

I. OPENING

CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, November 19, 2015 at 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. Tom Maxfield, Vice Chair, presiding.

ROLL CALL: Tom Maxfield, Vice Chair; Sandra Yerger, Craig Kologie, John Noble, John Lychak, Scott Kennedy; members; Mike Beuke, Boucher & James; Kevin Chimics, Hanover Engineering; Linc Treadwell, Solicitor. Absent: John Landis and Chris Garges.

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None

III. BUSINESS ITEMS

A. SILVER LAND REVIEW OF PROPOSED ORDINANCE AMENDMENT FOR GOLF COURSE OVERLAY DISTRICT (SILVER CREEK COUNTRY CLUB)

Jim Preston, Attorney; Dave Spirk, developer; and Scott Mease, Engineer were present. Attorney Preston said there are only two issues. The first one talks about the 50' setback, that applies 50' from any fairway, green or other use area which is an issue. The other is a 20' planted landscape buffer installed around the entire boundary of the property and they felt that will be problematic. There was discussion regarding the setback distances to the homes from the actual playing area, which they feel is too confining.

Attorney Preston said the only other concern they had was a 20' planted landscape buffer must be installed between any onsite residential use and any adjacent offsite residential use. They think that's what was intended there and this is a little clear. They may not be changing anything with No. 3. Attorney Treadwell said that could be cleaned up a little bit. He's okay with the new wording.

Attorney Treadwell said you wouldn't want this type of residential development around a 9-hole golf course, so that should change to 18-hole. This does not now contain an open space percentage requirement, which he thinks you want to have a minimum open space percentage. He spoke to Judy and this would probably be 50% as you want to guarantee that someone doesn't build a really small 18-hole golf course and put 300 houses around it.

Attorney Treadwell discussed the street widths, cul-de-sac issue and the street trees. The private roads would have a 32' right-of-way and a 28' cart way, with curb, no sidewalk constructed to Township standards and emergency access roads are not required to meet that standard. The roads will not be dedicated to the Township.

Joe Sofka, 2015 Wirth Road, was concerned about the close proximity to the building line. Attorney Treadwell said there's 30' between the residents and your property line. Within that 30', 20 of that is going to be a planted landscape buffer.

Attorney Treadwell said the next step is if you're satisfied with the two ordinance revisions made tonight, you can make a motion to recommend to Council that they consider these for advertising to hold a public hearing.

MOTION BY: Mr. Kennedy moved to recommend to Council that the zoning ordinance amendment for the golf course, as prepared by Boucher & James and amended tonight, and the subdivision ordinance amendment regarding the private right-of-way widths, cul-de-sacs and street trees for private golf course amendments be advertised for a public hearing.

SECOND BY: Mrs. Yerger

ROLL CALL: 6-0 (Mr. Landis – Absent)

B. IESI PA BETHLEHEM LANDFILL CORPORATION/PROGRESSIVE WASTE SOLUTIONS – IESI PA BETHLEHEM LANDFILL WITH THE LIGHT INDUSTRIAL ZONING DISTRICT – SOUTHEASTERN REALIGNMENT LAND DEVELOPMENT #LD 01-15 – 2335 APPLEBUTTER ROAD – IESI WOULD LIKE TO DISCUSS PROPOSED CHANGES TO THE PERIMETER BERM AS THIS RELATES TO THEIR PENDING LAND DEVELOPMENT/SITE PLAN & ZONING HEARING BOARD APPLICATION – EXP. 12/31/2015

Maryanne Garber, Attorney; Kevin Bodner, Martin and Martin Engineering; and Allen Schleyer, IESI Manager were present regarding the southeastern realignment project.

Attorney Garber stated they have a land development/site plan application pending before the Township and a related ZHB application. Boucher & James and Hanover issued review letters on the plans that are currently before the Township. They appeared before Township Council on October 7th to discuss a waiver of a perimeter berm along the boundaries where the new disposal footprint is being proposed. They received feedback from Council and particular concerns about the proximity of the access road to the eastern property line and the southern property line to the east of basin 2.

Attorney Garber discussed their plan regarding submission of a revised plan with an alternative pulling the access road back from the eastern property line. They showed cross sections from the eastern property boundary and the southern property boundary. They will have a 3D model to visualize the differences.

Attorney Garber said Ms. deLeon had asked for the acreage of the Mulligan track and that is 4.557 acres. There was a question about whether all the access roads that exist at the landfill were shown on the plans, which they are.

Attorney Garber said the Environmental Advisory Council (EAC) had flagged some issues that they wanted their consultants to pay particular attention to in reviewing the applications that were before the Township and the application pending before DEP. The issues were relative to borings through existing waste and for Township staff to take old waste area into consideration when reviewing. Mr. Maxfield said one of the things the EAC would like is for evidence about what is in that fill area for stabilization based on whether things have settled.

Attorney Garber said they will provide information on what the MSE wall will look like vegetated. They will include photos from Freemansburg, from the cemetery and the school in the packet and will provide a Google map that identifies elevation points as it relates to other point in the Township.

Attorney Treadwell asked if the redesign tree protection means there is no disturbance in that 80' area until you get to the storm water management corridor? Attorney Garber said yes. Attorney Treadwell asked about the storm water management corridor.

Mr. Maxfield said he's hoping there's not going to be fill on the southern side of that access road. Mr. Bodner said there will be. The actual road will be built on top of the landfill.

Mr. Maxfield said regarding the 725' maximum height, it's 725' above sea level. He thinks it would be beneficial for the public's understanding if you would include something above sea level at Applebutter Road entrance so we have an understanding of how much fill is being created in feet. Attorney Garber said included in the overall plan are the elevations of the water tower and the PPL poles in the vicinity.

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Mr. Peter Bresnick, 2417 Applebutter Road, said the landfill surrounds his property on two sides and he is concerned about the distance from his property line.

Mrs. Priscilla deLeon, Saucon Avenue, asked about the heavy vegetated area that blurs the truck traffic and where it would be.

Mrs. deLeon commented that Council has asked the landfill to use historic names as identification at the landfill. She said the trail that Attorney Garber spoke about has always been called the North Slope access road. She provided history regarding the road and stated that storms washed out those roads. This is a very important road and she objects to referring to it as "trails".

Ms. Sue Severn, 2425 Applebutter Road, she knew the people who worked at the landfill when the City owned it, and PPL dumped transformers and hazardous waste there. She's concerned if they start pushing that all around. Mr. Bodner said there's no waste construction, it's a piggyback. They aren't going to dig up the old waste. Ms. Severn stated you can see the trucks. Attorney Garber said the cross sections will help people understand what the difference is between the current permitted height and the additional amount of fill. Mrs. Sandra Yerger said they are recommending non-deciduous trees, something that will provide cover year round.

Mr. Gene Boyer, Saucon Road, asked they show where the 725' will be, like an overlay. Mr. Boyer said the 725' isn't at the peak, it's actually further south. It's below the peak if you are looking at it from the north. Mr. Kologie said there's a function called Drape they might be able to use to show the height.

Mrs. deLeon asked if it would be possible to show what it's going to look like from Woodfield's or throughout the Township? Mr. Maxfield said you could zoom in on Drape to see this. Mr. Boyer said why don't we ask them put up a pole with a light on it at night. Attorney Garber said she doesn't know if the pole would do anything different than the boom. Mr. Maxfield said let's hold this idea and look at the line of site drawing and figure out if we have to go any further with it.

IV. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – OCTOBER 22, 2015

MOTION BY: Mrs. Yerger moved for approval of the October 22, 2015 Planning Commission minutes.

SECOND BY: Mr. Kologie

ROLL CALL: 6-0 (Mr. Landis – Absent)

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

VI. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 8:30 p.m.

SECOND BY: Mr. Noble

ROLL CALL: 6-0 (Mr. Landis – Absent)

Submitted by:

Mr. John Landis, Chair