

I. OPENING

CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, August 25, 2016 at 7:03 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 Lychak, Secretary; Sandy Yerger; Scott Kennedy; members; Chris Garges, Zoning Officer; Michael Beuke, Boucher & James; Kevin Chimics, Township Engineer; Linc Treadwell, Solicitor. Absent: Tom Maxfield, John Noble and Haz Hijazi.

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), Bill Birk (owner) and Scott Mease of Mease Engineering (design engineer). Mr. Mease presented an update to the progress of the design / plan preparation process, specifically outlining the effort which was taken to comply with lot configuration concerns that were expressed by the Commission at their last meeting. He noted that such revisions were not possible due to environmental restrictions and impervious coverage restrictions. The Commission generally noted that they did not have any further concerns with that matter.

The members questioned the status of the existing right of way that is proposed to be dissolved. Mr. Mease noted that he was hoping to resolve the issues that were discussed at the last meeting before going before Council to request that the right of way be dissolved. Mr. Mease proceeded to show the Commission photos of the current state of the right of way which was the “old” Puggy Lane.

Mr. Garges provided a brief summary of the research that was done as to the current ownership of the right of way. He stated that researched revealed that it appeared to be intended to be abandoned but was never formally done.

Mr. Mease said that the remainder of the August 16, 2016 Boucher & James review letter was a “will comply”.

Mr. Chimics noted that the biggest issue of the Hanover Engineering review letter dated August 17, 2017 was the location of the driveway. He said that while the driveway location does not meet the minimum distance from the intersection, it meets the provisions of the ordinance which require it to be as far from the intersection as possible.

Mr. Mease noted that while the plan depicts that the sight distance is not met, it is in fact met, however it is met past the intersection. The plan will be revised accordingly.

Mr. Mease further noted that the remainder of the Hanover Engineering review letter was “will comply.”

The Commission then discussed the waivers. Mr. Mease read through them.

Subdivision and Land Development Waivers:

1. SLDO Sections 145-33.C(1) & (2) – regarding Existing features and adjoining owners
2. SLDO Section 145-33.E (6) – regarding a deferral of the E&S plan / narrative
3. SLDO Sections 145-43.A(4) & (5) – regarding lot configuration
4. SLDO Section 145-43.B(2) – regarding a required buffer berm
5. SLDO Section 145-45.B – regarding roadway widening, curb & sidewalk

The Commission then said they support the waivers but prefer not to formally vote on them until Council has agreed to dissolve / vacate the right of way.

MOTION BY: John Lychak made a motion to table the application.

SECOND BY: Mr. Kologie

ROLL CALL: 4-0 (Absent: Mr. Maxfield, Mr. Noble and Mr. Hijazi)

The Commission had a brief discussion about the upcoming zoning hearing board agenda.

IV. MICELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – JULY 28, 2016

MOTION BY: Mr. Kennedy moved for approval of the July 28, 2016 Planning Commission minutes.

SECOND BY: Ms. Yerger

ROLL CALL: 4-0 (Absent: Mr. Maxfield, Mr. Noble and Mr. Hijazi)

V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS

None

VI. ADJOURNMENT

MOTION BY: Mr. Lychak motioned to adjourn the meeting. The time was 7:43 p.m.

SECOND BY: Ms. Yerger

ROLL CALL: 4-0 (Absent: Mr. Maxfield, Mr. Noble and Mr. Hijazi)

Submitted by:

Mr. Kologie, Vice / Acting Chair