

I. **OPENING**

CALL TO ORDER: The Planning Commission meeting of Lower Saucon Township Council was called to order on Thursday, December 21, 2006, 7:00 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. John Landis, Chair, presiding.

ROLL CALL: Present: John Landis, Chair; Gerry Szakmeister, Vice Chair; Fran LaBuda, Secretary; Hazem Hijazi; Tom Maxfield; Brien Kocher, Engineer; Chris Garges, Zoning Officer; Judy Stern Goldstein, Boucher & James; Attorney Linc Treadwell, Solicitor, and Steve Kircher, Jr. PC Member.

Absent – John Noble and Craig Kologie.

PLEDGE OF ALLEGIANCE

II. **PUBLIC COMMENT/CITIZEN AGENDA ITEMS**

III. **BUSINESS ITEMS**

A. **REEN DEVELOPMENT CO. LLC/DAVE SELL – REDINGTON ESTAES AT LOWER SAUCON PRELIMINARY MAJOR SUBDIVISION MAJ03-06 – REDINGTON ROAD (TIME LIMIT 01/06/2007)**

Mr. Landis said no one was present representing Reen Development.

B. **KERRY CLAIRE VENTURES, LP – PENN’S VIEW FINAL MAJOR SUBDIVISION #MAJ 02-05 – BANKO LANE (TIME LIMIT 02-14/07)**

Mr. Landis said this is for a final approval.

Jeffrey Ott, with Ott Consulting was present. He said Mr. Fitzpatrick and Mr. Reegan, the applicant, should be here shortly.

Ms. Stern Goldstein said the applicant has done a nice job to comply with the requirements of the Zoning Ordinance and the prior comments to date. The letter they have is a very clean letter. The outstanding issues really are permits. There are some outstanding permits as part of the site plan approval - water and sewer, sewage disposal, and storm water detention outstanding permits. Other than that, there are no issues in their letter. The only way there would be an issue if any plan revisions were made that would change some of the other items in the course of obtaining their permits.

Mr. Ott said they did receive the Hanover letter and the Boucher & James letter and they take no objections to any of those letters. Mr. Kocher said all the comments in the HEA letter are final plan note type comments and outside agency comments. It’s a shopping list they have to do, but there are no planning issues. They did issue today an update on the preliminary plan conditions, and they’ll be getting that letter in the next couple of days.

Mr. Landis said there was a request by Council, when it comes to them, to have the conditions at an absolute minimum. These things that are all housekeeping in HEA’s letter, please have them done before it goes to Council. Mr. Ott said they will resolve all of them.

**Planning Commission Meeting
December 21, 2006**

Mr. Garges said part of the recommendation of the SEO, the board would entertain a motion to approve the planning module as well and sign that.

Mr. Landis asked if anyone in the audience had any comments? No one raised their hand.

MOTION BY: Ms. Szakmeister moved for approval the final application of Penn's View Estate with conditions that are stated in HEA and Boucher & James letters.

SECOND BY: Mr. Maxfield
Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.

ROLL CALL: 5-0-2 (Mr. Noble & Mr. Kologie – Absent)

MOTION BY: Mr. Maxfield moved for approval of the planning module.

SECOND BY: Mr. LaBuda
Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.

ROLL CALL: 5-0-2 (Mr. Noble & Mr. Kologie – Absent)

C. REDINGTON ESTATES PLANNING MODULE

Mr. Garges said this is on the agenda as they are coming up to a deadline. They have granted us an extension to March 7, 2007. It was going to be on the agenda for denial since they didn't have the extension. They called Chris Garges this afternoon.

IV. MISCELLANEOUS BUSINESS ITEMS

A. REVIEW OF SALDO AMENDMENTS

Mr. Kocher, Engineer said the purpose of those amendments was to do some clean up items that they had pointed out over the last year or so. The only real significant changes in there, worthy of note, is they revised the definition of land development a little bit to exclude single family dwellings, to make it more complaint with the municipality planning code and also made the requirement for sand mounds that the lot area, if you have a two acre lot, to be consistent with the zoning ordinance instead of three acres as it used to be. Otherwise, the other things in there are pretty much engineering issues. It does start a requirement for notification of surrounding property owners. The applicant's have to notify surrounding property owners. We made this consistent with the language that Boucher & James had in the overall SALDO.

Attorney Treadwell said Council had some recommendations last night.

Ms. Stern Goldstein said they authorized the advertisement of the ordinance with some minor amendments last night at the Council meeting, so rather than make a motion on this at this time, she'd suggest you hold off until next month when you have it in cemented form. They'll still be plenty of time before Council needs to act on it.

Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.

**Planning Commission Meeting
December 21, 2006**

B. APPROVAL OF MINUTES – NOVEMBER 16, 2006

MOTION BY: Ms. Szakmeister moved for approval of the November 16, 2006 minutes..

SECOND BY: Mr. Hijazi

Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.

ROLL CALL: 5-0-2 (Mr. Noble & Mr. Kologie – Absent)

V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS

Mr. Landis said he'd like to thank Geri Szakmeister for all the years she has spent with the PC. Everyone applauded. Ms. Szakmeister said thank you very much.

VI. ADJOURNMENT

MOTION BY: Mr. LaBuda moved for adjournment. The time was 7:12 PM.

SECOND BY: Ms. Szakmeister

Mr. Landis asked if anyone in the audience had any questions or comments? No one raised their hand.

ROLL CALL: 5-0-2 (Mr. Noble and Mr. Kologie – Absent)

Submitted by:

Mr. John Landis
Chair