

**I. OPENING**

**CALL TO ORDER:** The Planning Commission of Lower Saucon Township was called to order on Thursday, July 24, 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, Scott Kennedy, members; Karen Mallo, Boucher & James; Dan Miller, Hanover Engineering; Chris Garges, Zoning Officer; Linc Treadwell, Solicitor. Absent: Sandra Yerger, Craig Kologie and John Lychak.

**PLEDGE OF ALLEGIANCE**

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

**III. BUSINESS ITEMS**

**A. GREGORY & SALLY CASE – CASE MINOR #MIN 02-14 – BLACK RIVER ROAD & NORTH DRIVE – EXP. 10/22/14**

Erich Schock, Attorney; Matt Chartrand, Engineer from Bohler Engineering; and Greg Case, applicant were present. Attorney Schock said what they are proposing is to indicate they are not going to increase the impervious overall of the lots. They have to go to the Zoning Hearing Board for that, which will be heard in August.

Mr. Case explained the reasons for the lot line change. It will appear to be no different. For them, the ownership control of that piece of the wedge makes a lot more sense to them.

Attorney Schock said you could build a single family home the way it is now. Mr. Landis said how would you get access? Attorney Schock said you'd have to get an easement for the driveway.

Mr. Case said it is their intent to have an easement come in from the existing driveway so nothing will change the frontage. They will have a shared driveway with the Adams. By doing so, the three easements would become two easements. Attorney Schock said you will end up with less impervious because you are going to utilize the same driveway that's there.

Mr. Garges said Mr. Case is going to consolidate two building lots and make it one, so the one building lot could have access on Black River Road and the other one would have access back off of North Drive the way it's set up right now.

Mr. Noble said is there enough land to subdivide it further? Mr. Case said you could technically place another home and build on both. Mr. Garges said he doesn't know that it has the frontage. Mr. Noble said there would be access off of Surrey. Mr. Garges said that's all floodplain. They would need zoning and special exception to have any crossing there. Mr. Maxfield said we saw that stuff go through zoning before with floodplains and wetlands. Mr. Maxfield said the reason for the high percentage of impervious on Lot 1 is because of all the existing buildings and all the resources removed.

Mr. Chartrand said he brought a copy of the plan you have and basically the entire portion of that front end of the site is being adjusted to be smaller, is encumbered by natural resources. They are not looking to make any changes there. They are not adding any buildings there. Mr. Chartrand needed clarification to Item #1 on the Boucher & James letter regarding the regulations. Ms. Mallo said it doesn't go through the process of the P/C. It only gets reviewed by Mr. Garges.

Mr. Chartrand said everything else on the Boucher & James letter was a "will comply" or something that was noted that didn't necessarily require action. The one item they had was in regard to natural resources relative to the location of woodlands and environmentally sensitive

**Planning Commission Meeting  
July 24, 2014**

woodlands on the site. By their analysis they didn't believe there were woodlands on their site, but it may be necessary to meet with someone and go out to the site and just take a look at.

Mr. Chartrand said another item on the Boucher & James letter was regarding street trees being placed on the frontage of Black River Road. They would like to request a waiver from adding street trees given the amount of natural resources they have on the site. Mr. Maxfield said if there was no waiver, how many street trees would there be? Mr. Chartrand said it would be between 3 and 4. Mr. Maxfield said we've done this before, instead of giving a waiver on the street trees, we have a tree fund so instead of putting the trees on the property, you'd donate trees where they would be put at an appropriate place. Mr. Chartrand said they could probably do that.

Mr. Landis is said the next waiver is existing features. Mr. Chartrand said it's one for preliminary as the subsections are in reference to preliminary plan under Item 2 and under Item 3, that's for the final plan.

Mr. Chartrand said the question they were discussing was street trees, and obviously the intent is to have them out along the street line and Mr. Case said what if there was a reference to plant that same amount of trees closer up on the home side itself. Mr. Maxfield said Black River floods like crazy. He's not opposed to that idea, but maybe you could agree with the Planner on a better place to put them. Anything you could do to stabilize the riverside would be appreciated.

Mr. Chartrand said on the HEA letter, everything else in regard to this is adding some notes, some clarification items on the plan. Mr. Miller said the most notable would be the sewer and water service on which the Lower Saucon Authority (LSA) issued a letter on. The gist of it is that the existing water and sewer is not identified on the plan and it should be identified on the plan. Mr. Case said we got a letter from the LSA saying they would not require an infrastructure to be placed on North Drive nor a cost burden be borne by the future owner of that property for that infrastructure. They can add that on the plan with the removal of the line division between the two lots on that side. They would get the easements requested by the LSA once the acquisition is completed, then it would be his sole ownership and they would absolutely grant that. Mr. Miller said would you want that tied into this plan, either that or a comparable easement. Mr. Case said yes. Mr. Noble said what easement are they looking for? Mr. Garges said right now the sewer line basically is parallel to the floodplain and the creek and there were two stubs put in for the two lots that are going to be consolidated into one. Mr. Maxfield said this isn't for us to look at. It should be the LSA. Attorney Treadwell said work it out with the LSA as we don't know specifically what they want. When you work it out, show it on the plan. Mr. Maxfield said he didn't want to tie it to this plan as then we wouldn't be approving this plan tonight.

Attorney Treadwell said they'll go talk to the LSA and whatever happens with the LSA, when the final plan gets approved, it will be on the plan. There might even be an exception in the site capacity calculations for municipally owned easements. That would make sense to have it in there as who else would want to give you one.

**MOTION BY:** Mr. Maxfield moved to recommend approval of the Case minor subdivision plans and associated waivers contained in the Bohler Engineering letter, dated July 24, 2014 with the exception that Waiver #4, from SALDO Section 145-52.b, requiring the placement of street trees along the frontage of Black River Road be conditioned upon the required trees being located elsewhere on site, at a location agreed upon by the Township Planner. The recommended approval was further conditioned upon compliance with the Hanover review letter dated July 18, 2014 and the Boucher & James letter dated July 18, 2014.

**SECOND BY:** Mr. Kennedy

**ROLL CALL:** 4-0 (Absent: John Lychak, Craig Kologie, and Sandra Yerger)

**Planning Commission Meeting  
July 24, 2014**

**IV. MISCELLANEOUS BUSINESS ITEMS**

**A. APPROVAL OF JUNE 26, 2014 MINUTES**

**MOTION BY:** Mr. Noble moved for approval of the June 26, 2014 minutes.

**SECOND BY:** Mr. Maxfield

Mr. Landis asked if there were any comments? No one raised their hand.

**ROLL CALL:** 4-0 (Absent: John Lychak, Craig Kologie, and Sandra Yerger)

**V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS – None**

**VI. ADJOURNMENT**

**MOTION BY:** Mr. Maxfield moved for adjournment. The time was 7:45 PM.

**SECOND BY:** Mr. Kennedy

**ROLL CALL:** 4-0 (Absent: John Lychak, Craig Kologie, and Sandra Yerger)

Submitted by:

---

Mr. John Landis, Chair