

## SAUCON VALLEY PARTNERSHIP MEETING

Date: October 10, 2007  
Time: 7:05 p.m.  
Location: Hellertown Borough

**A. Call to Order** - Priscilla deLeon

**B. Roll Call** - Present: Tom Opsatnick, Mayor Fluck, Susan Baxter, Glenn Kern, Jack Cahalan, Charlie Luthar. Guest: Mike Schlossberg

**C. Council Of Governments**

1. The minutes of the September 12, 2007 meeting of the Saucon Valley Partnership were approved following a motion by Priscilla, seconded by Mayor Fluck
2. Treasurer's Report - Jack stated that the Checking Account has a current balance of \$34,227.72. He stated that a payment of \$2,205.50 was made to EPD during September from this account. The Treasurers Report Account has a balance of \$7,136. 90. Priscilla said that she checked with someone and verified that the two (2) checks we received from Northampton County were both numbered 1003. The Checking and Treasurers Account reports were approved following a motion by Susan, seconded by Tom. Jack advised that we received a bill dated October 5, 2007 from EPD for their services from September 1-30, 2007 in the amount of \$2,867.17. Jack stated that he reviewed the bill and found it to be in order and he recommended that it be paid. On a motion by Glenn, seconded by Tom the bill dated October 5, 2007 was approved for payment. Jack also handed out a letter dated September 26, 2007 from EPD notifying us of the change in pay rates, effective October 1, 2007 for their Principles and Associates. Jack stated that these increases are factored into the contract that the Partnership has with EPD for the Multi-Municipal Comprehensive Plan.

**D. Citizens On Agenda Items** - None

**E. Citizens On Non-Agenda Items** - None

**F. Work Session - Saucon Valley Multi-Municipal Comprehensive Plan**

**1. Preferred Future Land Use Scenario**

- a. **Refinements of Initial Concept Plan** - Carolyn reviewed a draft Preferred Future Land Use Scenario map which displayed the proposed Municipal Services Boundary, open space areas and the rural, low intensity, moderate intensity and higher intensity residential areas that they are proposing. AJ pointed out the three (3) orange colored areas where they are proposing Traditional Neighborhood Development (TND) where the density would be clustered around open space areas. They introduced several of these moderate intensity areas around the country club as a transition between the higher intensities in the Borough and the low and rural intensities in the Township. Carolyn stated that they are also recommending a low intensity residential area (1 acre lots) near Steel City on the ridge above Applebutter Road since it will be within the Municipal Services Boundary and will have infrastructure available. Priscilla said that she sees that land more as a business opportunity as she thinks that few people will want to build a house across from the landfill or the Connectiv plant. AJ said that it would not support commercial development. He feels it is more suitable for "flex space" which is a combination of office space and light industrial uses, not

warehousing. There was a discussion about the widening of Route 412 for the casino development and the potential development of the adjacent former Beth Steel now Majestic/LVIP property. AJ stated that based on this discussion they would agree that the uses for this area should be non-residential. Priscilla pointed out that the map was missing a little area near the I-78 & Route 33 interchange that belongs to the Easton Fish & Game Association. Carolyn said that they would double check that. Carolyn said they also included areas in Hellertown where some development and mixed redevelopment can occur and areas along 378 in the Township for commercial development.

- b. **Build-out Analysis** - AJ reviewed the 23 Traffic Analysis Zones (TAZ) that Skelly & Loy looked at. They looked at the existing land use pattern that was in each zone with the existing traffic data and came up with conclusions on how much traffic was in each of these zones. Then they compared these existing conditions with the conditions that would exist when the vacant land is developed per the vision they are proposing to predict what the traffic patterns will be like in the future if we add additional land uses and density. This will show what will happen in the future in terms of traffic on Main Street. AJ stated that there are approximately 7,600 acres of vacant land in the region. Of this total only about 3,500 or ½ of this can be developed due to environmental, zoning restrictions. If they are developed they would produce approximately 2,300 additional homes and approximately 1,030 additional students which would boost the enrollment at the Saucon Valley School District to a total of 3,500 students. Susan questioned whether Ed's projected numbers for future school population agrees with EPD's as these seem much higher. AJ said that they have discussed and emailed these numbers to Ed and he is in agreement with them. AJ said that when schools do enrollment projections they usually do them for a set period of time. Our projection fast forwards all the way out to the very end, so it covers a much longer period. In terms of total population, the build out would mean about 6,800 additional people which would increase the total population of both municipalities to about 22,000. The total number of daily trips this would generate is 25,000 more cars. All traffic goes to Main Street so they are going to cascade all of this traffic information and see what the cumulative effect will be on Main Street. They added into this calculation the municipal and school expenditures needed to support these numbers. In the fiscal model they ran, residential development continues to cost the municipalities while non-residential land produces income for the municipalities. Glenn said that this information is extremely valuable. He was asking for this type of information 7 years ago when he was on the Planning Commission.
- c. **General Infrastructure Analysis** - They also did the same thing with the sewerage calculations. They have an idea of how much land is available to build on. Assuming the full build out of these areas they can calculate using the standard rate of 250 gallons per household how many EDUs or sewerage capacity would be needed. The total aggregate for sewerage at the Bethlehem Treatment Plant is approximately 580,000 gallons. From what Skelly & Loy has been able to glean the range at the treatment plant is between 50,000 and 240,000 gallons. Some of that though is for land that is beyond the Municipal Services Boundary which will not be served by sewer going to the Bethlehem Treatment Plant. They looked at the TAZs that are within the Municipal Services Boundary and estimated that at full build out we would need 150,000 per day which is comfortably within the allowable range. Members questioned why we cannot get an accurate number from the Treatment Plant? Jack and Charlie explained that the plant is permitted by the state to process at a certain capacity but since Bethlehem Steel closed they lost a considerable amount of volume and fluidity which now limits the capacity of the plant, so there is a difference between their licensed capacity and the amount they can adequately process without the volume from Bethlehem Steel.

- d. **Business Strategy and Implementation Concepts** - Carolyn gave Mike Schlossberg a copy of a bulleted list of concepts that they took from Theresa's report. When the draft plan comes out you will see a lot more detail behind each of these concepts and a detailed list of recommendations. Mike said that he will share their strategic plan with Theresa.
2. **Draft Comprehensive Plan Goals** - Carolyn said that they had put together ten (10) region wide goals or guiding principles for the Comprehensive Plan
    - a. **Balance Initiatives** - balance development and conservation initiatives in order to maintain the ambiance and quality of Saucon Valley's distinct cultural landscapes: urban, suburban and rural
    - c. **Manage Growth** - manage the impacts of growth by aligning residential and non-residential development opportunities with available an adequate infrastructure service
    - d. **Coordinate Infrastructure Investments** - coordinate infrastructure investments to protect public health and to promote sustainability
    - e. **Improve Transportation Solutions** - improve the efficiency and safety of the overall transportation network for both vehicular and pedestrian users through land use, access management strategies and physical improvements
    - f. **Reinforce the "Hub"** - reinforce Downtown Hellertown as the Valley's focal point, or "Hub", for the delivery of goods, services, civic activities and regional identity
    - g. **Encourage In-fill** - encourage in-fill development and/or redevelopment that complements the character, intensity and infrastructure demands of surrounding existing land uses
    - h. **Enhance the Continuity of Resources** - enhance the continuity, visibility and inter-connectivity of the Valley's cultural, natural and historical resources
    - i. **Strengthen Roles** - strengthen the roles and outreach of the Saucon Valley Partnership as a means of improving municipal coordination and reaction to issues that transcend political boundaries
    - j. **Foster Volunteerism** - foster the benefits of involvement in civic-oriented activities to encourage increased volunteering among residents and business owners
    - k. **Maintain Fiscal Responsibility** - maintain fiscal responsibility as related to the delivery and cost effectiveness of the communities' high quality services
  3. **10-29-07 Public Meeting Preparation** - Carolyn stated that they will be sending out a draft agenda next week for the Public Meeting on the 29<sup>th</sup> and will also send Ira a description on how they would like the room organized. Theresa will be coming to the Public Meeting will provide an update on the downtown initiatives. The meeting time will be 6:30 - 8:30 p.m. Ads will be placed in local papers. Mailings will be sent to community stakeholders followed up with emails.
  4. **Next Steps** - Carolyn briefly reviewed the Business Strategy and Implementation Concept list that they had prepared from Theresa's portion of the draft report.

## G. Brief Reports and Discussion Items

1. **Casino Related Issues** - Jack stated that we had read in the paper that the John Stoffa's casino impacts committee was going to invite our coalition representatives to their meeting on November 5, 2007, which will conflict with the Hellertown and Freemansburg Borough Council meetings. Jack stated that we have not received an official invitation yet asking us to attend to this meeting. Jack also said that he had sent John Stoffa an email about this conflict and had not heard anything back from him. Jack and Charlie will follow up on this.

2. **Regional Policing** - Jack stated that he had spoken to Chief Ross the peer consultant and he had said that he anticipated sending us their report in mid-September. It is now past that time and Jack and Charlie will have to contact him to find out why it is being delayed. Jack stated that he also spoke to Chief Ross about the public meeting that they have to hold with the two municipalities to formally present their report. Jack asked the group what their preference would be: a joint meeting or separate meetings in each municipality. The group indicated that they would like to have separate meetings in each of the municipalities.
3. **Polk Valley Road Intersection Enhancements** - Jack stated that the only update since our meeting with the property owners in August was that Mr. McCullough had some issues with the curbing and parking lot reconfiguration on his property on the southeast corner of Polk Valley Road and he has spoken to Jim Birdsall about this and that has been resolved, so we are at the point where the plans for the signal can be submitted to PennDOT to go through the permitting process. Charlie stated that the engineer for the American Family Services had some questions about whether the accident data we supplied warranted a signal at the intersection. Jim Birdsall said that there is adequate traffic data to warrant the signal.
4. **Joint Enterprise Zone with City of Bethlehem** - Charlie stated that he spoke to the new assistant to Tony Hanna at a recent Renew Lehigh Valley meeting and sent him an email requesting that the City of Bethlehem come to a meeting and provide answers to the questions that the Hellertown Borough Council has about the Memorandum of Agreement (MOU). He has not heard anything so he will have to follow-up on this.
5. **Hellertown - Lower Saucon Compost Center** - Charlie handed out statistics on utilization of the Compost Center through September 29, 2007 which showed that there have been 1,903 visits by borough and township residents to the facility since it opened on May 18th. 1565 of these visits or 82% were Hellertown Borough residents and 338 or 18% were Township residents. Jack stated that in response to complaints from adjacent residents about the dust from the entrance road approximately 150 feet or more of the access road has been paved by the Township PW Department. This was something we had planned as a long-term solution, but due to a combination of the dry weather conditions this summer and the dust that the crushcrete material produced from the traffic on the access road, the decision was made to add it to the Township's fall paving projects. Jack stated that the Township Engineer was asked to do a traffic study on the curve at the entrance to the facility on Springtown Hill Road. The traffic going into the facility crosses over Springtown Hill Road and could pose some conflicts with the traffic traveling southbound on the road. The Engineer is recommending that a "Stop Except for Right Turn" sign be placed at the corner, which we will be taking to the Township Council for approval of an ordinance. Charlie stated that they will also be adding additional fencing which will completely enclose the facility. Glenn Kern asked about the problem that was reported about the cars that were stacked up at the entrance on one of the Saturday mornings? Jack stated that it was reported that whoever the PW employee who was supposed to be on duty there that day was late and did not open the center until 9:15 a.m. Glenn asked if the chain could be moved further up the access road to allow the waiting vehicles to pull off Springtown Hill Road? Jack said that they will look at that but at the same time they did not want to open up an area where items could be dumped off when the center was closed. Charlie stated that the pile of dropped off yard waste material is pretty large and we are concerned about it being a fire hazard with the dry conditions. We have been unsuccessful in locating someone who would rent a tub grinder to us for a short period of time to grind up the material. He will be contacting Lehigh County to see if we could utilize their tub grinder.
6. **Tax Reassessment** - no update
7. **Fire Analysis Study** - Jack stated that the Township is waiting to hear back from its four (4) fire companies about their participation in the concept of the Fire Services Task Force that was presented to us by Dean Fernsler of DCED. Charlie stated that the Borough has submitted a SAFER grant application for one (1) FT and one (1) PT firefighter for Dewey Fire Company.
8. **SVSD Request for Procedure to Keep Track of Renters** - no update

9. **Ron Shegda Presentation on Speed Limit Trailers** - Jack and Charlie said that they started pulling together information on these trailers in anticipation of Ron making presentations to the Councils. There is a speed message sign that can be erected on speed limit signs near school zones.

**I. Events Calendar** - no update

**J. Adjournment** - The meeting was adjourned at 9:55 p.m. by a unanimous voice vote.

The next meeting of the Saucon Valley Partnership will be held on November 14, 2007 @ 7:00 p.m. at the Lower Saucon Township.