I. OPENING

CALL TO ORDER: The Planning Commission meeting of Lower Saucon Township Council was called to order on Thursday, June 19, 2008, 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. John Landis, Chair, presiding.

ROLL CALL: Present: John Landis, Chair; Hazem Hijazi, John Lychak, Tom Maxfield; Dan Miller, Engineer from Hanover Engineering; Chris Garges, Zoning Officer; Judy Stern Goldstein, Planner from Boucher & James; and Vanessa Segaline, Jr. PC Member. Absent: Fran LaBuda, John Noble, Craig Kologie, Linc Treadwell, Solicitor;

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS

III. BUSINESS ITEMS

None

IV. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – MAY 15, 2008

Mr. Landis said the May 15, 2008 Minutes are prepared. He asked if there were any comments? No one raised their hand.

MOTION BY: Mr. Maxfield moved for approval of the May 15, 2008 minutes.
SECOND BY: Mr. Lychak
Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.
ROLL CALL: 4-0 (Mr. LaBuda, Mr. Noble & Mr. Kologie - Absent)

B. PRESENTATION OF DRAFT SAUCON VALLEY MULTI-MUNICIPAL COMPREHENSIVE PLAN

Mr. Cahalan said for the past year and a half, Lower Saucon Township, Hellertown Borough and the Saucon Valley School District have been working on a multi-municipal comprehensive plan under the auspices of the Saucon Valley Partnership, a COG organization that has been formed for many years. EPD, the consultant hired to work on the plan with the SVP Steering Committee, has been collecting data from various sources in the Lehigh Valley. They've had two public meetings and another one scheduled for June 30. The Steering Committee put together a first draft of the plan and they are very happy with it. They think they've come up with a good draft of a plan. You are getting first crack at it tonight.

Carolyn said on behalf of the partnership they thank you. This is the Steering Committee's review draft and their most recent update. They are coming forth to the public, the Planning Commission and the Council. They will form another draft after these meetings. It's been a very exciting year with the different public meetings they had with the Steering Committee meeting monthly and having the public attend those meetings and getting their input. It is comprehensive and very broad. She asked how many people were part of the previous comprehensive plan update? This

document differs somewhat from that one in regard to some of the items that are called out, the relationship of the goals we've identified with the partnership and then some of the specific actions that are being incorporated in this draft as part of the recommendations. This is the effort to balance land use, infrastructure, impact on natural resources, transportation, civic amenities and civic resources and policies that are stemming from that. If you take all of those items and really try to look at the balance that can be achieved between them is, it's very critical to this plan.

Carolyn said on page 1-11, it's the goals page. There are ten goals. She wants to answer your questions and get your thoughts. No. 1 – balance – balancing initiatives – conservation and development. From the perspective from both community character and costs, that may be down the road in terms of your water and sewer infrastructure or impacts of traffic – what we can do to balance out conservation and development and maintain your distinctive landscape of your region.

Carolyn said managing growth – coordinating infrastructure investments. Not only where are potential infrastructure improvements going to be made, but resources must be leveraged so you are optimizing them.

Carolyn said improving transportation solutions – this is one aspect where we did obtain information from LVPC, but recognized there is a gap with studies that have been done previously, what has been produced as part of the development initiatives that have come in and what the information on the regional scale is. There are some items in here the SVP framed out as ways in which some of the solutions could be best coordinated.

Carolyn said reinforcing the hub – Hellertown is that hub. What it means in terms of delivering goods and services as well as civic activities to all the residents within Hellertown and Lower Saucon.

Carolyn said encouraging in fill – this goes hand in hand with several of the items up above. In fill, for example, she'll take Old Philadelphia Pike up the road – there are properties that are under utilized or because of different things that have happened along the right a way, there have been impacts on access. The intersection up by Gus's or the 378 corridor where there might be opportunities to look at ways the development in those areas could function a little bit more intensely or access to development could be better coordinated or any desire to have a different type of development in those areas. It's reusing the buildings you have, rehabbing them, or redeveloping them or taking vacant parcels that may be between homes. That vacant parcel would be one of in fill. That is something we tried to consider with these goals – what was impacting Lower Saucon, Hellertown and the Saucon Valley School District.

Carolyn said the continuity of resources – that will go into some of the concepts about the pedestrian network, the greenways and natural resource conservation concepts.

Carolyn said strengthening roles – what role has the partnership played in the past, what role is it playing currently and what are the opportunities for the partnership in its roles in terms of coordinating between Hellertown and Lower Saucon in the future.

Carolyn said volunteerism – there was one table at the public meeting, that devoted a significant portion of their discussion in trying to brainstorm ways in which volunteerism could be encouraged to a greater scale as well as recognizing people's activities today and stretch them in many directions.

Carolyn said No. 10, it's a foundation that all of the different activities you have, whether development or conservation oriented, individual municipality or joint decisions, do have some sort of fiscal tied to them in the ways in which you can responsibly continue to manage your resources

as well as leverage your resources to a greater extent because you have made a commitment to look at things in terms of the multi municipal process. This is something that communities throughout the state have taken on. Every single one of them has done it in a different manner as their problems and solutions have been very distinct. The items in this plan, the action plan, the SVP have evaluated what do we want to do from a land use, infrastructure, transportation, tying together our civic amenities, and looking at policies and overall community character – how do we want to balance these out.

Carolyn said keeping these ten goals in mind, you have goals in your current comprehensive plan and some of these goals may expand or reflect those goals very closely.

Carolyn said she wants to take you through the remaining part 1 where they look at the individual layers, from a separate discussion, and then it culminates at the end of part 1 with the comprehensive plan diagram. Several of you have given us input at the public meeting when we were figuring out these concepts, about what the diagram could look like when you put all of these aspects together.

Carolyn said she'd like to introduce you to the comprehensive plans action plan component. The action plan looks at all of the different map components and text components and summarizes all the different recommendations and actions that are suggested. The stake holders, the primary people with whom these efforts would be spearheaded are the next steps, and who would be leading those items down the road. A general time frame – she uses the word general as there is a range to this. A comprehensive plan is a guide – it's not the law. You have other things in your capacity to make the comprehensive plans recommendations turn into laws. One of those items would be a zoning ordinance, Act 167, or Act 537 plans in terms of these other components. The comprehensive plan, being a guide, and the eight pages of recommendations and actions is setting the stages for you, as a community, and a region, to manage your development and conservation initiatives in a coordinated manner. If you had to tear out anything in this book that you would want to bring to your Planning Commission meetings, you would rip out this action plan and would want to identify how the concept is being proposed in front of us, relating to these actions. How does it, from not only a character standpoint, but from an infrastructure standpoint; from a development intensity standpoint; from an impact on the number of homes that equates to the number of school children who will come from those homes – how does that all come into play. The partnership evaluated, through this whole process, that there are some things the communities are going to be handling on a separate basis. There are some things in order to make sure we are managing things physically and fiscally the most responsible way that they are appropriate to continue on as multi municipal efforts. It focuses on multi municipal efforts, but recognizing individual efforts are critical to seeing these things through.

Carolyn said on page 2-2, it lists out nine priority items. They are in a sense general, when the charts that follow on the next eight pages get into a little more of their detail. The partnership's role as a joining forces type of group, looking at things and projects that are regionally significant, such as your compost center. The partnership is not a voting body; it's a recommending body, so they would be able to look at things at a regional aspect. No. 2 is looking at a joint zoning ordinance and zoning map. An article on Sunday in the Express-Times talked about some of the things that have been happening as part of the Partnership, it talked about the comprehensive plan and one of the concepts in the plan that the SVP was proposing was looking at joint ordinances and a joint map. One of the most recent meetings was devoted to this topic. What does it mean from an individual municipality and from a regional standpoint? Joint zoning and whether it's in the form of the ordinance or the map is something the state enables through the municipalities planning code. In that document, it provides many different options in which this type of activity could be pursued. The SVP went through the opportunities and challenges of doing this type of thing. We were reflecting upon the municipalities planning code which enables all of you to pursue joint

zoning and gives you guidelines. We looked at the comprehensive plan mapping and suggestions were as it relates to land use, infrastructure, the municipal service boundary concept, and to consider joint zoning as a tool, to whatever level you may choose to pursue, and it may enable you to have much more coordination between the development impacts that may happen in the future as well development intensity impacts on the school district. No. 3 is the land use densities. No. 4 is a priority item to really strategize where all of these different opponents, the urban landscape are, generally focused around Hellertown, the suburban landscape and then the rural landscape and then designating a regional greenway and open space network. This is a component, in terms of the conservation oriented side of the plan, that recognize your steep slopes, your steam corridors, presence of the highlands, and looking at all of those and tying them together in a regional network. Then there are some redevelopment aspects such as the Champion Spark Plug Factory and the downtown area of Hellertown. That was one of the Borough's focuses. Specific plans are something that is enabled by the municipalities planning code for communities that pursue joint planning. An individual municipality can't do something like a specific plan. It enables you to look at things from a different process as well as the components of someone coming in, needs to be in line with something that you would pursue. You can looks at ways roads are intersecting with each other and target these projects within your community. Joint services and volunteerism, they are small components of the plan, but there's a lot of work the partnership recognizes it's going to take. These were the top priority items. Carolyn said Part 3 of the plans looks at the inventory for both communities. We've highlighted many things. This is an ambitious document, but also realistic.

Mr. Lychak asked if there was any consideration given to the effects or the impact of the other surrounding communities and townships, the casinos, I-78, Upper Saucon Township, is that considered in developing this? Carolyn said from the SVP's discussion, recognizing the casino is going to have traffic impacts within the 412 corridor. As part of the pursuits, the SVP is going to be encouraging Hellertown to come up with a downtown business plan and an economic development component of the plan. What happens in terms of the focuses of businesses to be able to support the local as well as capitalize on the regional activity. For the traffic there's an Act 209 process that is enabled by the state, and in terms of taking detailed information that has been developed, as part of the casino project, and coupling that with much more needed detailed information within the communities itself from a traffic assessment standpoint. Pursuing those further studies, that's how you are going to be able to get to the next level of detail. We weren't able to get to that level of detail because of the amount of information that wasn't available. From some of the other surrounding municipalities, from a land use perspective, that is what the plan was reflecting. The state, as well as LVPC, is going to be looking at what is the regional relationship of Lower Saucon and Hellertown, from a land use perspective, to the neighboring municipal boundaries. Those were considered. We did have a challenge from a data standpoint in getting all of the same level of information of the surrounding communities in terms of looking not only what are existing impacts, but what are potential impacts. The next step is that the communities dive into this a little deeper and do a full blown traffic analysis on the roads. This can enable all of you to look at traffic impact fees as an option. In the last four to six months, have we contacted the municipalities around us, as to are they pursuing additional projects or comprehensive plan efforts – the answer is no. What we know about any plans or infrastructure, we believe we are relatively consistent. If we need to take a look at it one more time before the initial review, we certainly can. It will be going to the surrounding municipalities as well and we will be able to respond to you. Mr. Landis said with the casino and Easton Road, in terms of the whole direction in which way we go, a lot depends on what they do. Ms. Stern Goldstein said in looking at the surrounding zoning, have you looked at their comp plans? Carolyn said yes. Ms. Stern Goldstein said if it's appropriate, they can make a brief summary regarding the surrounding zonings, etc. It's not in the document at this time, but they could add it. Mr. Landis said they need to get in more agreement within the communities around them to come up with uniform things and look outside the Hellertown-Lower Saucon in how we interface with them and how they interface with us. Carolyn

said the representatives from each entity, what we are most excited about is we are all coming to the table and there are a lot of different opportunities. There's a lot that are intertwined together. They will make the summary about the surrounding municipality's comprehensive plan. Mr. Maxfield said we are intertwined in services, but not almost overlapping in things like land uses. Ms. Stern Goldstein said having that information in this plan, can help you start to chip away, this will be your tool kit, and you'll take the individual tools out until you make your individual goals and objective. Mr. Landis said if our goals aren't like the goals of the communities surrounding us, we may have a lot of trouble. Mr. Maxfield said the term in fill is strictly not limited to urban usage? Carolyn said no. Mr. Maxfield said he doesn't know if we'd want in fill in Lower Saucon except in areas where we'd want to develop commercially. It's something we have been trying to discourage in rural and residential and that needs to be stated more strongly. That will determine one of the major differences between Hellertown and us in the way we deal with our land usage. Ms. Stern Goldstein said part of it may be the word or term. When Carolyn explained in fill, she used all the things she's used to hearing about adaptive re- use of existing buildings and structures, that's the type of in fill, and there the words that Carolyn was using, but all we are seeing is the printed word in fill. You have visions of residential lots going from there, acres to one and a half acres, and more houses in a middle of a development. Mr. Maxfield said in the definition it says development of vacant or remnant lands passed over by previous development – in urban areas. Ms. Stern Goldstein said adaptive redevelopment, they are things we were talking about, but maybe if we can get it in, your definition was all the things she was looking for and things you weren't afraid of. Carolyn said she understands what you are distinguishing, as we have range of very, very intense to rural and certain areas to which this is appropriate. Mr. Maxfield said in the goal section, it might be good to highlight in fill and designate it in appropriate areas. Mr. Hijazi said an example would be the Champion Spark Plug Factory. What type of use do you have for this lot? Carolyn said it takes a lot of cooperation and coming to the table. Hellertown has work to do with the perspective to working with the property owners in that area. You have challenges with access to make things work. You have to look at their ordinances in terms of what types of building heights do they have defined now as to what they could have down the road. From a policy standpoint, they are able to shape things. Communities can set up policies that would encourage incentives or different types for that area and they can continue to work with the downtown so it's not something just at the end of Hellertown. Mr. Maxfield said when you spoke to Hellertown representatives, that whole section down there from 78, the way it's developing in other communities, it almost seems to have a strip feel to it. Did they encourage that or are they concerned about that? Carolyn said the borough representatives and the public have talked about what is the connection in that end of the community to the rest of Main Street and they recognize that there are elements in their current policies that need to be refined. The detail of that has not been discussed, but the willingness to look at it has been discussed. Mr. Maxfield said Bethlehem could have effects on our community. It's not just the casino, but the old Coke Works site where we had a billionaire from California buy it and tell us there would be hundreds of jobs. That doesn't even consider the rest of it which is Lehigh Valley Industrial Park where there could be thousands of more jobs. There have been improvements to Easton Road of a recent nature that makes him think that PennDOT may be opening that area where it may not be to the benefit of the municipality. A comprehensive plan between the communities at this time, has to address this as its coming and has a major impact on us. So far, Bethlehem has been doing whatever it wants to do regardless of whether we're there or not. We need to predict what's going to happen and how are we going to deal with these impacts. Mr. Landis said when you get into Bethlehem and the LVIP; all the impacts on us are so very strong compared with the other communities. Carolyn said let them think about that and she would like to add one thing about what has been developing as part of SVP's discussions. There has been significant progress in recognizing what the partnership has a potential to do as a joint representative body in making recommendations as well as going to another high regional entity and recognizing that information that is shared with them can get back down to the surrounding communities in a different manner. One of the reasons why there is a recommendation as to have the partnership formalize a position, whether it starts out as a part time

position or it goes to a full time position is because we've had many discussions where recognizing if the coordinator between just those individuals would be happening on a more frequent basis and each of those representatives who are reaching out, have the ability to bring a whole lot of different messages to one room at one time and sift through and then bring them back to the leadership bodies of the different communities. It's really putting the individual municipalities in a different light and go to those bigger bodies and coming as a strong representatives. They will have to re-visit this.

Mr. Maxfield said the concept of municipal services boundary – right now it's generalized and that is for ultimate service usage. Carolyn said the concept of municipal services boundary is concept. The line in which it is drawn within the plan is a general guide, is not to get parcel specific and that was not the intent. How that specific line gets incorporated into something that's formal in terms of a legal standpoint, you can do it in a variety of ways. One is how you set up your zoning and land use intensity in different districts and designating this, as whether it's an overlay on the ordinance or a separate document that it gets incorporated into those documents. You are able to be more specific about it's location as well and you want to look at that line in direct relationship to your zoning. What the municipal services boundary is saying, you as a community group, are making a commitment that there are certain places we believe from a land use, from a topographic, from a development character, from a fiscal responsibility standpoint are extending water or sewer. There are places that it is not going to go. The value in that is many fold. It is something where you're able to recognize there are certain areas in the community, from a natural resources standpoint, are important to conserve and development in that area are not appropriate. From development, it's not appropriate. Because of our geology, it doesn't make sense. Because of topography, it is not feasible. The boundary can be adjusted over time. If there are decisions about different land use patterns that the communities desire to pursue, when you come back in ten years with your next comprehensive plan review, you recognize that certain areas of the community may be suitable for different types or different scale of development intensity, not high, but moderate. You can go back and adjust that line, but do it in conjunction with your other ordinances. It's tied to your land use. Mr. Landis said one of the things that become important are the boundaries and they become part of the comprehensive plan and it's important to deal with those boundaries now because he has some disagreements with some of them. Having sewer in some of those places, doesn't make sense. He doesn't think that may be the case when you come to do it, but when it's in a comprehensive plan, somebody else may give an argument, so it's important that those boundaries and overall densities, be agreed upon before. Carolyn said in the most recent meeting, they did have input in terms of revisions to that line and those will be reflected in the draft that's coming out. They would like to hear from the Planning Commission, prior, as to some of the reasons and some of the areas. Please give your comments to Jack Cahalan. After this meeting, we are having a public meeting on June 30. July 17 we are coming back to the Planning Commission and would like your comments then. We will meet with the Council's of both communities as well. In August, we will get the document out for official public review. Mid September are when the Council meeting dates are. August they will be coming back to be able to talk with you more about what other concepts and ideas you may have. September they will be going to Council again. Mr. Landis asked are you planning to come back on July 17th? Carolyn said yes. Mr. Landis said we could do a workshop so we can discuss that. The big question is can we create a meeting before July 17th. Ms. Stern Goldstein said if you have their comments before July 17th, are you suggesting you would make changes before July 17th? Carolyn said what they would like to do it on the 17th. If it's possible to have the workshop before the 17th, and then at the meeting on the 17th, we could go over what your ideas are and there might be some challenges to do that, so to clearly understand what the pluses and minus are. One of the things, going back to the beginning, the Partnership from a township, borough and school district perspective are realizing this is pretty big. It doesn't have to all be done tomorrow, but also there are certain things you want to do related to one another over the next ten or fifteen years that you have made wise decisions in a coordinated manner. Ms. Stern Goldstein said she doesn't want to set the Planning

Commission (PC) up for unrealized expectations. She'd hate for the PC to think they are making concrete recommendations and you come back and they are not in there. You are dealing with a whole group of entities and the comments from the PC represent the PC, not even the official township position. When you are dealing with one comprehensive plan for one municipality, sometimes it is a four month round through the PC and we can't expect Carolyn to make those changes just for us so we need to set up the ground rules and see what input the PC is going to have. It's not physically possible to incorporate them and run it by everyone else and incorporate all other changes in them. Mr. Maxfield said we need to make recommendations to Council. This isn't a process we should rush to get through. Carolyn said another option is discussion in July and then the refinement. Looking at August is a timeframe we can come back with the draft and making that for your consideration and recommendation. You are correct from the perspective there are a lot of different groups involved. It is important to keep that discussion going. When there are items in front of everyone, it is easier to make responses to them and keep the discussion going. We are set to do that throughout the summer. Mr. Garges asked is there something driving the final approval or adoption, date wise? Mr. Cahalan said the Partnership wants to try and and get it adopted before the budget season. Also, the consultants only have a limited period of time. They are winding their end of their contract up. They are working off their contract schedule and we are trying to accommodate that with the Councils. Carolyn said throughout this past spring, the way in which the original project was put out, was one concept and we worked within that concept, but through the Partnership's discussion, we realized additional meetings with the PC and the Council are going to be critical and making sure everyone understands what is important.

Ms. Stern Goldstein said if there could be an afternoon meeting with the Planning Commission, that would work. Mr. Landis said he's out of town a lot. Carolyn said they are in town on June 30th and on July 8th and 9th. The PC said it might be better to do it after the public meeting. PC decided on July 1, 2008 to get together without Carolyn. Ms. Stern Goldstein said there's an EAC meeting that night. PC said they could meet on July 1, 2008 at 4:00 PM and have a workshop. Mr. Landis said that might be better. Carolyn said she will then be back on July 17th. Mr. Landis said they can give her some ideas before July 17th.

Mr. Maxfield said this plan is looking for similarities between the municipalities and where people can work together. However, the Township's current ordinances, the way things are set up, are very much resource based because of our priority of what we want to do with the township. Hellertown's ordinances may have a lot of concern with the commercial development of their municipality. That seems to be one of their big goals while our big goal may be preservation of a certain type of lifestyle and character in the township. We want to do little bits of commercial development and some things they might want to be preserve. If any ordinances are going to be derived from this document, somewhere in there, the motivation for the two municipalities should be stated. Part of that is going to be acceptable and we don't have a whole lot of current overlap as far as land uses. He'd like to see those statements, like a statement where we benefit from both of those approaches. Hellertown will benefit from our commercial districts and if their commercial district is healthier, we will benefit from that. Ms. Stern Goldstein said the framework is already set up in there. You just need to add a little bit in certain sections. Carolyn said we can put that and say we have the opportunity to work together because we do have these distinctive characteristics, each our own. Ms. Stern Goldstein said you talk about conservation, natural resources, but limit it to just woodlands, agricultural areas. There's a lot of environmental resources in LST that don't really come out. We as a municipality need those environmental resources to come out as it's really important. When you look at everything as a region, what's in here is fine. We just need to beef up the environmental and the rationale behind that. Mr. Maxfield said it's important for the planning of the future.

Mr. Landis said the only problem he had with the CD, is the maps. Carolyn said they can bring them out for the 30th, and leave them here. Ms. Stern Goldstein said there will be mark ups on the

plan and Carolyn can look at that prior to July 17th. Carolyn said she would like to put that reminder out to everyone that they are looking at things in a broad context. There are only a few items in the plan that focus on parcel specific areas such as the Champion Spark Plug site. In terms of the comprehensive plan, recognizing there are areas in which different recommendations are occurring.

Carolyn said we look forward to seeing you on June 30th, and again on July 17th and be able to not only have discussion about your points, but will have met with Hellertown in a formal setting by then. We'll be able to share some of the things. Mr. Landis said at some point, we need to get together with Hellertown, but not right now. It may be after the adoption of the plan. Mr. Cahalan said what Hellertown was kicking around; you might want to consider having a joint meeting in July or August with their planning commission. Ms. Stern Goldstein said maybe Hellertown could join you on July 17th. Carolyn said if you are going to do that, August would be a little bit more realistic as we'd have been able to meet with the Council's.

The meeting is on June 30th at the Saucon Valley High School at 6:30 PM.

VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS

- Mr. Mark Wirth, resident, said this lady that was just speaking, who is she with? Carolyn said Environmental Planning and Design out of Pittsburgh. Mr. Wirth said were you at the regional EAC meeting at the Fowler Building? Carolyn said no.

VII. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 8:30 PM.
SECOND BY: Mr. Hijazi
Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.
ROLL CALL:

Submitted by:

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Mr. John Landis
Chair