

I. OPENING

Mr. Landis said for those of you who are here, we are having our Joint Meeting first between Hellertown and Lower Saucon Township. Then we're going to have the Lower Saucon P/C meeting afterwards. He doesn't know why everybody is here, but he can guess. What we do in the joint meeting is talk about what every one of us are doing, and during that time, we're not really going to be taking public comments. It's really just a discussion between Hellertown and Lower Saucon where we meet once a year and talk. We always say we're going to meet twice a year, but that never happens. At the conclusion of the joint meeting, then we'll go on to the Lower Saucon meeting.

CALL TO ORDER: The Joint Planning Commission of Lower Saucon Township was called to order on Thursday, April 23, 2015 at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. John Landis, Chair, presiding.

ROLL CALL: Present: **Lower Saucon Planning Commission:** John Landis, Chair; Tom Maxfield, Vice Chair; John Noble, and Sandra Yerger, members; Karen Mallo, Boucher & James; Kevin Chimics, Hanover Engineering; Chris Garges, Zoning Officer; Linc Treadwell, Solicitor. Jr. Council Member: Mikayla Deiter. Absent: John Lychak, Scott Kennedy & Craig Kologie. **Hellertown Borough Planning Commission:** Linda Leewright, Phil Weber; Maria Diaz-Joves; Francene Drake; Joe Pampanin; Kris Russo; Cathy Hartranft, Borough Manager; Michael Corriere, Solicitor; and Bryan Smith, Engineer from Barry Isett & Associates.

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None

III. JOINT MEETING WITH HELLERTOWN – GENERAL DISCUSSION ON PROJECTS & ORDINANCES PROPOSED IN THE LAST 12 MONTHS

A. SILVER CREEK COUNTRY CLUB DEVELOPMENT

Mr. Landis said this is something that needs to be discussed as the impact to Hellertown is probably more than us. Mr. Garges said back in January the developer for Silver Creek Country Club (SCCC) came before Council for a presentation of what they would like to do. There were no formal plans submitted. Basically it seems the SCCC has sold off development rights to this developer to be able to do this. There's 200 and 250 acres total in the golf course and they were looking in the 120 unit range of single family homes on three different areas of the golf course that would be privately owned roads and homes and the golf course itself, what they discussed was some sort of conservation easement that would allow golf to continue there, but conserve that land in perpetuity. They did some preliminary site capacity calculations and that the proposed density was somewhere equal or less than what could be developed there by our current ordinance. Their proposal was three clustered pods, so it wouldn't meet the current single family, it would be a form of cluster. The developer then also talked about water and sewer which would have an impact on Hellertown. They've been in discussion with the Borough and our Water Authority as far as availability and how that would work. Council basically said the applicant could discuss this with staff to start to look at possible language for any zoning text changes to allow that form of cluster on the golf course, but we have not had an application or any contact with the developer since that January 5th Council meeting.

Attorney Treadwell said in order to develop it the way the applicant and the golf course presented it to Council, there would need to be some type of zoning amendment or some type of relief from the ZHB. We have not heard anything since that meeting. Mr. Garges said if anything comes through, they will let Hellertown know.

B. LVIP 7 DEVELOPMENT

Mr. Garges said we discussed this briefly at our last meeting and the Borough is pretty involved in this already. It's a PennDOT meeting that was held in regards to access of these parcels along Easton Road onto Easton Road from LVIP 7. The PennDOT process has started and there is more

traffic data and meetings to come. The Easton Road traffic majority of it would eventually head towards Cherry Lane and back to Route 412 intersection. It definitely impacts Lower Saucon.

Mr. Landis said we are not particularly thrilled with having access onto Easton Road. We thought they should have access through the park. Cherry Lane and Route 412 would present a problem. As an emergency exit, that would be fine. This is a work in progress.

C. WOODMONT PROPERTIES DEVELOPMENT

Mr. Landis said this has been in front of Lower Saucon and probably has very little impact on Hellertown. It's essentially the land along Meadows Road and Friedensville Road. There have been a number of things that have come in front of us. We are looking at what alternatives there would be for that land. At this point nothing at all has been done. Woodmont had a portion of the land they wanted to put in apartments in high density. We were not inclined to go along with it because it was a portion of the land. We thought the whole parcel had to be considered. It is not zoned for that right now. We are going to look at something later on at our meeting.

Hellertown Borough Planning Commission said they think the traffic will all come down into Hellertown at some point.

Mr. Garges said the last meeting we had Woodmont had presented to us and one of the things we talked about that would be of interest to Hellertown is the intersections that this could potentially impact and what we would be asking PennDOT to require of them and one of them was the Meadows Road – Friedensville Road, and then also where it got into Water Street in Hellertown and met up with 412. There hasn't been anything back and forth between us.

Mr. Landis said we are not particularly inclined as it wasn't a comprehensive thing. There was no site plan in front of the P/C, it was just a discussion and we didn't have a favorable discussion on it.

D. 2200 WASSERGASS ROAD – THE CRICKET FACTORY

Mr. Landis said another piece of land floating around, the old Lower Saucon Elementary School, now has a cricket factory in it. Mr. Garges said they had said one tractor trailer type delivery every week or two to bring in supplies. Other than that, it would be like a UPS truck and employees. They are hiring now.

E. LST ECONOMIC DEVELOPMENT COMMITTEE PLANS

Mr. Landis said a Lower Saucon Township Economic Development Committee has been created. Mr. Maxfield said the committee was formed over a year ago and their task was to develop and investigate possible economic opportunities in LST. They came up with a report and recommendations. The committee is still working on investigations and looking at the zoning possibilities, how to make the climate more friendly to businesses coming in with the eye on the fact we do need commercial development in LST.

Mr. Dave Willard said he's the liaison for the EDTF. Their report was presented to Council in October. Based on that report, there's another Citizen's Committee working this year to fulfill those recommendations. One was to review our permitting procedures to see what we could do if there were opportunities to make LST more user-friendly.

Mr. Landis said we've had very little development in LST. Mr. Garges said he handed out the 2014 report and it talks about all the business that we discussed as a P/C last year. It gives you an idea of what has happened. Mr. Landis said the old Woodland Hills Golf Course has been bought by the Township and the restaurant portion and banquet hall was sold to a Hindu Temple group. thinks it all works out well as all that land is preserved. It's not going to be developed as there were problems with water runoff, and that's been accomplished.

F. SIGN ORDINANCE – (LOWER SAUCON TOWNSHIP)

Mr. Landis said we have a sign ordinance that we worked on. Mr. Garges said Council approved an LED sign ordinance to allow digital billboards within the Township. The ordinance put into place has some detailed guidelines as far as the illumination and the frequency.

Hellertown Borough Planning Commission said they have an ordinance for signs. They do have two digital signs; one at the Christ Lutheran Church and one down by Chevy 21. They only allow them in the highway and shopping center districts.

Hellertown Borough Planning Council said it has been fairly quiet for Hellertown. There was an application for a dentist office at the old movie theatre. At 708 Main Street, there was an application for a land development plan where the former Murray Motors is at. It was approved, but they don't have any kind of building plans yet. The Murray building will come down and it will be a two-story office building. The third is 1308 Main Street which is the former Kasey Lynn's. That's getting turned over into a kitchen and bath showroom, a re-use of the building. The fourth is a frozen yogurt store at 13 Main Street across from McDonalds at the shopping center. The last is a Batemeister where Klassic Gold was is electronic cigarettes.

Mr. Landis asked for any public comment. No one raised their hand. Mr. Maxfield said the library situation has worked out excellently and is really coming along well. Their numbers are climbing and that partnership is going to be a special thing for the whole valley.

Mr. Willard said on the EDTF, they've learned there might be some county money available for economic development and one of the things attached to that is more than one municipality working on economic development together. We have a joint comprehensive plan created in 2009. We do not have joint zoning but he and the LST Manager met with the Saucon Valley Partnership to discuss this and a representative from the County talked about some of the grants that may be available. He and Ms. Hartranft met so the discussion has started on how we can work cooperatively and get some of this grant money in the future. Mr. Landis asked if there was any comment? No one raised their hand.

G. APPROVAL OF MINUTES – FEBRUARY 11, 2015 – JOINT MEETING

MOTION BY: Mr. Phil Weber moved for approval of the February 11, from the joint meeting.

SECOND BY: Mr. John Noble

ROLL CALL: All in favor

MOTION BY: Mr. Phil Weber moved for adjournment of the Joint Planning Commission meeting.

SECOND BY: Mr. John Noble

ROLL CALL: All in favor

I. CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, April 23, 2015 at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. John Landis, Chair, presiding.

ROLL CALL: Present: John Landis, Tom Maxfield, Sandra Yerger and John Noble; Linc Treadwell, Solicitor; Kevin Chimics, Engineer; and Mikayla Dieter, Jr. Council Person. Absent: John Lychak, Scott Kennedy and Craig Noble.

II. BUSINESS ITEMS

A. ADAMS OUTDOOR ADVERTISING – ADAMS OUTDOOR SITE PLAN #SP 01-15 – 3667 ROUTE 378 – EXP. 05/27/15

Mr. Landis said this is a site plan to put a 70' sign on a tower off Route 378 by the Exxon gas station. Adams received two review letters with a number of comments.

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Present: Lois Arciszewski from Adams Outdoor Advertising; Bob Cox of Barry Isett Engineering; landowner Philip Roeder; and Adams Counsel, Victor Cavacini. Ms. Arciszewski said tonight is site plan review and Bob Cox will address the Hanover Engineering and the Boucher & James review letters and their responses.

Mr. Cox said reviewed the two letters from HEA and B&J, one from the EAC, one from the Township and one from Northampton County Conservation District. On the HEA letter, it was primarily a SALDO review in accordance with the conditional use requirements and they commented on the driveway, PennDOT permits needing fire department review, a fall zone area, lighting impacts, carbonate geology requirements, a conservation district letter being needed, and the structural design of the sign itself. They totally agree with HEA's comments and are in agreement with them.

Mr. Chimics said reviewed the various issues associated with design of the sign itself and the lighting and a zoning variance is required for the height as well as the future of the sign. HEA had questions on stormwater concerns. Attorney Treadwell said they are just here to introduce the project and go through some of the review letters and see where we are.

Mr. Cox outlined the B&J review letter which B&J outlined the conditional use requirements and the improvements to the vicinity. There are more zoning issues than planning issues.

Mr. Noble asked if we are supposed to give a recommendation to the zoning? Attorney Treadwell said no. You review the site plan to make sure it has enough information on it for the ZHB to look at and determine if it's time for them to make the decision.

Mr. Cox said a sign does not require land development approval. They are not here for land development, they are here for the conditional use process as there's a provision in the ordinance that it gets reviewed by this body before it moves on. Attorney Treadwell said the next question is the applicant requesting the P/C to make a recommendation on the conditional use tonight before the ZHB hearing? Mr. Cox said yes. Attorney Treadwell said he counted 10 or 11 different variances that will probably be required and if the ZHB chooses not to grant some of them, it would change the complexion of the project entirely. Mr. Cox said the function under the zoning ordinance is nothing more than a review process in a recommendation to Council. The ordinance doesn't set out the standards that the P/C should consider. Attorney Treadwell said the ordinance sets out the conditional use requirement and those requirements require the P/C in its recommendation to Council say, does it meet the spirit and intent of the ordinance. Mr. Noble said you've given no information, but since he's seen the site plan and drove over there, he can see how big an impact you will make to the neighbors so he doesn't think our ZHB can make that decision without knowing how this is going to impact all those people living there.

Mr. Maxfield said for the P/C and the ZHB there should be some visuals and some idea of what the height is going to look like. You should be addressing the houses nearby and make sure the fall zone is workable. You are going to have to convince us it's an appropriate height for this site.

Ms. Mallo said one of the requirements, 180-101 before any zoning permit is issued; a site plan must be reviewed by the P/C and approved by Township Council. If the applicant is requesting that you provide them with a recommendation to Council, the information on the site plan should be very specific.

Mr. Maxfield said we want to know what the structures are going to look like visually and the impacts it's going to have on the surrounding areas. He doesn't think the ZHB could make a good recommendation on a nebulous idea what the structure of these things is going to be.

Mr. Cavacini said the definition of the site plan is on page 180.101. He read what the definition was. It doesn't get into the details that Mr. Maxfield described. He doesn't think they have to

present the same case to the P/C that they present to the ZHB at a later point. All the things you talked about are certainly appropriate issues for the Township, but the jurisdiction with respect to that lies with the ZHB.

Mr. Garges said we need to look a little further into the ordinance where 180.101 and 180.102 are specifically dealing with site plans and all the detailed requirements for a site plan. Mr. Landis said he doesn't think this is complete enough for the P/C. Mr. Maxfield said we look at a lot more than the site plans requirements.

Attorney Treadwell said the conditional use application has been filed, has a hearing been scheduled in front of Council? Mr. Garges said they granted us an ongoing waiver of the time requirements until such time that they have the applicable information because at this time, the ZHB application hasn't been filed. Attorney Treadwell said assuming at some point, the applicant says we'd like to now have a hearing, this P/C needs to make a recommendation unless the applicant tells him this evening that they are coming back to the next P/C meeting and won't request that the conditional use hearing happened before Council prior to them coming back to this P/C, then you have to make some sort of recommendation this evening.

Mr. Cavacini said they would request that the board give a recommendation this evening as we need to move on.

MOTION BY: Mr. Maxfield moved to reject the applicant's application for the Adams Outdoor Advertising billboard at 3667 Route 378.

Attorney Treadwell said let me rephrase that. It would be a motion to recommend that the Township Council deny the conditional use application submitted by Adams Outdoor Advertising based on the deficiencies noted in the Hanover Engineering and Boucher & James review letters.

MOTION BY: Mr. Maxfield amended his previous motion and moved to recommend that the Township Council deny the Conditional Use and Site Plan application submitted by Adams Outdoor Advertising based on the deficiencies noted in the review letters of Hanover Engineering letter dated March 26, 2015 and the Boucher & James letter dated March 26, 2015.

SECOND BY: Mrs. Yerger

ROLL CALL: 4-0 (Absent – Mr. Kologie, Mr. Kennedy, and Mr. Lychak)

III. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – FEBRUARY 26, 2015

MOTION BY: Mrs. Yerger moved for approval of the February 26, 2015 minutes.

SECOND BY: Mr. Noble

ROLL CALL: 4-0 (Absent – Mr. Kologie, Mr. Kennedy, and Mr. Lychak)

B. DISCUSSION OF POTENTIAL ZONING AMENDMENTS IN U-R/R-20 DISTRICT – (THIS INCLUDES PROPERTY ASSOCIATED WITH WOODMONT DEVELOPMENT AMONG OTHERS)

Mr. Garges said they have maps of the options that are before the board. Mr. Landis said this came out of when Woodmont was here when they wanted to put apartments on it and if you're going to do anything at all, you're going to need an overall plan. Mr. Noble suggested we look at an overall plan if we do anything at all. Boucher & James came up with options we could consider. He's not in favor of a change. There are six suggestions.

Ms. Mallo said there are quite a few different options, nothing is recommended, it's all for discussion. There are some text amendment options for discussion. Attorney Treadwell said what makes the most sense is to discuss the map amendment options first and decide if there's any indication from the P/C if we want to consider any of them further. The text amendments don't really make a difference unless the map changes.

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Mr. Landis said one problem he has is with Friedensville Road and the access. Some of the options only allow access for Friedensville Road. There's a dip in there and he's not in favor of changing it at all. Mr. Maxfield said the proposal Woodmont gave us which would necessitate the zoning change, he had a doubt if it would ever get off the ground because of the sole entrance is off of Friedensville Road. He can't see them getting a permit to exit and enter from that road.

Mr. Noble said the Friedensville corridor is one of the highest density corridors existing. If we stick with an R-20 along Friedensville Road, we will be potentially missing out on some road and traffic improvements, especially if we start to look at the commercial aspect.

Mr. Maxfield asked is there was a reason that Boucher & James did not look at GB-2 limited commercial for that stretch? Ms. Mallo said it was primarily access issues that were discussed at the last meeting.

Mr. Noble said it's not a bad idea to look at some commercial along Friedensville Road. Ms. Mallo said they did not look at a GB-2, but they looked at village center which did not allow for the apartments.

Mr. Maxfield said if we took that area out of the UR, and put it in R-40 or R-80, you'd almost be requiring the access to be on Meadows Road which would solve the Friedensville Road entrance-exit problem. Ms. Mallo said maybe she's misunderstanding, but the piece that Woodmont is proposing where they are going to put their apartments, you would suggest leaving that in the R-20 or changing it to commercial? Mr. Landis said the more he thinks about it, he'd like to see it in R-80.

Mrs. Yerger said we need to look forward. Mr. Noble said don't focus on Woodmont at all. Mr. Maxfield said if we're looking at GB-2, and you think about that road, once you are out of the dip, you really don't have safety problems. Mr. Maxfield said we do not want to encourage access or exiting within that dipped area. The P/C agreed with Mr. Maxfield. Mr. Landis said we don't really want to impact the Friedensville – Meadows Road.

Ms. Maxine DiMaggio said she lives at 1916 Mattis Street in Society Hill. She spoke about the traffic on Friedensville Road and it's a very dangerous area. She doesn't see how this could possibly happen. She asked what has happened to the ground since Phoebe? Mr. Landis said Phoebe never went forward.

Ms. Mary Ellen Prager said she lives at 1739 Red Hawk Way and this seems like an ongoing battle. When she looks at a map of Lower Saucon, it's pretty big and she wonders why they want to develop and make it denser here. Why can't we rezone it to open space? Ms. Prager said don't forget the apartments across from Society Hill.

Mr. James Hart, 1794 Brad Lane, said we have the piece of property that Woodmont would like to put an access in from Meadows Road. It would be probably 20' from his house. He's not happy with that. Personally, he wouldn't be overly upset about private homes being put in there.

Ms. Tina Kern, 1731 Red Hawk Way, said the reason we are here is because there was this big hoopla going on that Woodmont is coming on, that there's been approval of the entrance, the exit, and we needed to come and fight for our rights. Mr. Landis said they came once to P/C and it wasn't very favorable. Mr. Noble said his opinion is Friedensville Road needs to be looked at as commercial as our taxes are going up significantly in this Township since we have no commercial base.

Mr. Jeff Hollenwood, 1922 Mattis Street, Society Hill and the reason he bought the condo was because they look at the cornfield and it's something they cherish. They understand it might be developed and it may be rezoned R-20. Mr. Hollenwood said the discussion on commercial, he's

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never heard this before. Mr. Landis said it's called GB-2. You aren't going to have a manufacturing plant there.

Ms. Mallo explained the uses for GB-1 and GB-2. Mr. Landis said he doesn't think we'd want to go into a big detailed discussion about that property other than we're going to go after professionals to possibly look at making that a more retail zone.

Mr. Maxfield said it's worth saying GB-2 was a suggestion made because there are existing homes there. You are talking about businesses that could go into someone's home or almost a transitional area at times where people's homes may slowly over a period of years turn into some kind of limited commercial use, it's very limited,

Mr. John Narlesky, Redhawk Way asked the definition of UR and R-80, which Mr. Landis provided. Mr. Garges said a UR zone is urban residential so that's the highest density allowed within the Township and that's where you see what's basically developed there right now, Society Hill, Four Seasons, Cobble Creek. Mr. Narlesky said his point of view is not my back yard attitude, he has to deal with it after that decision is made.

Mo Albana, President of LOC, said we own the property adjacent to your driveway on the other side of the thin strip and questioned why Woodmont was on the agenda. Mr. Landis said what's on the agenda is only for discussion. Attorney Treadwell said where do you see Woodmont on the agenda? It says discussion of potential zoning amendments in U-R/R-20 District. This includes property associated with Woodmont Development, among others.

Josh Hannon from 1954 Bridge Lane said he hears a lot of talk about Friedensville – Meadows Road and he wants to make sure that we're all cognizant and really aware of the impacts. He knows it's not going to be a cornfield forever, but when we look at what the use is going to be, we take a much broader look at the surrounding areas and the impacts later down the road. Mr. Maxfield said you heard the term we are taking a global look at it, that's exactly what we are trying to do. Mr. Hannon said he's very pleased to hear that and thank you very much.

Mr. Matt McClarin, Riverside Drive, said he was at the meeting when Woodmont presented their idea to Council. They pitched this would bring in \$300,000.00 to the school district and \$100,000.00 to the Township and only about a dozen kids would live in this apartment complex. He spoke against rezoning in the Township and said he has a Martin Tower of trash behind his house because of the landfill. Mr. McClarin said his point is to bring in more commercial space in the Township. We like the Township the way it is and leave the zoning the way it is.

Ms. Carol Ellinwood, 1922 Mattis Street, said the focus tonight is on this R-20 piece of property. Mr. Landis said the whole Friedensville – Meadows Road bordered by Skibo and Society Hill. Ms. Ellinwood said it was her understanding that the focus was on this R-20 and now we're talking about commercial properties along Friedensville. She asked how that relates to this piece of property. Mr. Noble said the agenda tonight was to discuss the entire triangular piece of property bordered by your development, Meadows Road and Friedensville Road. She thinks that open space would be a great use for it.

Mr. David Willard, 1809 Meadow Ridge Court, said we have several million dollars to invest in open space, so it's not inappropriate for residents to come to the Township to look for open space. Attorney Treadwell said it wasn't the P/C's intention to say it shouldn't be open space, but the Township can't force somebody to give them open space, it's got to be voluntary. Attorney Treadwell said the P/C looks at the Township all the time and decides if we have any ideas. That's the job of the P/C to plan for the future, they can make any recommendation they want, then it's up to the Council to vote on it. Mr. Maxfield said this P/C twelve years ago, recommended this area go to R-80 and we made that recommendation and it was turned down by the then Council members who wanted it R-20. That's why it's not R-80 this day. We have to have an R-20, we

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have to have an R-40. We have to have these different zones. It's the balance we've come up under with legal recommendations and planning recommendations. Zoning is not just about laying a zoned district in and making everybody happy. It's about finding something appropriate for an area. Areas change, Township's change, people grow. The P/C should always have the freedom to look at these things and to assess the areas to see if a change is warranted or not. Mr. Landis said he thinks it's zoned perfectly and maybe that's the consensus, but to say we should never look at zoning is bad for the community.

IV. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS – None

V. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 9:05 PM.

SECOND BY: Mrs. Yerger

ROLL CALL: 4-0 (Absent – Mr. Kologie, Mr. Kennedy, and Mr. Lychak)

Submitted by:

Mr. John Landis, Chair