

**I. OPENING**

**CALL TO ORDER:** The Planning Commission of Lower Saucon Township was called to order on Thursday, June 23, 2016 at 7:02 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. Craig Kologie, presiding as acting Chair.

**ROLL CALL:** Present: Craig Kologie, Vice / Acting Chair; John Noble; Sandy Yerger; Haz Hijazi; members; Chris Garges, Zoning Officer; Judith Stern Goldstein, Boucher & James; Kevin Chimics, Hanover Engineering; Linc Treadwell, Solicitor. Absent: Tom Maxfield, John Lychak and Scott Kennedy.

**PLEDGE OF ALLEGIANCE**

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

**III. BUSINESS ITEMS**

**A. JOE HOMAY – HOMAY MINOR #MIN 01-16 – 1415 PUGGY LANE – EXP: 09-20-2016**

Present were Joe Homay (applicant) and Scott Mease of Mease Engineering (design engineer). Scott Mease presented the plan to the Commission which he stated was creating a two-lot minor subdivision in the R-12 district. He stated that the applicant has no intention to build on the parcel, his intention is to preserve the land.

Mr. Mease reviewed the Hanover Engineering letter dated June 16, 2016. He discussed Item B.2 in which the applicant was requesting a waiver of existing contours within 500'. The Commission did not take issue with this waiver. He then discussed item B.3 which required various information such as age of building/structures, vegetation/woodlands, etc to be placed on the plan. Mr. Hijazi asked why that could not be added to the plan? Mr. Mease stated that due to the minor nature of the plan it was an additional burden on the applicant. In general the Commission seemed not to favor such a waiver. Mr. Mease discussed item B.4 which dealt with the old Puggy Lane right of way, and the future disposition / dissolving of the right of way that is no longer used. The Commission concurred with such a waiver. Mr. Mease discussed items B.9 & B.10 which stated that an Erosion & Sedimentation permit and a construction timetable is required. He stated that no development is proposed at this time. The Commission agreed to defer these requirements until future improvements are proposed.

A discussion ensued about the lot shape, size, driveway locations, etc. The general consensus among the Commission was that the northern lot line should be shifted to the north to avoid creating a "T" shaped lot. The Commission suggested creating an easement on the now larger lot to provide for the existing natural gas service for the existing dwelling as well as a possible future driveway. Mr. Kologie mentioned that the applicant could simply obtain an easement from the property owner to preserve the land that is proposed as a new lot and no Township approvals would be required. Mr. Noble stated that the applicant could offer to deed restrict the new lot from future development which would require Township approval, but the approval process would be much less burdensome to the applicant.

Mr. Mease said the next item of discussion was B.16 which was a waiver request from creating radial lot lines. The Commission was generally in support of this waiver if the above mentioned lot line shift was depicted on the plans. Mr. Mease also said that item B.17 would no longer require a waiver if the lot line was shifted. Mr. Mease said that item B.18 requires additional setback and berm requirements for lots fronting Route 378. He stated that the existing dwelling, barn, etc. as well as the grade differential from Route 378 to the property essentially created the required buffer. The Commission generally supported a waiver of B.18. Mr. Mease said that item B.22 requires road improvements such as widening, curb, sidewalk, etc. He suggested that such improvements are not characteristic of the neighborhood and his applicant would like a waiver of the requirements. In general, the Commission supported such relief.

**Planning Commission Meeting  
June 23, 2016**

Mr. Mease reviewed the Boucher and James letter dated June 16, 2016. A discussion ensued about item 1.C which dealt with impervious coverage and the removal of the existing road bed. The applicant, property owner and Mr. Mease said they will review their options and discuss them with the Township consultants.

Mr. Garges noted that Hanover Engineering's letter referenced Section 145-51 which requires recreation land or a fee in lieu of such for each new lot created. Mr. Kologie suggested that the issue was better suited for discussion by Council.

**MOTION BY:** Mrs. Yerger moved to table the application.  
**SECOND BY:** Mr. Noble  
**ROLL CALL:** 4-0 (Mr. Maxfield, Mr. Lychak and Mr. Kennedy – Absent)

Mr. Garges noted that the Commission was scheduled to meet with the Hellertown Borough Planning Commission on July 12, 2016. Mr. Hijazi and Ms. Yerger noted that they (as well as Mr. Maxfield) had a conflict with the EAC meeting. Mr. Noble stated that he was able to attend. Mr. Kologie stated that the Silver Land project, which would have impacts on both municipalities, would be submitted in the near future and suggested that the Commission attempt to meet after those plans have been submitted so they may jointly discuss any issues or concerns. Mr. Garges said he would coordinate with the Borough of Hellertown and look for dates in the Fall that would not conflict with the EAC.

**IV. MICELLANEOUS BUSINESS ITEMS**

**A. APPROVAL OF MINUTES – JUNE 2, 2016**

**MOTION BY:** Mr. Noble moved for approval of the June 2, 2016 Planning Commission minutes.  
**SECOND BY:** Ms. Yerger  
**ROLL CALL:** 4-0 (Mr. Maxfield, Mr. Lychak and Mr. Kennedy – Absent)

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

None

**VI. ADJOURNMENT**

**MOTION BY:** Mr. Hijazi motioned to adjourn the meeting. The time was 8:01 p.m.  
**SECOND BY:** Ms. Yerger  
**ROLL CALL:** 4-0 (Mr. Maxfield, Mr. Lychak and Mr. Kennedy – Absent)

Submitted by:

---

Mr. Kologie, Vice / Acting Chair