

1 **I. OPENING**

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3 **CALL TO ORDER:** The Planning Commission meeting of Lower Saucon Township Council was called to
4 order on Thursday, April 19, 2007, 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr.
5 John Landis, Chair, presiding.

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7 **ROLL CALL:** Present: John Landis, Chair; Fran LaBuda, Secretary; John Noble, Hazem Hijazi; Tom
8 Maxfield; Brien Kocher, Engineer; Chris Garges, Zoning Officer; Linc Treadwell, Solicitor; Judith Stern
9 Goldstein, Boucher & James; Steve Kircher, Jr. PC Member. Absent – Craig Kologie

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11 **PLEDGE OF ALLEGIANCE**

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13 **II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS**

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15 **III. BUSINESS ITEMS**

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17 **A. AGENTIS BROS. LLC – Land Development Preliminary Plan #LD 01-07 – 3510 Route 378 –**
18 **(Time Limit – 06/02/07)**

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20 (Jim Preston (attorney), Tom Buss (engineer) and Robert Agentis (applicant) present)The applicant
21 discussed the waivers that they were requesting in their letter (Base Engineering) dated 4/9/07.
22 **After discussion, the Mr. Noble made motion, seconded by Mr Hijazi to recommend approval**
23 **of the waivers as submitted. The motion carried 5-0 (Mr. Kologie absent).**

24
25 The applicant further requested a favorable recommendation on their request to plant a species of
26 Maple trees that was not included in the list of recommended trees in the SALDO ordinance. There
27 was also discussion about the recommendations of the fire chief, Tom Barndt. The applicant stated
28 that it has already complied with all aspects of the letter with the exception of the request for
29 sprinkler systems. They proposed to meet all applicable building codes.

30
31 Resident Dr. Brian Miller spoke about his concerns with traffic at the already dangerous
32 intersection of Route 378 and Colesville Road. The board discussed the matter with the applicant.
33 It was determined that a traffic study was not warranted by ordinance and that the intersection was
34 actually located in Upper Saucon Township.

35
36 **Mr. Maxfield made a motion to recommend approval of the preliminary land development**
37 **plan and the applicants request to utilize a species of Maple trees with the condition that they**
38 **will comply with the 5/9/07 Hanover Engineering Review Letter and the 5/10/07 Boucher and**
39 **James review letter as well the requests that Mr. Barndt made with the condition that all**
40 **buildings will be sprinklered in accordance with applicable building codes. Mr. Noble**
41 **seconded the motion. The motion carried 5-0.**

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44 **B. PIERPONT SLATER PROPERTIES – PROPOSED BANK PRELIMINARY LAND**
45 **DEVELOPMENT PLAN #LD 02-07 – 3893, 3895, & 3897 ROUTE 378 – TIME LIMIT**
46 **07/18/07**

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48 Andrew Warner (applicant) and Paul Szewczak (engineer) were present. Mr Szewczak provided a
49 brief overview of the project including the zoning variances that were received to the board. He
50 stated that he was in receipt of the review letters from Hanover Engineering and Boucher and
51 James. He took no issue with any of the comments and realized that they had some clean-up to do.
52 He had a few issues that he would like to discuss with the board. He said that he was unable to

1 provide the alternate sewage area that was required by the ordinance due to a determination by the
2 Sewage Enforcement Officer and that he would like to propose the possibility of posting financial
3 security for a future public connection in lieu of that requirement. The board said that he should
4 gain approval from Council. Mr. Szewczak also stated that the applicant has performed testing for
5 stormwater management. The test results would preclude the use of infiltration unless a waiver
6 from vertical isolation distances would be granted. He said he would comply with DEP guidelines.
7 Mr. Kocher said a waiver may be feasible and Mr. Szewczak should submit all appropriate
8 documentation. Mr. Szewczak also asked the board how they felt about required road
9 improvements such as sidewalks. The board and Mr. Kocher said they would support a waiver.
10 Mr. Szewczak also stated that he received the letter from SeWyCo Fire Chief, Tom Barndt. He
11 said they would not agree to providing a sprinkler system in the entire building unless it was
12 required by the applicable building code.

13
14 Dr. Brian Miller spoke as a concerned neighbor that he had concerns with the additional traffic
15 added to the current traffic load at the intersection of Colesville Road and Route 378.

16
17 **Mr. Maxfield made a motion to recommend that Council contact Upper Saucon Township**
18 **regarding that intersection and the current status of a study or signal. Mr. LaBuda seconded**
19 **the motion. The motion carried 5-0 (Mr. Kologie absent).**

20
21 **Mr. Maxfield made a motion to table the plan. Mr. Hijazi seconded the motion. The motion**
22 **carried 5-0 (Mr. Kologie absent).**

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24
25 **C. TURNBRIDGE PARTNERSHIP – McCLOSKEY AVENUE MINOR #MIN 03-05 – 3612**
26 **McCLOSKEY AVENUE – TIME LIMIT 06/05/07**

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28 No representatives of the project were present.

29
30 Mr. Kocher provided the board with an update on the project. The applicant's engineer has
31 addressed the concern that was discussed at the last meeting, the waiver from conveying the 100
32 year design storm. There are now two minor waivers that are required, one for side slope of swale
33 and one for depth of swale. Mr. Kocher stated that the applicant should be present to discuss the
34 current proposal and any waivers that would be required.

35
36 Rebecca Thomas, a resident of the nearby area was present and told the board that she had appeared
37 there many times before regarding her and her neighbor's concern for increased stormwater flow.
38 Mr. Kocher explained that they now have provided the required conveyance capacity that should
39 bring the stormwater away from the other residents. Mr. Garges stated that the Township is going
40 to do improvements to the swale on Walter Avenue that should also help solve Ms. Thomas's
41 problem.

42
43 **Mr. Labuda made a motion to table the plan. Mr. Maxfield seconded the motion. The**
44 **motion carried 5-0 (Mr. Kologie absent).**

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46
47 **D. HERITAGE BUILDING GROUP – CHAFFIER, FILLER & THOMPSON PRELIMINARY**
48 **MAJOR SUBDIVISION #MAJ 03-04 – 1839 SKIBO RD, 1790 FRIEDENSVILLE ROAD &**
49 **1931 MEADOWS ROAD – TIME LIMIT 07/25/07**

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51 John Tressler (applicant) was present. He stated that he was in attendance to dispute the Zoning
52 Officer's determination that their recent plan submission was incomplete and not accepted. It was
53 clarified that the plan was not on the agenda for discussion of the submission, what was before the

Planning Commission Meeting

May 17, 2007

1 board was a recommendation to Council to reject the submission. After discussion, the board felt
2 that the Zoning Officer had made the correct determination.

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4 **Mr. Labuda made a motion to reject the recent plan submission in accordance with the**
5 **Zoning Officer's recommendation. Mr. Noble seconded the motion. The motion carried 5-0.**
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9 **IV. MISCELLANEOUS BUSINESS ITEMS**

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11 **A. APPROVAL OF MINUTES – April 19, 2007**

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13 **MOTION BY:** Mr. LaBuda moved for approval of the April 19, 2007 minutes.

14 **SECOND BY:** Mr. Maxfield

15 Mr. Landis asked if anyone had any other questions or comments. No one raised their hand.

16 **ROLL CALL:** All in Favor: Yes
17 Opposed: None

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

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21 Mr. Landis asked if there was any public comment? No one raised their hand.

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23 **VII. ADJOURNMENT**

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25 **MOTION BY:** Mr. Maxfield moved for adjournment. The time was 8:40 PM.

26 **SECOND BY:** Mr. LaBuda

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

29 **ROLL CALL:**

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31 Submitted by:

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36 Mr. John Landis, Chair