting
April 16, 2009**

that's what this paragraph does. It talks up what work has been done by the township and the area. It continues over on page 1-22.

Mr. Cahalan said page 1-29, there's a little addition there of the word "existing". We're getting into transportation which is another big item on their list. They do like to see a lot of transportation data, road types of numbers and things like that. We were lacking that because we weren't prepared with this plan to jump into this kind of thing. That's something in the future. It's not that it wasn't a priority, it wasn't just an immediate action priority, so in order to address that, we started to put in some of the data that they like to see for transportation. It gets into some of the numbers and the traffic data, talking about traffic analysis, zones, peak hours, that type of thing. That hopefully will satisfy them in that area.

Mr. Cahalan said on page 1-38, one of the things that Charlie picked up on, it wasn't really from the LVPC – we had been meeting regularly the last year or so with all of the emergency services people in the township and the borough and they were part of the two public meetings that were held. They contributed a lot to the formation of this draft plan. We were disappointed that we did not see enough in there to talk about the areas that were important to them, and that is continuing to work together jointly on what we call future regional opportunities in the area of services, whatever those might be. Consolidation, whatever mergers, we don't know what is in the future. They are really seriously working together, struggling with those issues. We're now going to bring in some peer consultants from DCED to work with them through this process, so it's going to be a very productive process, but we wanted to feature that also. We asked Carolyn to put this together and we did share it with them at the last meeting and think they were satisfied with that. This goes over on page 1-38 and 1-39 and talks about the future actions that we are going to be doing with the emergency services in the township and the borough. Mr. Luthar said all five departments, obviously the Chief's meetings are regular events. They are going to meet on April 21, to talk about things again. They do have a mutual aid in place already. They are doing a lot of things together and this is just trying to recognize more of what there isn't and what possibilities there are.

Mr. Cahalan said on Section 3, on page 3-15, that was just some language we put in about the comp plan. There was a map change also. It's the same map, but just some added language.

Mr. Cahalan said on Section 3-15 where he and Charlie asked both authorities to give us some information. We put that together and it was on the disk that was sent to LVPC. They wanted it up front where they could see it and we took all that data and moved it to the front of the plan. It's an overview of both of the authorities, a little bit of history on creation of the Lower Saucon Authority. It talks about their system. There is some mapping there. Mr. Luthar said Gar did an extensive report. His ran ten or fifteen pages. Mr. Cahalan said there is information on their service area, Act 537 update that is currently going on, the Leithsville project that is being discussed between the township and borough. Then we get into what Glenn provided under the Hellertown Borough Authority overview. It talks about the system and what that includes. It's basically to give background information on the two systems. That's nothing new, it's just moved up to the front of the plan. Then the next thing it gets into is transportation and there is a lot of data that will make the Planners and the Planning Commission happy. It starts on page 3-21 and this was when we submitted the draft plan on the disc, we had the traffic studies that was done in LST and the borough and that was there for reference, but they wanted it up front. Mr. Landis said why would they want what was in the appendix? Mr. Cahalan said this is what they are familiar looking at and this is the way they do it. Mr. Landis said this kind of thing is usually appendix stuff. Mr. Cahalan said this was put in there, and it runs on and gives all the different data. There are several pages of it. We get down to the end, there's a new baseline peak line contribution that is on 3-31. This is now at LVPC and they are reviewing it and hopefully we'll get a positive letter back. What we are planning on doing is on June 10th, we normally have the Saucon Valley Partnership meeting. We are going to advertise and invite the Planning Commissions, Councils and all the

**Planning Commission Meeting
April 16, 2009**

various community stakeholders to come to a public meeting at the Saucon Valley School district. We will have the planners there and will do a run through of the plan, answer any questions, address any concerns. Following that, the plan would go to each Council for their consideration of adopting the comp plan. If everything goes well and gets adopted, we should have it completed by the end of June. There was a little bit of a delay, and it might have made the plan a little bit better. Mr. Luthar said in the future, whatever of these action plans you want to attack, you obviously want to come back with a positive reaction from the LVPC. It was an important reason to do this along the lines of what they were recommending. There is grant money available and COSTAR will help us in that process. The basic plan hasn't changed any. The information was there, it just was in the back and not in the front. We may have changed a few words. Fire and emergency services were enhanced a little bit to try and make it more prominent. Tom Barndt, at one of the meetings, made a comment on that it was lacking. The thought wasn't there, just the words didn't express it. We are going to need Planning Commission's recommendation on this. Bethlehem's only comments on this were minor things and the willingness to cooperate and work with us in the future. They mentioned the rails to trails specifically and that's because of the High Street bridge in Hellertown and the fossils and there were issues with the wooden bridge as it's really in Bethlehem. The PUC is currently acting against Norfolk Southern to get something done on the bridge. One of the things would be to fill the cut up to about 12" from grade level and then have the City of Bethlehem build a two lane bridge with pedestrian sidewalk across that. The City initially was okay with that, but now there are some rails to trails hope will be impacted. That is one area they definitely would like to cooperate with. Mr. Maxfield asked if there really were fossils? Mr. Luthar said yes, marine fossils. They take students there. Mr. Maxfield said this is out for the final review, are there plans to put detailed table of contents in it at all? There's a lot of information that is in an order we wouldn't prefer and if you are looking for something, you might want to have some kind of a guide. Mr. Hijazi said when he was going through the electronic version, he thought he saw a table of contents. Someone said it's on the front of the disk. There is one.

Mr. Hijazi said are the appendices listed in the table of contents? Mr. Cahalan said he doesn't think they are. Someone said are they going to make this clickable in the pdf like the appendices that you can click on it? If you can click on it in the web, it would make it easier for people to search. Mr. Cahalan said they can ask them about it. Someone said if you would click on section 3-36, it would make it easier and would make you to that section. It makes it a more useable tool. Mr. Cahalan said it is online. If you go to the township website, scroll down on our opening page, there's a SVP page, click on the logo and this plan is on there now. Someone said both of you have done a great job in responding to the LVPC in terms of what they were asking, but in all respect, in responding to their requests, the document is more cumbersome now as a number of things have been taken out of the appendix and sort of inserted in and it's a bit harder to wade through now. We have to it as that's what the LVPC wants. A lot of the original problems that they said were with the plan, quite obviously, is because he's not sure they obviously read it. It's not as new things were invented, it's just that it was repackaged so they could thumb through it and have the components. In that respect, he appreciates the effort that was put into it. From their perspective, he would suggest, maybe the most important part of the plan is the Action Plan which starts on 2-1. There's very few words there, it's just a table and you have things listed as immediate, ongoing, short term, long term, and in terms for this joint body, so now what do we do. This would be the starting point, particularly those things that say immediate attention. Mr. Luthar said you are exactly right. This is a means to an end. Someone said in respect to that is he asked originally, very early on there needs to be the vision statement that says what this is all about so that every planner on this board has that one paragraph vision in front of him when all of these things come up to the PC and it's being debated, the vision statement should be very clear in everyone's mind so it helps guide how you make decisions on what comes before you. Mr. Cahalan said that will be on the placemat type of thing where the vision statement will be. Someone said the County didn't really comment on the plan itself, they commented on the data that was used to prepare the plan,

**Planning Commission Meeting
April 16, 2009**

but no comments on what the plan is proposing itself. Mr. Maxfield said the interesting thing about the comp plan is they are going to have to up their game a bit. If anything is right for an electronic file is links to the plan, links to studies, that kind of thing and the kind of electric organization you can get for it. It is more cumbersome and it hard to find things in there. They are going to have to realize that in the future. If we do an update on this, we should aim for this type of structure and try to make it primarily an electronic file and a written document as a secondary form. Someone said along the same lines, providing it to them in that format so they can go through it and have that data available easily accessible to them rather than giving them a hard copy. Someone said the LVPC does have an extensive website. Mr. Cahalan said in the beginning they gave it to the LVPC on a disk and he doesn't think they were happy with that. Someone said don't they understand we're in a green environment now. He asked if we are going to get this in anything other than a pdf? If we get a word document, that will provide us with the ability to update this without having to go back to the consultants. Mr. Luthar said we did not ask them for that. We can take control of it then. Someone said the chart that was on page 2-1, there are a lot of blanks in there. If we just have a pdf, we're kind of stuck.

Someone said a process would have to be adopted for updating and amending as this is going to go to the formal process of actually being adopted by vote by two Council's. If it's going to be a living document, then there should be some provision for how it's going to be updated and reviewed every five years. Mr. Maxfield said they recommend once every ten years. In the 2000 comp plan, they actually put some directives that said you need to go back and look at it in five years for zoning issues. There's probably some municipalities working off the same comp plan they had in 1975. Someone said there's many that don't even have one. Mr. Maxfield said maybe we should put a directive to go back and look at it. We're changing fast. Mr. Hijazi said should that be added to it, the timeframe? Mr. Landis said yes, it was in the other plan.

Someone said speaking of the time line, when did this current plan actually start, how long have we been at it? Mr. Cahalan said we're probably close to twenty one months. Someone said has the school district looked at this – it's the three entities. Mr. Cahalan said they have copies of this draft and they'll beat the public meeting at the school district in June. Someone said he's wondering if it would be helpful if maybe the summary that Frank was talking about, maybe this could be the basis if people are coming, to bring this across, and its' a good crisp summary with a vision statement it would be something to focus on. Mr. Landis said the people that are coming don't know the difference between the plan and a zoning ordinance soothe greater part of the discussion last time was how it affect them individually. It became a long process and you have to let people talk. This is a little different as it involves both municipalities.

Someone said from there, and once it's approved by Council, this could get set out by appropriate bill, with the summary.

Mr. Landis said do we have to recommend this plan again? Mr. Cahalan said yes. Hellertown Borough - Motion and second for approval to recommend this plan. All in favor.

Lower Saucon Township:

MOTION BY: Mr. Maxfield moved to recommend this plan.
SECOND BY: Mr. Lychak
ROLL CALL: 6-0 (Mr.LaBuda - Absent)

Someone said there has been a Saucon Watershed assessment that has been completed. Both municipalities have that in their hand for review. Summarizing, this is what we expect from the public. The stakeholders, anyone that lives in the watershed, particularly the municipalities in the watershed – Lower Saucon, Hellertown, Coopersburg, Upper Saucon and so on. The folks that put this together, it was a partnership

**Planning Commission Meeting
April 16, 2009**

between the Lehigh County Conservation district, which took the lead on assembling the plan and writing it and generated the final document. The lead out there is Rebecca Kennedy. The other partners in the plan were the Wildlands Conservancy and Lehigh University. There was some additional help from LVPC as well as the Northampton County Conservation District. The three main partners that put the plan together were Lehigh County Conservation District, Lehigh University and the Wildlands Conservancy. The plan is different in a lot of ways from the standard assessment. It was funded through the DEP and the DCNR, so the State of Pennsylvania funded it. It's different in that it's not a boiler plate plan. Just like we heard tonight about how the LVPC expected the plan to be laid out in a certain way, there is actually a boiler plate way to generate things. This one does not follow that and it deviates that it is really data rich. IT's low on opinions and very rich on data. The idea was to generate a baseline, so that five years from now we can come back and collect the same kind of data and ask the fundamental question, is the water quality in Saucon Creek better now than it was five years ago. Erosion problems that have been identified – are they worse now or have they been repaired. Simple questions like that. It addresses the two most important issues that when we speak to folks living in the watershed as to what are the environmental problems. One is water quality, the other is actually this erosion problem, bank erosion. The plan talks about bank erosion as it applies to riparian zones. The third one is flooding. A lot of municipalities including Hellertown have been very much hurt in the past decade, Ivan for example, and the question was what can be done, if anything to lessen that kind of damage. The plan takes off with those three kinds of things – flooding, water quality and bank erosion. It provides some background as to why those things exist and what might be done on a whole watershed perspective to mitigate them. It's open for public review and they'll be a meeting on May 22 in which we'll get the public input and then are looking forward to giving it to the state to get adopted. Mr. Luthar said it's an excellent report and an awful lot of detail. People went to a lot of effort to walk the streams. The fact that it had not been studied and the Saucon Creek had been ignored all that time. Someone said it kind of fell through the cracks, and there are a lot more watersheds nearby that have been assessed, but he would say that the level of assessment that this watershed now has is really head and shoulders above its neighbors. A good outcome or a bad outcome depending on your perspective is for a number of different reasons that we can only speculate on at this point. Saucon is more impacted than a lot of its neighbors and we can discuss, off the record, why that is the case, but with a lot of its neighboring watersheds, the Saucon Watershed seems to show a lot of negative impact. Water quality is not as good, erosion problems are more acute, and flooding continues to hamper certain communities including Hellertown. Mr. Maxfield said he wants to add that the compilation was done by the stakeholders and the people that he had mentioned, but a lot of the down dirty getting down in the stream assessment work was done by the Saucon Creek Watershed Association members. They really did a lot of volunteer work to make this happen. Someone said these are the inventories that are done over the last year or two? Mr. Maxfield said yes and it was a very worthwhile project. Someone said there were 85 miles of stream and every inch was physically walked and assessed. Mr. Maxfield said there are gobs of tributaries and things that don't even have names in our township. A lot of the smaller rivers in the system don't have names and there's even a question as to what part of the East Branch is the East Branch of the creek as it splits at one point. Someone said USGS was not involved and part of the reason was historically for reasons that are not clear to him, Saucon Creek has had a very poor gauging record from USGS, so from the late 1940's and 1950's, on either side of Route 378, the USGS for a five year period obtained a gauging station and that was because of the zinc mines. Other than that, they've had no interest in the watershed so there is no long term record. Bethlehem Steel did some of their own gauging, and it was downstream where Saucon Park is in Bethlehem. Right at the 412 bridge, they did gauging for many years, but it wasn't an automated gauge, it was a manual gauge. There is some data, but the USGS has very little data. Mr. Luthar said the report also has value in the comprehensive plan as we are talking about flooding and the impact in Hellertown and Ivan was a classic, but he's sure we will see it again, hopefully not as bad. Someone said he's only lived in the community for ten years and there have been two Ivan types of floods, Floyd and Ivan, big hurricane events. When they happen when the ground is wet, you are going to get a lot of damage. Someone said the 100 year events are now becoming five and ten year events. It's just going to get worse. The storms are getting stronger and you're starting to see more rainfall and with the continued build out, and all the stream and tributaries. They are starting to tell the USGS to redraw the flood maps. Someone said this is interconnecting to the comp plan, flooding is up in the air, and the plan addresses this, what's the role of

Planning Commission Meeting
April 16, 2009

obstructions in the streams? From one perspective, the more obstructions you have in the stream, the better. What it tends to do, they tend to act like a bunch of check dams and slow the flood waves as it comes down the stream. From one perspective, obstructions are good but from another perspective, they are bad because what they do is if the main channel stays high for a long period of time, where the tributaries come in, that water has nowhere to go. Much of the damage happens is because of the tributaries which is exactly what happened during Ivan in Hellertown. Saucon Creek was high in Ivan and Silver Creek peaked and there was no place for the water to go and that's why the damage occurred - obstructions, depending on your perspective are good and bad. When we are talking about obstructions, there's two that this plan addresses. No. 1 is the bridge that is causing a lot of waling and gnashing of teeth in Lower Saucon, the bridge at the Meadows which is in one perspective a very effective obstruction. The other one is that falls more in Hellertown is Thomas Iron Works. There's another place where the flood plain has artificially been narrowed and as long as that is there, Hellertown is in danger of more flooding as it's an artificial bottleneck. It's things like that the plan actually talks about. Someone said he doesn't know who put this plan together, but it's so beautifully laid out and just everything with the headings, the screenings, the size of the pictures. It's beautifully presented and very easy to read. Someone said it was the Lehigh Valley Conservation District, Rebecca Kennedy. Someone said we are working to release all of the maps on a web server, so you'd actually be able to go online to the map, get the map, and interact with the map.

Mr. Luthar said we have to discuss a future meeting date, and we did all agree you wanted to do this twice a year and to take a look at the comprehensive plan and see if there are projects in the plan and projects outside of the plan that the two commissions would like to work on. That's something that is high in his view. Someone said how about a date September or October? Mr. Landis said that is fine. Mr. Luthar said the fall would be a good time. Someone said a minimum of every six months. Mr. Landis said after the plan is adopted, we need some organization and then can go from there.

Mr. Maxfield said No. 2 on there, when Chris was asking for ideas, he asked about impacts on local roads from casino traffic and he meant during construction. That stemming from someone had told him the planned work on 412 is planned for actually after the casino opens up and then we were talking about 200 busses a day. He doesn't know if Hellertown has been given information, but we have traffic like landfill traffic, plenty of trucks, the old steel site is going to be moving along. Are we going to have a single lane open in places or are we not, do we have any of that info? Mr. Luthar said he can't answer for the parts Mr. Maxfield is talking about, but in Hellertown, PennDOT has gotten \$3.4 million to do a resurfacing from Main Street from the interstate ramps all the way to Herbert Street, right before Meadows Road. That project is out for bid right now. It's due to come back with contractor selection around April 30. The start of the project would be June 15. The fellow at PennDOT told us it's probably not really going to start to work at the end of July. The deadline date is October 30. They will mill two inches and they will resurface two inches. They actually didn't want to talk to us. We tried to get a meeting. They said there was no point in a meeting, but then they actually did have a meeting and it was a good meeting with our Public Works Director and Glenn Higbie at the Authority. The Authority wants to actually work on eleven water valves that are in the street and they are non-operable. If you go through Hellertown and see some hydrants wrapped with baggies, it's because they can't shut them off. There's no fire concern as there are plenty of hydrants to choose from, but they want to do that work before the road is resurfaced. We asked for curb reveal. Initially they didn't want to do that, but now they will give us a 3 degree slope on it. Curbs were supposed to be replaced as part of this project, but they couldn't stop, they must move on and that's why they didn't want to have a meeting. They have to get this done. Someone said it might be money coming from the federal government and they have to spend it in a certain amount of time. Mr. Luthar said we talked a little bit about the timing and we still need to have others involved. You need to have a contractor selected and that should be happening pretty soon and then the contractor would sit down with the police and someone from the township to let everyone know what's happening. They would be working, 7 PM to 5 AM. You, as a Council member would have to allow the nuisance ordinances to be suspended because we will have rumbling and shaking going on. The fellow that we are dealing with we are communicating with him by email. Bethlehem has continental crosswalks and we asked them if they were going to give us

**Planning Commission Meeting
April 16, 2009**

that. He hasn't said no, but they are going to be giving us epoxy taped markings which is going to be a lot better than what we have. Mr. Luthar asked for vascar lines and they have eight marked on the street. We've identified crosswalks in the borough that need to be identified with this epoxy stuff. They are going to give us pedestrian crossing signs at the unsignalized crosswalks. There are some things we are going to get, but we won't know the full extent until they actually name the contractor. Someone said you can't do it during the day, so people are just going to have to be patient. Mr. Luthar said they will do some daytime work and lanes will be open. The State can only detour on state roads. The other part of 412, they are transitioning now because the fellow who came in and talked to Council is now moving onto the bridge section. He's going to transfer it to a Mr. Ryan. They are still not done with the plan. They originally told us we would lose three parking spaces from Cherry Lane to High Street as they transitioned from four lanes to two lanes. That number changed to 24 spots, then it went back down to 12 spots. Mr. Luthar said the next thing in Bethlehem will be the ramp at Second Avenue. He heard about a traffic signal at the curb that goes to Shimersville. We heard the casino was going to give money in advance for some improvements on 412. The ramps will have two on lanes. The resurfacing will go to the first of the ramps, but they aren't going to change anything on the ramps. The handicapped ramps are all going to be reassessed. The ones that are there are not compliant with the new standards. The traffic signal at Vassie's belongs to the borough. The signals are not coordinated. As part of the project, they will look at that.

IV. BUSINESS ITEMS

A. ARC HELLERTOWN LLC – GIANT FUELING FACILITY LAND DEVELOPMENT #LD-02-09 – 1880 LEITHSVILLE ROAD (TIME LIMIT 07-10-09)

Tabled.

V. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – FEBRUARY 19, 2009

MOTION BY: Mr. Lychak moved for approval of the February 19, 2009 minutes.

SECOND BY: Mr. Maxfield

Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.

ROLL CALL: 6-0 (Fran LaBuda – Absent)

VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS - None

VII. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 8:35 PM.

SECOND BY: Mr. Hijazi

ROLL CALL: 6-0 (Fran LaBuda – Absent)

Submitted by:

Mr. John Landis
Chair