

I. OPENING

CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, August 27, 2015 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, members; Judy Stern Goldstein, Mike Beuke, Boucher & James; Kevin Chimics, Hanover Engineering; Chris Garges, Zoning Officer; Linc Treadwell, Solicitor. Absent: Scott Kennedy, Sandra Yerger & Craig Kologie.

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None

III. BUSINESS ITEMS

A. LAURENA LLC – LAURENA LLC MINOR #MIN 01-15 – 1897 MEADOWS ROAD – EXP. 10/21/15

Mr. Wayne Doyle was present from Cowan Associates, engineer for the project. He explained the plan. The purpose of this plan is to create Lot 1 a septic system and a replacement system for Lot 2. There are no plans for any development on Lot 2.

Mr. Doyle said they would like to amend their waiver request to include a couple of items. The first waiver request is delineation of off-site contours, improvements, structures. Since it is a minor subdivision, they didn't do a full aerial.

Mr. Doyle said the second waiver request is the lot depth and the width ration. Mr. Noble asked why they didn't draw a line from the road straight back? Mr. Doyle said the septic was tested on Lot 2. There are some issues with soil.

Mr. Doyle said the third waiver applies to the berm that they show along Lot 1. They show it across the entire frontage; however, by where the septic systems are to the left, if you exclude where the existing house is, it's in an area of woods. The applicant does not want to cut down trees to put the berm in. They would gladly put the berm in the open area in accordance with the ordinance. They are just trying to preserve as many mature trees as they can. Ms. Stern-Goldstein said the intent is not to cut down trees. Mr. Maxfield said the current septic sites are currently covered by trees, and one of the notes says there will be no disturbances. Mr. Doyle said the plan would be to remove the dwellings and structures that are there and do nothing else until the house is built.

Mr. Maxfield asked if the in-ground system is in the trees? Mr. Doyle said yes, and he doesn't believe it's a drinkable well. They will close it up.

Mr. Doyle said the last waiver is the cart way running along Meadows Road, it's a single lot and they are replacing the house with another house and he knows some trees would have to come down for that too.

Ms. Stern Goldstein received their response and every comment was "will comply" except one. Mr. Chimics said they said they will comply. His only question is the type of water service they are providing as they show both the well and public water. Mr. Doyle said they will do public water.

Mr. Doyle said he was looking for recommendation of the waivers. Mr. Landis said the first one was the contour and there was no problem with that. Mr. Landis said the second was the depth and width.

MOTION BY: Mr. Maxfield moved to table this agenda item.
SECOND BY: Mr. Lychak
ROLL CALL: 4-0 (Absent – Mrs. Yerger, Mr. Kennedy, and Mr. Kologie)

B. IESI PA BETHLEHEM LANDFILL CORPORATION – IESI PA BETHLEHEM LANDFILL WITHIN THE LIGHT INDUSTRIAL ZONING DISTRICT – SOUTHEASTERN REALIGNMENT LAND DEVELOPMENT #LD 01-15 – 2335 APPLEBUTTER ROAD – EXP. 10/21/15

Mr. Rick Bodner from Martin and Martin was present. He gave brief explanation of what their proposal is about. It's all within the existing 201 acre DEP permit. It is all within the 206 acre parcel which was subject to special exception approval originally in 1993 and 2001. They will be going in front of the ZHB to refresh the special exception. They are trying to add approximately six acres of new lined area at the southeast corner of the site. All the other areas labeled on the drawing, Phase I, II, III, IV are areas on which there is already waste and some type of liner system, although not necessarily a liner system that meets current standards. What this project does not do is change the permit boundary, the property boundary, the tonnage, the operation of the landfill, or the access road. He explained they have been working with Township staff and consultants. He knows they are on a different track after meeting with the staff and the way they would like to see this presented would be reformatted as somewhat of a stand-alone development plan. They are working to conform to their requests.

Ms. Stern Goldstein said they are awaiting the revised plans before they have any comments. They need to comply with the current ordinances at the time it was submitted. They are working on a lot of clarity issues.

Attorney Treadwell said by the September P/C meeting, both B&J and HEA will have review letters ready based on the plans being revised. At that meeting, we will have a substantive discussion about this application and depending on what the comments are, it may or may not move on to the Council. As Mr. Bodner alluded to, when a special exception application is filed, there will also be a ZHB meeting to deal with that application. When we get special exceptions, there are site plans that go along with the application that the P/C looks at. In this instance, the site plan is the land development plan that will basically be the same document.

Mr. Noble asked if they will be filling in the Phase II area? Mr. Landis said that has the old liner. Mr. Bodner said what the proposal envisions is a new liner that covers the four cells at the east side of this site. Mr. Noble said how do you handle the stability? Mr. Bodner said they do physical testing on it, which is done all the time. It's called the piggyback liner system which he explained. There's a liner, and 12 extraction wells parallel to Applebutter Road that were put in place in 1993 to capture any contaminated groundwater that is migrating south and they will continue to be maintained.

Mr. Maxfield asked for clarification of what is happening in the yellow areas of this application? Mr. Bodner said the Phase III or Phase IV areas have DEP compliant liners. What is being proposed is simply putting additional waste on top of the current waste within the slope constraints that are allowed by state regulations. Back in 2003, the permit maximum elevation was 725'. This does not exceed that elevation. Subsequent to approval in 2003, they have done some modifications. They added 2.5 acres in the NW corner that provides additional capacity. The way they kept it from being a major modification was they shaved elevation off the approved top of 725' down to 712'. This application proposes to go back to the 725'.

Mr. John Hulsizer, from Steel City asked about a new liner. Mr. Bodner said yes, that area will have a new liner. Mr. Hulsizer asked about digging and how they will put the new liner down and Mr. Bodner said it is called a piggyback liner and explained how that is done. Mr. Hulsizer asked if this is the same type of piggyback liner design that was used at the Chrin landfill that slid down on the road? Mr. Bodner said this piggyback design wasn't designed at the time of the Chrin event. It's

different from the Chrin piggyback design. All that knowledge is incorporated into this design. Mr. Hulsizer asked if this was a hammock system where it gets anchored from different ends to keep it from sliding. Mr. Bodner said not quite. The liner system here is not only a conventional liner system, but also incorporates a geo-grid reinforcement where he uses the term hammock. The geo-grid is not required, but IESI said let's put it in anyway. Mr. Hulsizer asked about capping. Mr. Bodner said if you go into the plans submitted to DEP, as they go from west to east filling in the yellow area, they cap as they get to final grade.

Ms. Donna Louder said in the plans, it's mentioned there is a concern about the possibility of the liner being perforated by gas wells or other things. She asked how cell 8 was going to be taken care of that? On the lateral portion of Phase II, if that's not lined underneath and there's water going underneath it, there will be more leachate and it's going to run out the sides. Mr. Bodner said everything in color will at the end of the project have DEP compliant liner on it, thus all the waste put on except for the existing old waste in Phase I and II beneath the new liner, is going to be on a liner system. Ms. Louder said what is going to block that? The water is going to run sideways, especially with the trash under there. Mr. Bodner said there's no trash under there. Ms. Louder asked additional questions regarding the old cell and that the water can go east if the garbage is laying in a certain way. She asked about the gas construction system. Ms. Louder said there's only one flare on that property and asked if they were going to install another flare. Mr. Bodner said the air plan approval was submitted to DEP and they have accepted it, deemed it complete and are reviewing it. It includes additional flare capacity as needed to accommodate all of the gas from this facility assuming the BRE system is not operating. Mr. Bodner said the application to DEP has been submitted and it accommodates that additional waste and gas. Mr. Landis said we are not even there yet with those engineering details. Ms. Louder said this is part of the design. Mr. Landis said not at this meeting. Mrs. Louder had additional comments regarding the height of the landfill.

Mrs. Priscilla deLeon said her concern is the depiction of old references to previously filled areas on plans. She asked are all of the areas depicted on these maps of unlined areas? Mr. Bodner said the answer is yes, with one exception. There's an area known as the notch which is not really delineated, it's just verbage. It's in the general area of the citizen drop-off area. They will get that wording on there. Mrs. deLeon asked him to explain what the notch area means. Mr. Bodner said it was an area in the Phase I and II where it was unlined and it accepted trees and demolish type waste. Mrs. deLeon said it was wood stumps, wood construction debris. She didn't realize the current access road bisects the older original landfill, so part of your area where Phase II is, you are going to be going on top of the original landfill. Mr. Bodner said correct.

Mr. Matt McClarin, 2198 Riverside Drive, asked how close the access road will be to the RA zone located next to it? Mr. Bodner said as far as it is to the zoning boundary, there's a requirement of a minimum 20' setback where nothing can be done along the east property line. Mr. McClarin asked how they plan on containing all the water if it's not going into the ground? Mr. Bodner explained how it will head to the basin. Mr. McClarin asked how many trees have to be cut down in the SE corner and asked how much are will be pervious. Mr. Bodner responded to the questions. Mr. McClarin voices concerns about the future and the closure of the landfill. Mr. McClarin asked about the height to which Mr. Garges said the next plan coming in will show what they were approved for currently which will be their base and what's proposed. Mr. Noble asked if they could do some site triangles and give some elevations through certain points in Steel City. Mr. Bodner said they are working on that.

Mr. Dave Willard said at the LMIP meeting, DEP outlined a timeline for their approval process. How does all this correlate for your timeline to the project. Mr. Bodner said the timeline per the LMIP meeting has not changed. He thinks DEP had 435 days and the DEP clock stops when they write IESI a review letter. He said they expect to permit in late 2016.

C. SKETCH PLAN BY MATT CONNOLLY

Mr. Connolly owns the property at 1920 Leithsville Road. It had an auto repair shop on it and a two-bedroom house. They've improved the repair shop, which was never open to the public. A group came to him regarding a recreation center for youth volleyball and asked if I would be interested in redeveloping the land to do that. They would maintain the existing well for water supply, put in a new septic field. The building would be 100' x 180'. There are 45 parking spaces.

Mr. Noble asked if the access would be on Route 412? Mr. Connolly said they will use Reading Drive. Mr. Maxfield asked about signage? Mr. Connolly said a sign would make sense as people travel for hours to get to these events. Mr. Noble said Reading Drive is a terrible intersection. Mr. Connolly said Apples Church is worse. Mr. Noble said the idea sounds good, but his concern is the traffic. Mr. Maxfield said he doesn't have as many problems with the Reading Drive access as it gives them the option to go in the other direction. Mr. Connolly said they didn't want to get PennDOT involved using Route 412. Mr. Maxfield said will the drive by Reading Drive handle two lanes of traffic? Mr. Connolly said yes, that's an existing driveway now and they will be able to widen it.

IV. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – APRIL 23, 2015

MOTION BY: Mr. Maxfield moved for approval of the April 23, 2015 Planning Commission minutes.

SECOND BY: Mr. Noble

ROLL CALL: 4-0 (Absent – Mrs. Yerger, Mr. Kennedy and Mr. Kologie)

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

VI. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 8:00 PM.

SECOND BY: Mr. Lychak

ROLL CALL: 4-0 (Absent – Mrs. Yerger, Mr. Kennedy and Mr. Kologie)

Submitted by:

Mr. John Landis, Chair