

I. OPENING

CALL TO ORDER: The Planning Commission of Lower Saucon Township was called to order on Thursday, December 17, 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; Sandra Yerger, John Noble, Scott Kennedy; members; Chris Garges, Zoning Officer; Mike Beuke, Boucher & James; Kevin Chimics, Hanover Engineering; Linc Treadwell, Solicitor. Absent: Craig Kologie and John Lychak.

PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS – None

III. BUSINESS ITEMS

A. ECONOMIC DEVELOPMENT TASK FORCE

Mr. Willard said during the last two years, he was working on the Economic Development Task Force with the residents and staff members. In 2014, they established a Task Force and from that report, Council directed to review our planning and permitting process in the Township and make sure we were perceived as user-friendly.

Mr. Willard read the Vision Statement that the Task Force developed in 2014. They appointed a Citizen's Committee which was Task No. 1 and No. 2 was to look at the zoning districts suitable for development. They received a grant from Northampton County to pay for Boucher & James. They had draft recommendations which were approved and reported to Council in November. In 2016, they want to start with some marketing. There are three parcels in the Township that could be utilized for economic development.

Mr. Willard said there were some text amendments, which he reviewed and discussed. The summary gives them a focus on economic development and balances our open space program and environmental activities in the Township. Mr. Garges said Council wanted to move forward on six items, which Mr. Garges reviewed with the P/C.

B. JOHN & SUSAN BLAIR – BLAIR–1988 FRIEBLEY AVENUE SITE PLAN #SP 04-15 – 1988 FRIEBELY AVENUE – EXP. 03/16/16

Mr. John Blair was present. Mr. Garges said this is an existing property and there are two structures on the property. The applicant is seeking to take 1,000 square foot in building no. 1 and convert that into what is a permitted use in zoning called a craft shop. There is no exterior improvements, no paving, nothing more than interior renovations and that will be handled under the building permit process. Attorney Treadwell said this is the site plan approval, so you can make a motion to recommend approval of the site plan subject to Chris Garges' memo.

MOTION BY: Mr. Noble moved to recommend approval of the site plan subject to Chris Garges' memo.

SECOND BY: Mr. Maxfield

ROLL CALL: 5-0 (Mr. Kologie and Mr. Lychak – Absent)

C. IESI PA BETHLEHEM LANDFILL CORPORATION/PROGRESSIVE WASTE SOLUTIONS – IESI PA BETHLEHEM LANDFILL WITHIN 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 APPLICATIONS - EXP. 12/31/15

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Mr. Rick Bodner and Matt Hackert were present from Martin and Martin; and Maryanne Garber, Legal Counsel for IESI. Ms. Garber said they are here with respect to the Southeastern Realignment project at the landfill. They submitted a land development plan in July and had workshop meetings and reworked the nature of that plan. After the meetings, they submitted a revised submission with those changes. On December 8th, Staff and the consultants looked at the plans and then B&J and HEA issued review letters.

Mr. Rick Bodner reviewed slides, one was the overall picture of the SE Realignment that they are currently asking the Township to review and approve. The original proposal was an MSE wall with an access road on top of it. As a result of discussion, they evolved to an MSE wall part way to the east end of basin 2 which gets down to existing ground. They put the access road further to the north.

Mr. Bodner said the P/C talked about the landfill depth of trash, to which they responded, such as the acreage of the Mulligan tract which was 4.5 acres. We have given you the gas well logs with that information. The second item was asking to have IESI take a hard look at that waste, and there's a detailed letter on everything they looked at.

Ms. Garber said the aerial was prepared in response to some residents, so they did a 3D drawing and some maps. Mr. Bodner showed where the Bresnick property was and the elevations at Applebutter Road to the easterly high point of the landfill. He showed the different elevations in comparison to the water tank and the hill climb area. He reviewed the cross sections along with the review letters from B&J and HEA on the cross sections.

Ms. Garber discussed the lines of site that they had submitted, which were revised. Mr. Bodner showed the existing MSE wall and the current proposed elevations.

Mr. Bodner said a comment that came from the P/C was what are the real high points at the landfill. They took the US GIS map and put the landfill on it and looked at some elevations. The landfill is proposed at 725', they got a 924', a 717' and 1,006', and so forth. How does 725' fit into what is south of the river. It's certainly not the highest point.

Ms. Garber reviewed the HEA December 15th review letter. IESI started addressing the issues that remained which were talked about at the meeting on December 8th which included lines of site, a 3D presentation, access roads, the various high point elevations and questions on the cross sections.

Ms. Garber reviewed the B&J December 15th review letter. They talked about in 2005 when the landfill was looking to move the location of the maintenance building where it had been approved in 2003 there was a condition translated into a covenant in the land development agreement with Phase IV which imposes the limitations of the expansion area. Attorney Treadwell looked at that and interpreted the area based on review of all the documents, is 2.5 acres area in between basins 1 and 2. Within that 2.5 acres, the covenant says you can't expand your waste disposal beyond what the DEP disposal limits were in 2003. Based on the SE Realignment, there's a small portion behind the MSE wall that would be filled with dirt rather than waste. They will comply with the covenant and they will comply with all comments on B&J's letter. Mr. Rick Bodner talked about the environmental protection standards and what changes they made, which made them more compliant with the application.

Ms. Garber said there was an HEA review letter from Brien Kocher dated from December 15th. IESI asked for several waivers from storm water management and they are addressed in the HEA letter. Almost all the waivers were requested and granted with Phase IV expansion and the MSE wall project. Mr. Chimics said there are some concerns on the storm sewer and he asked IESI to take a look at that. IESI also asked for waivers from SALDO and easement and drainage waivers. Ms. Garber reviewed all the waivers they were requesting which they will address and comply with.

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Ms. Garber said the next steps are to revise the plans as necessary and prepare a response to the review letters. The next P/C meeting is January 28, 2016, so their hope is they can get responses to the review letters and provide revisions to the plans and landscaping necessary in order to review them. Mr. Landis said we aren't going to grant the waivers this evening.

Mr. Gene Boyer said his concern was the height situation. Mr. Bodner brought up the 3D presentation again and explained to Mr. Boyer the different heights.

Attorney Treadwell said they have some work to do and then they are starting their special exception process on Monday.

IV. MICELLANEOUS BUSINESS ITEMS

A. APPROVAL OF MINUTES – NOVEMBER 19, 2015

MOTION BY: Mr. Noble moved for approval of the November 19, 2015 Planning Commission minutes.

SECOND BY: Mr. Maxfield

ROLL CALL: 5-0 (Mr. Kologie and Mr. Lychak – Absent)

V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS

Mr. Landis said he's been on the P/C for 20 years and he will be giving up his term on December 31, 2015.

VI. ADJOURNMENT

MOTION BY: Mr. Maxfield moved for adjournment. The time was 9:45 p.m.

SECOND BY: Mrs. Yerger

ROLL CALL: 5-0 (Absent: Mr. Kologie and Mr. Lychak)

Submitted by:

Mr. John Landis, Chair