

**I OPENING**

**CALL TO ORDER:** The Planning Commission of Lower Saucon Township was called to order on Thursday, May 22, 2014 at 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 Noble, John Lychak, Sandra Yerger, members; Karen Mallo, Boucher & James; Dan Miller, Hanover Engineering; Chris Garges, Zoning Officer. Absent: Scott Kennedy and Craig Kologie.

**PLEDGE OF ALLEGIANCE**

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

**III. BUSINESS ITEMS**

**A. ELYSIUM ACQUISITIONS – JEFF STRAUSS – ROTH’S FARM ESTATES MINOR SUBDIVISION #MIN 01-14 – 819 TEXAS ROAD – EXP. 07/23/14**

Mr. Art Swallow and Jeff Strauss were present. Mr. Swallow said his company prepared the plans. He started this project for Cornerstone Developers in 2004 and at that time it was owned by Harold Roth. His intent was to keep 10 acres of his farm and sell the remaining for development. Mr. Roth passed on mid-deal and that soured the deal with the client he had before, the housing market went downhill and the property lay idle for several years. The nephew of Mr. Roth inherited the property. Two years ago they created a minor subdivision that actually divided off the 10-acre property. A deal was made with Elysium Acquisitions and they were able to acquire the developed portion and in cooperation with the previous owner, they revised the plan with only some minor changes. A small portion of the property is in Lower Saucon Township; the larger portion is in Williams Township. There’s no development being proposed within Lower Saucon Township. To date, they’ve worked with Williams Township and they need to clean up the new items. They intend to upgrade the plan to preliminary final.

Mr. Garges said how many lots and what was the configuration when the previous owner had it? Mr. Swallow showed the P/C the property and the lots on the plan he had.

Mr. Landis said there’s a letter from Hanover Engineering. Mr. Miller said some of it is pretty straight-forward. The subdivision was discussed between the Zoning Officer and your client and that’s apparent, so that should make its way onto the plan. Even though we’re not doing an official review of this we will need the Township to sign off. The basin discharge is going to go onto Lot 1 in that he needs to address the conveyance across that. In the previous subdivision, there was an easement that was identified further downstream, but for the actual discharge point, nothing is identified as far as swales or spreaders or easements.

Mr. Swallow said they had a small stormwater facility in the design. Each lot has substantial provision for infiltration. The net release of water is substantially reduced.

Mr. Miller said they aren’t looking at whether they are meeting their release rates or their volumes because that’s Williams Township. Mr. Noble said there’s downstream flow. Mr. Miller said that’s what they are getting at. There’s one discharge from the basin. That is pretty clearly not the way the current drainage pattern is. There needs to be allowances for conveyance. Ideally, if you spread it out, and it is going to stay channelized, there has to be capacity downstream to accommodate that.

Mr. Swallow said Williams Township has a provision that you're not allowed to let your stormwater cross over onto somebody's lot. They designed swales in each lot. Mr. Noble said the size of the lots is fine. What he sees without calculations is you take a whole bunch of sheet flow and then you are channelizing it to the road, bring it down the side of the road and straight into the basin with a single discharge. Ideally, the whole thing is sheet flow right now. It doesn't discharge at one site, so his only concern is with the calculations and adding water going into the basin and then coming out is not going to run into someone's house.

Mr. Lychak asked if they had all the calculations. That's what he would want to see. Mr. Swallow said that he has prepared them but does not have them with him. Mr. Noble said his only concern is the volume of water that seems to be picked up and going into that one discharge. Mr. Swallow said that the volume was designed to meet DEP and Williams Township regulations.

Mr. Noble said it's all about the volume. Mr. Swallow said that he could review the volume calculations with the Township Engineer.

Mr. Maxfield said is the vegetation lines you show, are they existing? Mr. Swallow said there is existing scrubs, wild cherry's, box elders a lot of dead trees. They have to clear the site lines for driveways. Mr. Maxfield said the other ones that are between properties would be the channel and the swales that would be constructed next to the existing tree line. You are going to try to keep those also. Mr. Strauss said there's a tree line by Lot 1 that is going to have to be removed. Mr. Maxfield said he thinks that the concentration of the water, it seems it could be a system that could be overpowered relatively easy. If we have more and more events like we had today, it could be a problem. He would like our Engineers to review those figures. Mr. Miller said there's been a report prepared and it says everything drains to the basin, the basin is analyzed to have a release rate and they have the calculations, but they have not reviewed them. They haven't reviewed them as they are Williams Township's and they are reviewing it. They made a decision as a Township not to double review. They did note that the analysis stops when that pipe discharges. That's when Lower Saucon begins to be concerned.

Mr. Landis said what are we doing in terms of looking at the flow? Mr. Miller said we're asking the designer to look at that. We're making note of the concern we've been talking about all night and that we believe it's highly addressable. They own the land. They even have an easement in case of a scenario like this. They need to address what's going to happen to that water. They need to either spread it out or they need to convey it. The discharge is in Williams Township, but it's only about 5' away from Lower Saucon Township. It won't stabilize by the time it gets into Lower Saucon Township. There's an easement so that they can put improvements on it.

Mr. Noble said you only have one pipe in that location. You put a little gravel there and then what happens is we'll have a 3' rut. We should prevent that now.

Mr. Maxfield said what's being asked is to analyze this flow within the limits of Williams Township and as soon as it gets to the border, well, there it goes. He thinks, for us, we need to be happy about what happens down there and we're going to have to be more universal in that area, where does it go once it leaves that property. Mr. Miller said all the improvements are in Williams Township, all the impervious are in their Township, so they are analyzing it as far as what their regs would require. Our regs may be different and are a lot stronger than other township's regs. They are complying with Williams Township. Mr. Maxfield said what Williams Township has done is all that stuff is in Williams Township, so all that flow coming from there is dumping into Lower Saucon Township. If we can figure out a conveyance from the pond to the existing drainage swale, some encouragement of infiltration and spreading out, that would make Hanover happy. Mr. Miller said definitely the spreading out. If they got to recommending they infiltrate more, and then they start reviewing the project as if they are the Township Engineer which they are not doing, but the spreading out is a valid concern that Lower Saucon has and should be addressed.

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Mr. Strauss said his company would certainly stipulate that any decision you make this evening would be contingent on satisfying the Township Engineer that they are going to properly do a spread design. Mr. Miller said it is very easy to address. Mr. Maxfield said that's the only place we have a problem. Ms. Mallo had no comments.

- MOTION BY:** Mr. Noble moved for approval with the condition that they spread water from the discharge to the satisfaction of the Township Engineer.  
**SECOND BY:** Mr. Maxfield  
Mr. Landis asked if there were any additional nominations? No one raised their hand.  
**ROLL CALL:** 5-0 (Mr. Kennedy & Mr. Kologie – Absent)

**IV. MISCELLANEOUS BUSINESS ITEMS**

**A. APPROVAL OF MINUTES – APRIL 24, 2014**

Mr. Landis asked if there were any additions or corrections. No one raised their hand.

- MOTION BY:** Mr. Maxfield moved for approval of the April 24, 2014 minutes.  
**SECOND BY:** Mr. Noble  
Mr. Landis asked if there were any additional nominations? No one raised their hand.  
**ROLL CALL:** 5-0 (Mr. Kennedy & Mr. Kologie – Absent)

Mr. Maxfield said Council and the EAC have adopted shorter written minutes which get summarized. There is also an audio recording of the meeting.

- MOTION BY:** Mr. Lychak moved for approval that the P/C minutes be summarized like the Council and EAC minutes.  
**SECOND BY:** Mrs. Yerger  
Mr. Landis asked if there were any additional nominations? No one raised their hand.  
**ROLL CALL:** 5-0 (Mr. Kennedy & Mr. Kologie – Absent)

**V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS**

Mr. Garges said next month we'll have something on our billboard ordinance and updates our sign ordinance. These regulations are a little clearer on what you can put on a billboard.

Someone asked a question about the school on Wassergass Road. Mr. Garges said if it hasn't gone to settlement yet, it's going very shortly by the end of the month. There's going to be a bug farm (crickets) in the old Wassergass Road school which will be used for pest stores. Last year he issued one new home permit and this year there are four or five already. There is some activity in the works. There was also some discussion about the Petrie property which is 210 acres.

**VI. ADJOURNMENT**

- MOTION BY:** Mr. Noble moved for adjournment. The time was 7:34 PM.  
**SECOND BY:** Mr. Maxfield  
**ROLL CALL:** 5-0 (Mr. Kennedy & Mr. Kologie – Absent)

Submitted by:

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Mr. John Landis, Chair