



**Tuesday, July 11, 2023**  
**Lower Saucon Township Council Agenda**

**\*\*\* 12:30 P.M. \*\*\***

**Lower Saucon Township  
General Business and Developer**

**\*\*\*\*\* Location Change \*\*\*\*\***

**Se-Wy-Co Fire Station  
3621 Old Philadelphia Pike  
Bethlehem, PA 18015**

**\*\*\*\*\* Location Change \*\*\*\*\***

---

**1. OPENING**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Announcement of Executive Session (if applicable)
- E. Potential Action on Executive Session Issues (if applicable)
- F. Public Comment Procedure

---

**2. PUBLIC COMMENT - AGENDA ITEMS ONLY - RESIDENTS/TAXPAYERS ONLY - 3-MINUTE TIME LIMIT**

---

**3. PRESENTATIONS/HEARINGS/ORDINANCES/RESOLUTIONS**

- A. Review prepared Ordinance 2023-04 for Zoning Map Amendment – the potential map amendment would be in the area east of Route 378 and north of Colesville Road. Changing the Zoning District from R40-Rural Suburban Residential to GB-General Business for the 4 identified parcel numbers. Consider Authorization to commence the MPC adoption process and advertise the Ordinance for a public hearing
- B. Review prepared Ordinance 2023-05 for Zoning Map and Text Amendments - the potential map amendment would be in the area north of Applebutter Road, east of Steel City, south of the Lehigh River, and west of the Route 33/Route 78 intersection. Changing the Zoning District from RA-Rural Agricultural to LI-Light Industrial. The potential text amendments may include allowing landfills and waste disposal facilities as a permitted, conditional, or special exception use; site plan requirements for uses that require land development approval, and a natural resource mitigation alternative. 2 Maps and 2 lists of parcels numbers have been provided for consideration. Council will need to determine the specific parcels numbers to be included in the re-zoning proposal. Consider Authorization to commence the MPC adoption process and advertise the Ordinance for a public hearing
- C. Review prepared Ordinance 2023-06 for Zoning Text Amendments that would potentially allow Underground Storage Tanks, provided there is compliance with federal and state regulations, in Carbonate Geology areas. Consider Authorization to commence the MPC adoption process and advertise the Ordinance for a public hearing
- D. Review prepared Ordinance 2023-07 - the ordinance provides for the submission of a voter referendum at the fall 2023 election that will ask the voters if the Township should amend the Optional Plan of Government/Administrative Code to limit the terms of elected Council members to two (2) terms (a total of 8 consecutive years). Consider Authorization to commence the adoption process pursuant to the Second Class Township Code and the Home Rule Charter and Optional Plans Law

---

**4. DEVELOPER ITEMS**

---

**5. TOWNSHIP BUSINESS ITEMS**

---

**6. MISCELLANEOUS BUSINESS ITEMS**

---

**7. COUNCIL & STAFF REPORTS**

- A. Township Manager, Mark Hudson
- B. Council/Jr. Council Member
- C. Solicitor
- D. Engineer

**8. PUBLIC COMMENT - NON-AGENDA ITEMS - RESIDENTS/TAXPAYERS ONLY - 3-MINUTE TIME LIMIT**

---

**9. ADJOURNMENT**

---

A. Move to Adjourn

**10. UPCOMING MEETINGS**

---

A. Environmental Advisory Council (Date Change): July 18, 2023

B. Zoning Hearing Board: July 24, 2023

C. Landfill Committee Meeting (Date Change): Tuesday, July 25, 2023 5:00 p.m.

D. Council Meeting: July 26, 2023

E. Planning Commission: July 27, 2023

F. Parks and Recreation Board: August 7, 2023

G. Saucon Rail Trail Oversight Commission: August 28, 2023 at LST Town Hall Pavilion

1. **OPENING**

- A. **CALL TO ORDER:** The General Business & Developer meeting of Lower Saucon Township Council was called to order on Monday, July 11, 2023 at 12:30 p.m. with Mr. Jason Banonis, presiding at the Se-Wy-Co Fire Hall.
- B. **ROLL CALL: Present:** Jason Banonis, President; Mark Inglis, Vice President; Priscilla deLeon, Sandra Yerger (speaker phone) and Thomas Carocci, Council Members; Mark Hudson, Township Manager; Linc Treadwell, Township Solicitor; Brien Kocher, Township Engineer; Cathy Gorman, Assistant Manager & Director of Finance; Stacy Werkheiser, Administrative Assistant.
- C. **PLEDGE OF ALLEGIANCE**
- D. **ANNOUNCEMENT OF ANY EXECUTIVE SESSION (IF APPLICABLE)** – Mr. Banonis said Council did not meet in Executive Session today.
- E. **POTENTIAL ACTION ON EXECUTIVE SESSION ISSUES (IF APPLICABLE)** - None
- F. **PUBLIC COMMENT PROCEDURE** – Mr. Banonis said public comment procedure is available on the sign-in tables as you entered. He would remind everyone of the requirements for public comment – how to conduct yourselves, the time limits and other issues. If you are not familiar with those, he'd suggest you get a copy and review them.

2. **PUBLIC COMMENT – AGENDA ITEMS ONLY – RESIDENTS/TAXPAYERS ONLY – 3 MINUTE TIME LIMIT**

- Jeff Gorczyonski said he'd like to comment on the second agenda item which is the rezoning of the land off Applebutter Road. He'd like to ask Council why after you've seen the outpouring of community opposition to this, are you not only reconsidering it, but you are expanding the whole top, all of the land owned by Bethlehem Landfill Company (BLC). He'd just like to straighten his head as to why you consider this to be important, so important that you would do it a second time. The next item is at least the way he read it, the change says garbage facilities, landfill, it gives permitted, conditional, and use which one is it? It doesn't say if a landfill was to try to expand, which is it? Is it permitted, is it not permitted? Those are questions he has for Council.
- Nancy Gorczyonski said she wants to know why we want to have rezoning. It seems like you are taking all of the checks and balances away from what is supposed to be in place so that we just don't turn all of Saucon into a dump. That just seems opening up the gates for whoever wants to come in and turn what we like our community to be right now and prevent it from becoming the dump of PA. We have four landfills in the immediate area and you want to expand it, for what reason? She doesn't mind paying more taxes, if that's your premise and you are saving us future taxes, well, how many of you want to have a dump for your...Mr. Banonis said Ms. Gorczyonski you need to address Council, not the audience. Ms. Gorczyonski said alright, she'll talk loud enough so everybody can hear her. She just would like if you rezoned anything for it to become farmland, something that would preserve what we have now with some industry coming in, but not a dump. It can leach into our water, ruin our property values and take away what we hope is a future for our community and the people around us. We've seen property values go up as we've lived in this community for over 30 years. Her property value has almost doubled, maybe even more, alright. She would like to see our community continue to grow, but not with the eminence of something that will pollute and desecrate everything that's around. The fact that some of you were encouraged by the landfill to vote for the landfill, that scares her. You all should be recusing yourself from voting if you took any PAC money because you are either getting influenced by them because you got PAC money or you are being influenced by them because they promised you something in the future or now. She doesn't know. She has no way of finding that out but she thinks you all need to look at why you are voting for these, it's an atrocity. You need...Mr. Banonis said your three minutes is up, unfortunately we have many people that want to speak today so he appreciates her comments. Thank you.
- Debra Esposito said she and her husband moved here in 2013 from the Poconos. They really didn't like the direction the Poconos was going in regard to open space. So now she lives in a Township and a Council, the majority of Council members, who want to rezone hundreds of acres from residential and agricultural to Light Industrial (LI). We already have an existing landfill and numerous warehouses, like how many people are going to come here. She just doesn't get it. She gets so frustrated because whatever people say, she doesn't feel that this Council is listening. In your

**General Business & Developer Meeting**  
**July 11, 2023**

heart you can say, have you gotten anyone for the landfill other than maybe businesses, none of your constituents. So, she asks you to reconsider. She doesn't think you will, and she thinks your decisions have already been made, no matter what people say but she just felt compelled to at least appeal to you, she doesn't even know what to ask you to appeal to, but please reconsider this rezoning. Thank you.

- Kathy Pichel McGovern said first she wants to say that she had to not see patients today so she could come here and fight for her home, which is unbelievable and what is she trying to do? She's trying to find the Jason Banonis campaign speech, she only has three minutes, excuse her. We continue to rely heavily on the BLC as they just proportioned part of the tax base, we must continue to control cost, we must also anticipate and seek to diversify the Township's tax base to be ready for the potential closure of the landfill. In less than two years, I promise to help create the Route 378 Economic Task Force, the goals improve and promote taxable commercial business, in the single largest commercially zoned area of the Township and on and on and on. Then on the bottom, it says, it goes on, she's sorry, there are no plans for the Township for landfill expansion, I remain committed to keeping an open eye. I will consider the interest of all and make informed decisions based on the information available. I also continue to identify opportunities, use existing open space funds to responsibly preserve land for the benefit of the residents and the environment and on and on and on; and you are making all our homes lose their property values. That's all she has to say.
- Janine Bonham said first of all three minutes is not enough time to address the concerns she has about this that we all have about changing rezoning. She strongly opposes the rezoning of the proposed section of land from rural agricultural to LI. It ruins property values, she can literally hear that disgusting landfill, it's there, we can deal with it, but to expand, it is wrong to do. If the air quality for the past summer has told you anything, we need the green space in order to filter the land so we can breathe easier. If you cut down the forest to make room for a landfill, all landfills leak. We've known this since the 80's. They all leak. Landfills are old technology and there are better ways to deal with the waste of this community and you're not putting any efforts into finding what other solutions there can be. The community in front of you does not want this landfill, yet you keep plowing forward with it, not listening to your constituents. They can't fathom why this is. Please reconsider this rezoning. It's appalling that you want to make it bigger than the last 275 acres. It's appalling. We don't want this. We don't want a garbage dump in the valley, another one. It's already bad enough that we have to drive around and see them dotted across the land. Listen to the people who put you in those seats. She doesn't think you will. You've proven that but the people have spoken, they don't want this here. She opposes this rezoning.
- Victor Opthof-Cordaro said she stands here today kind of shocked but also not shocked that you proposed 275, that was in October. You admitted last month that the actual 275 was not your own proposal but quoting Solicitor Treadwell "it was the landfill's proposal", so now, all of the community that lives between Steel City and Route 33, you've chosen to punish by rezoning their land, in addition to the landfill. So, the landfill parcels of 275 plus the addition of all the parcels including the Shimersville Homestead, which was built in the 1700's, the beginning of our Township, which is already under conservation easement, already under conservation easement, so we have the Helms tract, a conservation easement, we have the former Bethlehem Steel tract, a conservation easement. We have the 100 plus acres of the Shimersville Homestead, a conservation easement. She knows we have some smart people on this Township Council, some of them have doctorate degrees, but she can't imagine the elementary concept of keeping conservation property, conservation property. It's downright atrocious and she thinks the community is not stupid and they know that when a landfill, a developer, in our Township decides to spend over \$100,000.00, \$100,000.00 folks, that's not to get a state-wide person elected, or a national President elected. It's to get a Council elected of 11,000 people. A multi-national media firm brags about the fact that they spent \$100,000.00 to make sure their client, the landfill, gets the people on Council that will do what the landfill, the developer wants. She's sorry but the residents say that our Township is not for sale and you should do their duty as elected officials and not answer to the landfill. Thank you.
- David Boulin said and no, he's not running for Council like some of the previous speakers. He appreciates, by the way, some of the comments that are made. He thinks especially the last speaker, and he kind of agrees that these kinds of charges are made and they shouldn't be and we should be dealing with it. *Audience out of order.* Mr. Boulin said allow him to talk, all of you people that had

**General Business & Developer Meeting**  
**July 11, 2023**

your chance. *Audience out of order.* Mr. Banonis said Mr. Boulin, Mr. Boulin, hold on one second. He said folks in the audience, he reminded you at the beginning of the meeting what the conduct policy was for this meeting in terms of blurting out, interrupting speakers, jerrying or doing anything else. If you are not familiar with it, he will again suggest you pick up a copy of it and read it and while you are doing that, please stay quiet so this gentleman can have his opportunity to speak just as you had your opportunity to speak and will have your opportunity to speak. Okay, that's how this process works. This is our Council meeting and if you're not familiar with it, that's fine, you can stand and turn your backs. Mr. Boulin, hopefully the message has gotten across to certain people, feel free to proceed with your comments and they will be happy to hear them. Mr. Boulin said he begs your pardon for not addressing you directly. Yes, he has emotions too, but he's not running an emotional campaign here. He thinks the bottom line is if one looks at the history of this landfill, it wasn't Lower Saucon Council that sits here now. It clearly was 20 years ago, 23 years ago, there is somebody here that knows about it; and so maybe everybody here ought to understand when Bethlehem Town purchased the property to put in a landfill, if he understands it correctly and he can be corrected, he doesn't mind, but maybe somebody ought to be asking them how this all started and why it's in your lap. Now the other thing he did read, and he hopes everyone understands all of this documentation, pages and pages, yes, he's been through it and understands that yes, this is a landfill area and it has been growing and the land near it has been purchased over years and years. The history is all there in the application, so anybody that thinks this thing just popped up yesterday, is clearly mistaken. His understanding, at least when he reads it, and he's not an attorney, he's a physicist, the bottom line is that this is a coalescence of all the areas into one and rezoning it, so yes, it can be considered as one. If one simply looks at what is on the other side, in Bethlehem, about a mile or so away, you see massive warehouses, which were one of the speakers before said were yours. They are not yours; they are Bethlehem's who weeps the profit. By the way, it was Bethlehem Town that sold the landfill because they were in a financial problem and yet it's in our town, it's in LST, so he would say if you're ready, all the people here are ready to give up their garbage and keep it at home, he would suggest you do that because you know what, today it's this landfill, it's already been Chrin, and all of you people can put up those little signs because that's the way you are. You don't want to know the facts. He still has 16 seconds. *Audience out of order.* Mr. Banonis said he will give Mr. Boulin additional time since he's interrupted during your comments. *Audience out of order.* Mr. Boulin said do you see the way that works? Do you see how that works? He said he doesn't need additional time. He thinks these people need additional time to sit down and read and understand and maybe the garbage should be in their house.

- Lynn Hill said Bethlehem dump is not a constituent of this Council. She said we are your constituents. In answer to the previous speakers' comments, she will say and she will be happy to provide her map for this, less than 3% of the garbage in this dump is from this Township. The majority of the garbage comes in early in the morning in enormous tractor trailers from out-of-state. We also take garbage from other counties in our state, but less than 3% comes from within this Township. This dump has been operating since the 1940's, operated without a permit until 1993. It only used to collect garbage from Northampton and Lehigh before Bethlehem Township sold it to Bethlehem IESI, the predecessor to Waste Connections; and at the time, the Township Council that was in majority, this was in 1998 or 99, allowed them to take out of state trash so now this dump has burgeoned into holding 11 million tons of garbage, 80 years, 11 million tons, that's enough. 848 acres of forest for a dump, in what planet is that anything that makes sense. It's not proper to really talk about the past as we can't do anything about it, but we can control the future. We can move forward and our taxes do not have to go up if we have a Council that isn't spending our money right and left, and we are running a surplus now, significant enough to demonstrate that we can move forward without the dump, and without a tax increase, as long as we have proper fiscal management and that means not spending money on lawsuits and other frivolous things. Thank you.
- Kyle Cambiotti said good afternoon, he's here to voice his concerns about how the landfill expansion will affect the surrounding communities, specifically Steel City. The smell from the expanded landfill will only add to the side effect of fatigue, headaches, dizziness, vomiting and loss of coordination felt by local residents. There is also the concern of garbage landslides which occur when landfills are poorly managed similar to natural landslides. These slides are catastrophic to communities and can be triggered by weather or human interaction. Slides can result in the blockage

**General Business & Developer Meeting  
July 11, 2023**

of major roadways that the surrounding communities and commuting traffic rely on. While these are day-to-day concerns, there are long-term environmental risks that can result from the landfill expansion. Landfill runoff can contaminate the Lehigh River, tainting the downstream waterways of the greater Philadelphia area. Local farms are also affected by toxic runoff, being very detrimental to the soil. The toxins destroy the farmland's topsoil by stripping of its nutrients. The local wildlife also will be affected by jeopardizing their habitats near the landfill area. Certain animals begin relying on landfills for food which causes imbalances in the local animal population. These imbalances of predator and prey animals, along with nuisance animals, will have also long-term effects on the Township. There will also be an increase in train traffic if the expansion proceeds. He is worried about this due to the recent train derailments that have greater impacted in the surrounding areas especially the one in East Palestine, Ohio. Before that, on September 20, 2022, a train derailment occurred right here in Bethlehem. All of these accidents came from Norfolk Southern Company and he's concerned if it happens in Steel City it would be devastating to their community and catastrophic to the environment. This land is deeply personal to him and his community. He can recall countless happy memories with his father and brother getting to explore and enjoy this beautiful land. Steel City is special and he does not want that to be forever ruined for temporary monetary gain.

- Stacie Misczenski said thank you for destroying her workday to be here today, she appreciates that very much and also from the attorneys she works for. Thank you. Watching this Council's actions is like watching a puppet show. She has witnessed a Judge tell concerned citizens of this Township that this Council's actions are procedurally flawed. She sat and listened to Northampton County's Board, the county in which this Township resides, tell us their disdain for your actions. She even received a letter telling her that LST Ordinance No. 2022-02 is void ab initio but yet you press on being led by one party. You are so blinded by greed that you can't wait to destroy the, as you'd say on your website, the pastoral farmlands, tranquil woodlands, and gentle rolling hills the Township is recognized for. This Council refuses to hear the citizens of this Township as you are tasked to do so under the Township of LST, Part 1, Sections 5 through 8, E. procedures to be, which reads in part, and she quotes after considering the desirability of any such ordinance the Council may by majority vote at such meeting to direct the Solicitor to prepare a written proposal. Every meeting on record, via the meeting minutes, has clearly shown that the citizens of this Township disdain and oppose all of your rezoning activities. The only party who finds these actions desirable is one that is headquartered in the state of Texas. They have all consistently expressed to this Council their opposition to the rezoning of their lands and she is here to tell you again, that rezoning 848 acres of land from rural agricultural is an atrocity and they are opposing it and they don't want it so if you'd please kindly listen to them, yet again they are here to tell you, they don't care for your rezoning, they oppose it and she knows personally the person who handles her strings is the Lord, she doesn't know about you but they all think they know who your master is. Have a good day.
- Anne Marie Crown said she's from the Wassergass area. At the last Council meeting, Mr. Carocci remarked about the total of host fees from BLC since 1999, \$40 million as she recalls. On the other side of that coin, she wonders about the generational effect on the environmental health and safety of the residents and their natural resources. Is that what came also with the \$40 million in the past 24 years? They recently learned that the Lehigh River is on those top 10 list of the most unhealthy rivers in the country and very, very recently, they learned about the unhealthy tap water in almost half of the faucets in the country and from that U.S. Geological Survey, they know that tap water contains forever chemicals, which are most prevalent in urban areas, near airports, and near industry, landfills and waste water treatment plants. Forever chemicals have a generational effect as they have already been found many times in umbilical cords. Our Commonwealth also made the top 10 list of the ten worst states in the country for water quality. We are at number 44. There is a database with the Watch Dog group that tracks data and she looked at LSA for 2014 to 2019, 15 total contaminants were detected with 9 exceeding healthy guidelines; and interestingly enough, the City of Bethlehem had exactly the same score as we did. She would hope that as Council you make decisions of generational impact that you consider not only the fiscal benefits to the Township, the zoning needs, but the environmental health and safety needs of every resident in this Township. If she may suggest an idea to you, consider forming a committee for environmental health and safety. If she may suggest, it takes great courage to make an about face with anything, and she sincerely hopes that LST

**General Business & Developer Meeting**  
**July 11, 2023**

makes an about face with this zoning and she would love to live to see the day when LST can be a leader in this Commonwealth. Forever chemicals are in our air, they are in our soil, they are in our water. They are in the blood of 98% of all Americans. She knows she won't live to see it, but she hopes for a day when babies born in this Township are born without forever chemicals in their umbilical cords. Thank you.

- Frank Palumbo said he's here again and he will continue to keep coming back to voice his opposition. First, he wants to ask at the last Council meeting, Jason you said there's rules of the quorum of this process of three minutes, and nobody responds back except for when it's convenient for you guys. He wants to know if you guys are going to listen to him or are you going to give him some response back to his questions. There's been many speakers at the last meeting that you guys take it upon yourselves to follow the rules that you decide to make up on the spot, so either comment on everybody's comments or don't make any comments, okay, he wants to start off with that. Mr. Banonis said Mr. Palumbo let him respond to that, you can read the ordinance and it says they are allowed to ask questions for clarification which, is what they were doing. He doesn't have any questions for clarification right now, he may, but he...Mr. Palumbo said you are just making statements, you weren't asking clarification questions, okay. Secondly, he wants to thank you guys for getting this community together because they are now standing strong and united. He's learned what great people there are in this community. They have a common bond now and it's to fight the Council members that keep pushing for this trash and creating Mount Trashmore here. Twenty billion pounds of garbage is what they are looking at in the next 30 years and that was based upon the 275 acres. He's not surprised you went and stuck them the finger and said instead of 275, LST, we are going to give it to you 848 acres now, how do you like that. Is that some kind of spite you are trying to do here? There's no purpose to rezone all this area that you are trying to rezone for literally one puppet master and we all know who they are, they are sitting in the back of the room right now. They put \$100,000.00 into the PAC and he guarantees you the next election they will see the same if not more. So, in regard to the rezoning we are doing, he doesn't see any foresight in planning of any of this. There are no studies done, there's no impacts being analyzed. It's just like let's rezone it all. Shit why don't you just rezone the entire freaking Township while you're at it and turn the whole Township into a damn garbage dump. This Council is reckless, irresponsible, unethical, and borderline criminal. That's his opinion and he thinks there's a bunch of other ones here that feel the same thing. These puppet masters are clearly pulling strings here. He doesn't see what the end game is here, but he certainly hopes it is worth it as this entire community is strongly against it and not just LST, they have multiple communities and municipalities around here that are against this. Twenty billion of freaking garbage in 30 years, that's actually insanity. We have 8 million people down river that drink these forever chemicals or whatever crap comes out of the leachate from this dump and we can't stop whatever is in there now, but we can certainly stop from creating more garbage in the future. So, he hopes you guys can sleep at night when you know you're polluting the shit out of everybody in this Township and 8 million more people downstream.
- Jackie Palumbo said why did she move here? Well, it's location. It was convenient for her and her husband as far as jobs go. It was in the middle. They also like the rural environment and the appreciation and respect the community had for that. It was refreshing. They also liked the cooperation and the goodwill between LST and Hellertown. There wasn't any conflict. Everyone got along. It was really beautiful. Then they also moved here because of the zoning, because of the reassurance from the builder that the dump was closing in 5 years because of all the easements that were out there and all the protected environments because of Council's planning ahead so that when the dump closed their taxes would not increase without having that hosting fee. They were going to make sure that would happen and that did happen, we don't need the hosting fees. Another thing always brought up too is if you don't like it, the leave. Well, you know, she likes it here. She likes it even more since she got to know her neighbors and as her husband said, they have you to thank for that. She came to the December 22<sup>nd</sup> meeting to find out what was going on. She believes in democracy. If this was the direction our community wanted to go in, she wouldn't have stood in their way. She would have just moved. So, she asks two questions, she asks who is in favor of the dump expanding. She looked around and nobody stood up or raised their hand. She asked why is garbage good for her? How will be having more garbage, 1.2 miles away from her home benefit her and improve her quality of life and she's still waiting for that answer. There's all this stuff about

**General Business & Developer Meeting  
July 11, 2023**

zoning and just so everyone is clear, zoning is how local government regulates and develops land within its control. It is broken down into multiple categories to help balance a city, to ensure proper land use and provide value to citizens that own property. As well, zoning helps protect the local environment and keep property taxes and values stable. To promote, protect and facilitate, any or all of the following, the public health, safety, morals, and general welfare, coordinated and practical community development of proper density of population, emergency management preparedness and operations, airports and national defense facilities and the provisions for that. She has 23 seconds left. And you know who got zoning right? Hellertown Borough. The reason for this because adding anymore housing would have caused congestion and decrease the quality of life for the existing residents. Zoning is supposed to protect property values and a person's quality of life. Then we have it on both ends of the town...Mr. Banonis said Ms. Palumbo, your time is up, if you can wrap up your thoughts, please. Ms. Palumbo said that happened on both ends of the town. She's sure you don't know what morality is but you do know what immorality is.

- Ginger Petrie said her monologue is about rezoning the 848 acres for your best friend, the landfill. She's attending two funerals today. One funeral is for a woman who loved riding her horse through Ms. Petrie's beautiful fields. She would enjoy listening to the birds chirping and actually enjoyed the deer popping out to scare her horse giving an extra adrenal rush. She's now dead laying in a box. She will not be able to breathe fresh air ever again. The current funeral is for LST. Quoting from your website introduction, the Township covers an area of 23.3 square miles, through which runs 100 miles of public roads and PennDOT state-owned roads. This is the best part. It is recognized for its pastoral farmlands, tranquil woodlands, and gently rolling hills. She looked up pastoral just to be sure. There are two definitions as adjectives. 1. (especially of land or a farm) used for or related to the keeping or grazing of sheep or cattle. 2. (in the Christian Church) concerning or appropriate to the giving of spiritual guidance. Well, the land that you are planning on rezoning has all that. As a noun, it's a work of literature portraying an idealized version of country life. She said that is also what we have here and that is on your website. This statement is very true to the land that you are changing so we are all here trying to evade the death of our Township. Three of you on the Council may not appreciate the beauty of the nature that surrounds us, but we the people out here do. You are making a grave mistake changing this land. If it's in your seeking, you've got it. Two of you are running this dog and pony show but it's the third man that actually has the power. She requests that you change the website. Let's see how you attract new residents with this volume of acreage becoming industry and garbage. Please consider letting us breathe clean air while we are alive. Look at the time, oh 32 seconds. Let's take a moment of silence to remember the Township as it was. She's watching the clock. Thank you.
- Frank D'Amore was next. Mr. Banonis said public comment is for residents and taxpayers only. He sees you are signed in here on behalf of St. Luke's. Is St. Luke's a taxpayer? Mr. D'Amore said not to LST. He said he is going to ask Mr. Banonis that you recognize St. Luke's is obviously affected by this ordinance amendment. Mr. Banonis said well, he's not going to recognize that St. Luke's is affected by this proposed amendment, but he will allow him the three minutes to speak as he's here on behalf of his client. Mr. Carocci said St. Luke's doesn't pay property taxes anywhere. Mr. D'Amore said they are exempted. He said he is here representing St. Luke's University, the Anderson campus specifically. He'd just like to read a statement on their behalf "Our position from the beginning has been that the expansion of this landfill is contrary to public health, safety and welfare, will have a devastating effect on surrounding residences and our hospital that provides a vital public service to the residents of this Township, and the community as a whole. It's inconsistent with conservation easements and will violate the law. At least before, you took an aggressive step by allowing the expansion by conditional use, at least under that model it acknowledged that certain uses by the very nature can be incompatible to adjoining properties and the environment, and rather than providing carte blanche to developers who wish to establish those uses they were at least required to go through some hearing and be responsible for establishing some standards. That's gone now. We participated in that process and it was becoming increasingly clear that the landfill operator cannot meet its burden. The current proposal permits, by right, the very same use that may have been rejected during the conditional use process and it's not defensible. Adopting the two ordinances just months apart without any change in circumstances will be evidence on its own that the standard to be applied for prohibited to conditional to permitted was not well thought out from a land planning



**General Business & Developer Meeting**  
**July 11, 2023**

perspective, but rather than resolve it, the Township only being concerned with one ultimate goal, allow this expansion at all costs and without regard to proper zoning, land planning and fiduciary standards. Even if you weren't sure, it should have been a prohibited use, you supposedly considered the issue and determined it should be a conditional use. The ordinance will be challenged by adopting landfills as a permitted use and the Township's ability to defend that challenge is further prejudice. We are asking that you reconsider this. St. Luke's reserves all legal rights and we intend to challenge this ordinance". Mr. Banonis said before you sit down, your comments were directed to landfill expansion, and you know as a lawyer, what's proposed here before us is to change this area from RA to LI. (*Audience yelling out*). He said folks, this happened during the last meeting. This is not going to be tolerated during this meeting. Folks, if you cannot allow Council to do their job and if you can't allow the speakers the time...(*Audience yelling out*). He said folks again, this is his last warning. The next person who blurts out he is going to ask Chief Barndt to start removing people, okay. We have a meeting to conduct here and there are plenty of people who want to speak and we have Township business to be conducted. So, if you can conduct yourselves in accordance with our policies and procedures, you are going to have to leave this meeting room, do you understand that? Thank you. Okay, Mr. D'Amore back to his question, you were talking about landfills specifically and as you know as a lawyer, this is being proposed to rezone from RA to LI and within the LI category there are a number of different uses, not just landfill. Let him just focus on Mr. D'Amore's landfill part of your comments here. Where does St. Luke's deposit its waste? Does any of St. Luke's waste come into the Bethlehem landfill? Mr. D'Amore said he has no idea. Mr. Banonis said okay, that's all he has.

Mr. Banonis said Mr. Ozimek, please refrain from blurting out. If you cannot do that, he's going to ask once that you leave the room and if you don't leave at that occasion, he's going to ask the police officers to remove him from this room. Okay, that's his last warning directed to Mr. Ozimek.

- Mike Ciccarara said he lives next to their proposed LI expansion. Now, he is stuck on your better alternative technologies that were brushed over by Maryann Garber in the past, where she had an elaborate pipe system for things like methane production. What are you going to do with the tainted spillage that's going to affect all the wells around the area? Are you going to give us weekly water monitoring. Are you going to foot that bill? If so, it should be on a weekly basis. You are destroying the property. You are taking away a lot of the historical foundation of the community. You are going to affect tourism that's going to bring in dollars. You are destroying the area. Nothing that you are doing is positive for any of them. You are the most hated person in this room. You truly are and you seem to revel in that. When it comes to the better alternative, you have all these empty warehouses. Why don't you utilize them to reduce the amount of waste and VOC's and use the existing land properly where you can stay sustainable with your money maker that's handing you cash to be their fan boy. It doesn't make any sense to any of them. You are clearly cashing in on something. They don't like it. You are so corrupt. You know, there's no way that you are doing anything positive for this community. It's only for you. What's your vendetta against Hellertown? Why don't you stand up and tell us why you are doing this. It makes no sense. For the physicist in the room that's very narrow minded that...Mr. Banonis said Sir, direct your comments to Council not to anybody else in the audience. If you read the policy, you'd understand you are not supposed to direct...Mr. Ciccarara said okay, you can move on now. Mr. Banonis said your time is up Sir.
- Claudia Markellos said in previous when she became a party, it was measured, her house, her property, she lives with Michael, from one of the boundaries of the landfill. The lawyer for Waste Connections came up with 0.34, add 5' to that and you're at her front door. That's where their property is. Everyone has been saying here for multiple meetings, we don't want this. Many people are asking, why, what's the deal? No answers, no changes. In her opinion, you have no right to be on this Council. You are not speaking for us. You are not caring about us. You and Mr. Carocci are a waste of time as far as they are concerned. She wants them to resign. No questions. No, she doesn't need any extra time as she's said everything she wanted to say.
- Larry Opthof said for the life of him he can't understand what your motivation is for this. There may be some motivation going on that they can't see, but he can't understand what your motivation is. Everybody asks these questions and he never hears the answer. He got a feeling, because he sees

**General Business & Developer Meeting**  
**July 11, 2023**

Mr. Carocci over here, not showing up on time, so he thinks he already has his mind made up because maybe there's something going on under the table. He doesn't know. Now Mr. Banonis is here because he has to run the thing, but we all know that there's a lot of money spent to get you elected. Now, he's just wondering if there is some payback going on here and now you lost this first time you went around so now you made it even bigger, so we're really going to get everybody and hopefully that's, he's hoping that you get caught in this somehow, you and your friend over here who can't bother making it on time because he already got his mind made up. He's surprised they don't have ear plugs in your ears as they don't care what anybody says. He just hopes this comes back to haunt you; he really does. He suggests that if you ever get a flat tire around in the area where Lower Saucon is and Steel City, he'd suggest you call AAA and hide in your car.

- Peg Opthof said she wanted to say they purchased in LST because it was a beautiful place. They had a beautiful view from their home and now she hears that with the expansion plans, not only is it including the dump but also the expansion for LI will include areas that will impact them as far as what they see and also she's asking that the Council, in general, adhere to common sense when it comes to the landfill expansion. Nobody wants this. Nobody wants it. So, if we don't want it, why is it that you are proposing it again and proposing and also creating a situation where all the people who have opposed the landfill in the past are faced with a revenge proposal to include their land that will devalue their property values? Again, she asks Council instead of using a revenge tactic, that they vote not to expand the landfill and not to expand it over to Route 33, especially because it will run by all the people of Steel City and it's just a revenge thing and we should not be motivated by revenge. Okay, that's all she has to say. She hopes you all understand her position. She apologizes for her lack of coordination of speech but she had a bad accident and the accident has affected her, okay, so again, everyone here please use your common sense in voting. What do the people want? They don't want it, don't vote for it. Again, that's for all Council members, not for just those who had bad reputations with some people in here, but for all Council members, please use your common sense in how you vote. Mr. Banonis said he hopes you have a speedy recovery.
- Russ Sutton said he'd like to know Council have you ever looked at your office in the Township with the Township seal. Do you see a dump in there? Its pastures, farms, hills, land. No dump. You should change it into a dump. That's not his reason here. He and his wife are totally rejecting the Township's proposal to rezone Applebutter Road. What purpose does it serve other than to serve Waste Connections? This will allow Waste Connections to expand at any point of their choosing without any oversight because you are doing away with conditional and exceptional use. How does this benefit the Township residents other than destroying pristine pastures, forests, and fields? He thinks Mr. Banonis has a conflict of interest and bias by being on the Landfill Committee and is President of Council here. When you offered to run for Council, you went door-to-door and asked residents do you support landfill expansion? You said no, and many people heard you say no. You lied to them. That's another thing. Also, a funny thing the landfill PAC supported you and others elected. Getting back to zoning, what LI entities want to use this area to develop? We, the citizens request a list of projected LI plants that would want to use this land. The funny thing about this land is there are no Township roads there. They are PennDOT roads. They don't have utilities, water, or anything to support these businesses. He wanted to show you on the Township map, where LI exists and the only place it exists is Steel City, right here. This is the only place. There's no LI anywhere in the Township except Steel City. So how can you make a comment this is the best use of the land when you didn't consider any other land in the Township at all - none. There's no other LI. Can you say this isn't true? This is your map and to top that off, his advice to Council is you have 23 rules of engagement. Guess what? You violated them at the last meeting. That meeting was the worst meeting he's ever been to in his life; and Mr. Banonis what you repeated on that card and spelled things out which were obnoxious, objectable and it's on the record. That's a personal issue with you and somebody else. You shouldn't do that; and Mr. Carocci if you keep your nose out of your phone, you insulted one of our members here at the Township that had nothing to do with Lehigh's asbestos. He puts you both on the record for being in violation of your own rules. You should listen to the residents and you should go to other Council meetings and see what real Council meetings are and how they really work for the people.
- Elsa Brown said she's actually here to comment on three things, not just the rezoning for the LI. She actually would like to have more information, and she's not really happy about us changing the

zoning along 378 and also with the looking at the language for the underwater tanks. A couple of reasons for that. Part of that is it's just coming from one outside company again asking for us to rezone on the other side of the Township. She moved here in 2001 and maybe a couple of years after that, Upper Saucon Township rejected that Sheetz wanted to develop a big gas station on the corner of 309 and Center Valley Parkway. It was rejected because of the geology and the danger of putting in underground tanks and that's even further away from where the zinc mine is. She came back over to this side over here. It was rejected 20 years ago. Nothing has really changed. This location is even closer to the zinc mine and she had a sink hole both in her backyard and on the street in front of her house. One of the things she learned going through that process is we don't know in this area how far that zinc mine went. She also experienced the personal effects of what it's like to have a sink hole happen and if you don't know where Dartford Road is, it's very close to Colesville Road, which makes it pretty close to where we are talking about putting this in. There are other neighbors of hers who have had this happen, so she really doesn't want...she's against rezoning just to put in a gas station which is going to require underground tanks and which is going to be detrimental to their area because that's an unstable area. In general, she also doesn't want to see the character of our Township...when she moved here and paid that .25 percent extra tax for how many years, and she's here since 2001, is to keep our Township rural and residential. Thank you.

- Mike Topping said for those who don't know him, he worked with Priscilla many years ago for certain activities, but he's a member of the Saucon Creek Watershed Association, the Bethlehem Environmental Advisory Council, the Delaware River Shad Fishing Association, and Northampton County (NC) Sportsman's Clubs. In fact, he was President of both of the last two organizations up until a couple of months ago. Of course, he's also on the board of the NC Parks and Recreation and Open Space Advisory Board and belonging to all these boards he's basically a conservationist. He's an environmentalist for much of his active life. He was a city planner for the City of Bethlehem, also for the City of Easton and also for Bethlehem Township as part of his career. All of this has advised him that this is a bad idea which will help promote LST as the garbage dump of the East Coast and he thinks you should really think about that. Thank you.
- Bilal Khan said thank you for allowing him to speak. He's not going to reiterate the many things that you have heard in the last half hour or so. He'd like to say this is his third meeting that he has come to. He said he would walk in here under the assumption that everyone is rational, accomplished and immoral at the other side of the table. He's sure that if something happens to your kids, that's immoral, you would know that's immoral, so he has to begin with this assumption that everyone who is on Council is behaving from their vantage point, rationally. Now, from what he's heard his fellow citizens say, one of the things, besides their objections, is that the total incomprehension of your motivations and the rationale behind the actions that you have taken. So, he'd like to summarize three questions. It would be great if after public comment those types of questions might be discussed by you if you choose to consider that. The first is why does the Council feel that rezoning 800 acres out of the 275-acre proposal has stalled. That these specific 800 acres should be rezoned from RA to LI, why is that in the interest of Township citizens? There you could speak about the costs of doing it versus the benefits of doing it and the needs. That's typically how something is justified he'd imagine. The second question is why they are relinquishing conditional use and moving in favor of doing things as a quote "matter of right"? Why is that in interest of the citizens of LST, it's a very simple question. Lots of legal Counsel here on the board, you could address that. The third is you have room full of people who have concerns and fears, you clearly must think they got something wrong, otherwise you'd be saying that all those people are irrational, so from a place assuming everyone is acting rationally, what do you think the people in this room have gotten wrong about this situation. Why are they not rational? Okay, so if you don't explain and address these questions, he'd hope you would give him a minute just to finish. If you don't explain your rationale, then you open the door to fuel further suspicions about your motives, what's going on, why is it going on. By addressing these questions, and providing information transparently, it's a better...Mr. Banonis said your three minutes is up, and we have several other people who want to speak, so if you could wrap up your comments, please. Mr. Khan said okay, yes. Finally, he just wants to say you know, history is made by people who have courage and there's an awful lot of video footage of this Council sitting here and listening to people objecting and then voting in stark opposition to things

**General Business & Developer Meeting  
July 11, 2023**

that people are saying even if you are just acting out of self-interest. He doesn't see how continuing along this path forward, your self-interest needs, he hopes you have the courage to change course.

- Sal Gagliano said Mr. Carocci are you present or are you sitting in your phone there? That's all he sees out of you every time he sits here, your nose buried in your phone. This is for this business not your business. Sorry, you know he thought he lived in the United States of America, a democracy where we the people, not you the Council, made up their laws and decisions for them. Are we in a socialist republic? You all heard us here and then you got pissed off when we kind of got a little better side of you, and you said now we can go and make another 600 acres LI just because you are mad at us that we got a little better on you. He came here for exactly what everybody else has been saying. A rural place to raise his family, to live a healthy life. He came here because God said this is your land, my land, your land. Let's keep it our land. God made us stewards of the land. Let's keep it that way. He wants to raise his family healthy. He can't do that with all that leachate running off. Everybody said everything he wanted to say so he's just going to go a little different but like they say, you want tourists. You want to bring tourists into this Township. We can't do that if we are going to stink all the time; and like someone else said what he had a thought of, why not make the whole dam town LI or heavy industrial or business. Who cares about rural agriculture. It doesn't feed your family. It feeds his. Thank you.
- Laura Ray said she also wants to confirm that she's not happy about having to disrupt her work week to be here. The fact that you feel compelled to repeatedly switch meeting dates and times to make it more difficult for the public to attend, showcases how much you want to shut down public input and she's very happy to see it backfired. It's ridiculous enough when you suggested changing landfill use from special exception to conditional use, but now to recommend it as a permitted use. Mr. Banonis, at our last meeting you said you didn't see the need for conditional use. The conditional use hearings seemed to accomplish not a lot, so, you know why don't we have landfill use approved as a matter of right. No need for Council approval. She thinks this is the most ludicrous statement yet. There is no place that has landfill as a use by right. The degree to which you are willing to bend over backwards to please the garbage dump company is an outrageous abuse of power. Having a majority of Council members that don't even bat an eye at any of this is despicable. Stating that individuals that live there can continue to live there and do whatever they want is not true. Unless, of course, they want to go into some LI business because LI does not allow for residential development or other uses normally associated in rural areas. There's no demand for this much LI in the Township. The area being proposed is not appropriate at all. It's remote. There's no easy access. It has narrow windy roads with no shoulders. There's no water and sewer out there and the small bridges aren't meant to be carrying these heavy 80-ton trucks. We're blessed to have these beautiful rural areas in our Township and having the majority on Council that seem hell bent on destroying this is an atrocity. Revenge, spite and vindictiveness; these are not reasons to make zoning changes. LST residents deserve so much better.
- Curt Balch said hello again everyone and happy birthday America. Last time we had this conversation about rezoning it was just before Christmas and now it's midday just after the 4<sup>th</sup> of July. He knows that some would accuse the Council of trying to position these meetings to minimize attendance and shield themselves from community input, but we know you are just very festive. So, we're here again about rezoning. You see the last time you tried to sneak a switch of over 200 forested acres that rolled right into the Lehigh Rive from RA to LI for the purpose of landfill expansion. You got your hands slapped by NC. Now, no one likes getting their hand slapped and even fewer like having it done publicly. But again, if you are going to try to jam through a zoning change, in the dark night in the middle of a holiday, you have got to make sure you cross your Ts and dot your Is. He'd figured much lawyers would know that, but it's no one's fault but your own that you got smacked on the nose with a rolled-up newspaper for piddling on the carpet. Really, he thought a few more lawyers would have known that. Now be that as it may, we see that rather than learning from your reprimand, instead of tempering your plans, instead of moderating your \_\_\_\_\_, you, our betters, decided to come back suggesting that the entirety of 848 acres of RA land and property to be rezoned to LI. That's over 500 acres of privately owned land be rezoned to LI against its current owners' wishes so that our Council can show us who we've been messing with. Well, he hates to break it to, you but dogs that get punished for piddling on the carpet, they usually don't fare better when they spitefully take a dump in their owners' shoes.

**General Business & Developer Meeting**  
**July 11, 2023**

- Chris Guro, Lower Saucon Township said anyone whose campaign material and other support was paid for by a Super PAC funded with over \$60,000.00 of landfill money should recuse themselves from anything regarding the landfill. Second, she opposes the rezoning amendment which will allow the landfill to expand for all the reasons already mentioned; and three, there was another long-time Council member, Sandy Yerger, who voted against it and she hopes they hear more from her.
- Jay Palos said he lives there on a newly built home less than a quarter of a mile from the proposed landfill that was supposed to expire five years from now. He could stand here and talk about how the dream he and his wife planned for, worked hard for, including all the sacrifices he made to remove their boys from Easton to a quiet place in LST that they could be proud of. He can also talk about how that was quickly ripped away from them no more than three months after their first night in their new paradise. A paradise they chose solely because the landscape was supposed to be protected through RA zoning. He's not going to do any of that. The truth is they didn't know any better. They were completely blindsided by the ugly finer details that were already moving behind the curtains involving our current board. In fact, we all were. Had he and his wife known about this before their pursuit, he probably wouldn't be standing here. He wouldn't be standing here fighting for his land, his life investment and most importantly the health of his two boys that he owes everything to. It sickens him that he even has to stand here and stress how much you are failing, not just his children, it's all the children in the Lehigh Valley just for your gain. Our generation is about to hand them over to a cruel world. Between over population, climate change, a troubled economy, jobs that are about to become obsolete, they have it tough enough. At the very least that you could do is preserve their home, our home. So instead of standing here begging to deaf ears, he's going to use his unfair allotted three minutes of regulated speech and talk to just not you, but his fellow residents, the real people of LST and all surrounding Township's. Do not be fooled by their antics. It is obvious in the last meeting that the only tactic certain members is not to only get a rise out of them, but this new proposal, they are trying to scare them, weaken them, take away their spirits, but don't be fooled, we are not going anywhere. What he is trying to say is your whole platform is based on a lie, and you can count on us being on the right side the polls at election time. May God have mercy on your soul.
- Hello, my name is Mark Ozimek. Jason Bananas is playing with his phone, which is being recorded on Council video too. So, a lot of people said stuff but he's here to point one thing out. What was it? Like a spoiled child, we have three of them on the board who didn't get their way. So now they want to come back and screw a whole bunch of private people, but he doesn't know what it's going to get you. He doesn't know what the rezoning of a total of 800 and some acres is going to get you except for what the landfill wants because as far as the private residences go, that isn't going to change anything; and you contradicted yourselves. When you did it on Easton Road, you said, oh, that won't change anything about taxes but then when you did it to them, you said oh it could increase the taxes for them. Well, he'll pay the taxes he owes on what he's zoned at now. As a matter of fact, he'd like to find a way to have an x amount of dollars deducted from his taxes to pay for Treadwell's cost that you inflicted upon all of them. What else, he's just full of things, he's just lost. Oh, he'd like to point out you screwed him out of \$440.00 because he should be hanging 40' in the air from a rafter working, but he went to work early, a half of a day, came home to attend your meeting that you just pleasantly throw whenever you want to. So, poor Priscilla, look at your classmates that you are stuck playing with. You know before he left, he talked to his boss, and he said there's one town in PA that doesn't pay any taxes. You know why – because of the landfill. They built a school. They built a fire department. They did all kinds of stuff and none of the residents pay taxes because of the landfill. But yet the landfill people are here, and you are there, and there's no, nothing for the people except for what they've been given for the last 20 years. So, people are right. If we get rid of you guys and curb the wasteless spending, and the bull crap, you know what, we probably could live without their money. You know, God bless your souls. You are supposed to pray for your enemies instead of killing them. Mr. Banonis said okay Mr. Ozimek, your time is up.
- Robert Blasko said he is opposed to the expansion; he is opposed to the changing of the zoning to accommodate the expansion. He knows there is more than one reason why you want to include this other acreage, but he's sure that the main reason is to expand the landfill. That's what is driving the whole thing. He has a lot to say but he's going to save a lot of it for non-agenda items because that's where it belongs. He hopes that you all stick around to hear what he has to say later. There's been

**General Business & Developer Meeting  
July 11, 2023**

enough said already and he endorses everyone's opinion and what they have presented so far. There's no use for him to repeat it other than to say he opposes this expansion, this changing from RA to LI. He can also say that to be able to get all this in, in a minute and a half, you can tell he's been becoming a master of haiku.

- Cesar Medina said he came from Long Island, NY. He was a New Yorker. He thought his family needed something better, he was going crazy, so they came here. He's a minister and reverend. He serves his community over there. His first Township meeting here he was shocked when he saw the level of bias and the uncertainty of the people future. Then the whole landfill thing came up. That was a whole different ballgame. He met Mr, Palos, he saw him and his wife, and the news dropped in their lap. He remembers there was a certain ruler and then a guy came up and said in the name of the people, let my people go then, they were really sad. Bricks, he needs the same number of bricks but no straw and I hear the same thing happened here. Not 275, no let's make it 800, let's make it 1,000 acres of what you don't want. He has to tell you this. You see France burning? Our own people hate us, you know why they hate us? Because of our hypocrisy, materialism, and lack of love. Our heart of stone is making the people in the world be racist, hating and that level of violence that we see on the other side of the pond is coming and God help us all. You have the chance to make a difference and you have the chance to make a dollar. What are you going to do? You are going to answer to a higher authority, almighty God says in Psalm 146 Verse 7, that he judges the cause of the needy. We must be aware that this life is more than houses and buildings and economy. It is about love. It is about the truth and about doing the right thing. People, do the right thing.
- Diane Hollowell, Lower Saucon said she just doesn't understand your ending. Sometimes she feels she lives in Texas and you are just trying to suppress your constituents and know what they are fighting for, really? 12:30 p.m. on a Tuesday. She just wonders if Waste Management offered to support your next political step and are they just a stepping stone for Council. And at the last meeting, she does have to respond to the elderly gentleman who lives on Alice Drive and said his neighbors support the expansion. Well, she lives in the adjourning neighborhood and she has four friends who live on Alice Drive and not one of them is in support of the expansion, so she's not sure who he is trying to represent. So again, she asks, what is your end game other than the money that the landfill gave you for your election and put up those big signs all over the Township. Could you please give us a reason why you are supporting a hole to bury trash that is coming from NY and NJ. Have you seen the 5-minute video of the massive trucks turning into the landfill? It was truck after truck after truck. She has to tell you she was shocked. She thought they were trucks like picked up her garbage up, no, these were semi-trailers that were massive and she bets all that trash wasn't coming from LST. Please do the right thing. She's not sure if you have kids or grandkids, but please think about their health and the future. Where's John, congratulations to your wife for making the primary, I hopes she knows what she's in for.

Ms. deLeon wanted to read two letters. Mr. Banonis said when we get to Council reports, she can read them. It's not public comments. They aren't public comments. They were sent in and haven't been requested to have been published during the meeting. Ms. deLeon said...Mr. Banonis said he's not recognizing her to have the floor. Alright that concludes the public comment on agenda items so we will move onto Presentations/Hearings/Ordinances/Resolutions.

**3. PRESENTATIONS/HEARINGS/ORDINANCES/RESOLUTIONS**

**A. REVIEW PREPARED NO. ORDINANCE 2023-04 FOR ZONING MAP AMENDMENT – THE POTENTIAL MAP AMENDMENT WOULD BE IN THE AREA EAST OF ROUTE 378 AND NORTH OF COLESVILLE ROAD. CHANGING THE ZONING DISTRICT FROM R40-RURAL SUBURBAN RESIDENTIAL TO GB-GENERAL BUSINESS FOR THE 4 IDENTIFIED PARCEL NUMBERS. CONSIDER AUTHORIZATION TO COMMENCE THE MPC ADOPTION PROCESS AND ADVERTISE THE ORDINANCE FOR A PUBLIC HEARING**

Mr. Banonis said Linc, does he need to read the entire proposed ordinance to satisfy any advertising or other legal requirements? Attorney Treadwell said no you do not, but for Council's sake if the first map could be put up. This ordinance, as we discussed at the last Council meeting and also

**General Business & Developer Meeting  
July 11, 2023**

earlier this year, proposes to change four parcels of land, which is where the red arrow is pointing from the current zoning designation to GB. It's four parcels of land and you have the tax map parcel numbers in your materials. That's the only thing that this ordinance does, which would be to change the map in the manner he just described. If the Council wants to move forward then we would need a motion to commence the MPC process, advertise the ordinance for a public hearing, and send it out to the Lehigh Valley Planning Commission (LVPC), the Township Planning Commission and the EAC for their review.

Mr. Banonis said he's going to start on his right and start with Tom today. Mr. Carocci said no comments or questions. Mr. Banonis said Priscilla. Ms. deLeon said she's not in support of this. Mr. Banonis said Linc, just so he's clear, what is being proposed here was actually originally proposed as part of our adoption of some rezoning on 378 and due to some clerical issue, these parcels or this area was not included in the prior rezoning, correct?

Attorney Treadwell said yes. We had discussed it back earlier this year and he doesn't remember the number, either it was 2023-01 or 02 was the ordinance where we changed some other parcels along the 378 corridor.

Mr. Banonis said he has no other questions. Mark? Mr. Inglis said he's good. Mr. Banonis said Sandy you are participating by phone, do you have any questions about this? Mrs. Yerger said no, she does not have any comments.

**MOTION BY:** Mr. Banonis moved for approval to authorize Township staff and the Solicitor to commence the MPC adoption process and advertise the ordinance for a public hearing and to send this to the LVPC, LST Planning Commission and the EAC for their review.

**SECOND BY:** Mr. Carocci

Attorney Treadwell said if he could just point out that he and the Township Manager have discussed this and they are guessing the public hearing for this particular ordinance would be on September 20, 2023. Mr. Banonis said he will make that part of his motion.

**MOTION BY:** Mr. Banonis moved for approval to authorize Township staff and the Solicitor to commence the MPC adoption process and advertise the ordinance for a public hearing on September 20, 2023 and to send this to the LVPC, LST Planning Commission and the EAC for their review.

**SECOND BY:** Mr. Carocci

**ROLL CALL:** 4-1 (Ms. deLeon – No)

**B. REVIEW PREPARED NO. ORDINANCE 2023-05 FOR ZONING MAP AND TEXT AMENDMENTS - THE POTENTIAL MAP AMENDMENT WOULD BE IN THE AREA NORTH OF APPLEBUTTER ROAD, EAST OF STEEL CITY, SOUTH OF THE LEHIGH RIVER, AND WEST OF THE ROUTE 33/ROUTE 78 INTERSECTION. CHANGING THE ZONING DISTRICT FROM RA-RURAL AGRICULTURAL TO LI-LIGHT INDUSTRIAL. THE POTENTIAL TEXT AMENDMENTS MAY INCLUDE ALLOWING LANDFILLS AND WASTE DISPOSAL FACILITIES AS A PERMITTED, CONDITIONAL, OR SPECIAL EXCEPTION USE; SITE PLAN REQUIREMENTS FOR USES THAT REQUIRE LAND DEVELOPMENT APPROVAL, AND A NATURAL RESOURCE MITIGATION ALTERNATIVE. 2 MAPS AND 2 LISTS OF PARCELS NUMBERS HAVE BEEN PROVIDED FOR CONSIDERATION. COUNCIL WILL NEED TO DETERMINE THE SPECIFIC PARCELS NUMBERS TO BE INCLUDED IN THE RE-ZONING PROPOSAL. CONSIDER AUTHORIZATION TO COMMENCE THE MPC ADOPTION PROCESS AND ADVERTISE THE ORDINANCE FOR A PUBLIC HEARING**

Mr. Banonis said Linc, to be clear, does he need to read the entire proposed ordinance to satisfy any advertising or other legal requirements? Attorney Treadwell said no you do not. He wanted to point out to Council if you would put up the first map, Stacy. The map you are looking at now contains 66 tax map parcels. It is the map that was generated from the direction of Council at your last meeting

**General Business & Developer Meeting  
July 11, 2023**

and that map you are looking at proposes to change the zoning of those parcels and those parcels are also identified by tax map parcel number and address along with the acreage on one of the exhibits in your materials. So, the proposal would change those parcels from RA to LI which is Light Industrial. You also have in your packet an Option 2, if you could put up that map, Stacy. Option 2 contains the seven parcels that were the subject of the ordinance from last year that rezoned those parcels from RA to LI again. So what we wanted to do for Council was to show you the request you made at the last Council meeting, the map that we had adopted previously, that has been discussed was overturned by the Court of Common Pleas, and Council will need to direct him if you want to use the map from Option 1 or if you want to use the map from Option 2 or if there is something in the middle.

Mr. Banonis said Linc, to be clear, the order came from the Court of Common Pleas with regard to Option 2, was based upon the Court's determination that the description that was prepared and submitted, which consisted really over 100 words if not more, was insufficiently specific or descriptive enough and further, that what was advertised did not provide appropriate or adequate notice to potential objectors even there were no objectors who came forward who said they didn't know about it, correct?

Attorney Treadwell said that is correct. The Court's order was based on procedural deficiencies. One other thing, the ordinance you have in front of you also would change the landfill use from a special exception use, which it is today currently, to a permitted use in the LI zoning district. It also has some other language that was contained in the prior ordinance as well. One thing that he noticed yesterday when reviewing the ordinance again, if this ordinance were to be adopted, we also need to change the chart that is in the back of the zoning ordinance so if Council votes to advertise this, he will include that change in the advertised ordinance.

Ms. deLeon said what's wrong with the chart? Attorney Treadwell said the chart right now says it's a special exception so if it gets changed to a permitted use, the chart would need to be changed to permitted use.

Mr. Banonis said let's start on his right, Tom? Mr. Carocci said like he said at the last meeting, if all of it is rezoned, people can still live in their houses. They can still enjoy the property as it is. So, he's for the larger expansion. Mr. Banonis said Priscilla. Ms. deLeon said she'd like to read something. She'd like to thank everyone for coming and sticking it out until now. She would also like to say she objects to Ordinance No. 2023-05. She would like to offer her opinion on this devastating abuse of the land entrusted to Council by the voters. Her observations are that there is usually little Council discussion on agenda items. There has been no real public planning or input from residents except for their three minutes in the beginning of the agenda item prior to any Council discussion. It makes you wonder who is making these decisions outside the public meeting. Is there a pre-meeting the public wasn't invited to? 848.47 acres affects 66 parcels of RA land and that's approximately 66 property owners who purchased their property. The signs welcoming you to LST states a zoned community, what a joke. Let's not forget about the conservation easements on the Helms and Redington tract or one of the last stretches of forested land along the Lehigh River. This Council has proven it has no respect for any landowner or resident. It is not our problem that the landfill owners purchased land and obviously did not do their homework that the land was not zoned for landfills or if they did, they purchased it anyway. Let's not forget about the PAC money spent over \$100,000.00 in Super PAC contributions. They operate in a box zoned for landfills. When the box is full, they need to move on. Landfills spoil the land forever. Most of the affected owners also purchased their RA zoned land knowing it was not zoned for landfills. Perspective residents even inquired at the Township about the zoning of their property. They purchased their RA properties in good faith, after all, we live in a zoned community. We still have vacant store fronts and this Council majority concentrates on our beautiful rolling hills, as we are recognized for its pastoral farmlands, tranquil woodlands, and gentle rolling hills as stated on our website. She did her homework this morning too. Over her years on Council, they stood out in the forefront with their strict environmental regulations and zoning. Now, in her opinion, we are the laughing stock in the



**General Business & Developer Meeting  
July 11, 2023**

community. Coming from a medical background, she was taught to always treat a patient as she would want to be treated. She carries that over to her Council position. Did you ever ask yourself who you work for? Who do you serve? She does. About ten years ago she worked with the residents in the area of Meadows Road and the Skibo Road area in a fight to keep out a facility who wanted to change the zoning. The residents won, and Phoebe CCR did not. That would have changed the area drastically. We cannot keep changing our area that we moved here for. It's our character. It's who we are. The landfill has zoning boundaries, stay in your box. As stated previously, it is still sacrilegious and if you are a catholic a mortal sin, Lower Saucon is not for sale but it sure looks that way in her opinion. Her vote is no.

Mr. Carocci said you talked about they fill their box and they want to expand. You voted for every expansion over the past 30 years. Not only that, when a certain conversation easement was put on this property, you failed to put a third-party entity on the conservation easement. You knew this day was coming and you were hoping you wouldn't have to vote for it, but you left that open. You were President of Council at that time. You voted for every expansion, you left the door open for further expansions by not putting a third party on it because you knew...*(Audience yelling out)* Mr. Carocci said you knew, so... *(Audience yelling out)* So, it may be a mortal sin from 20 years ago.

Mr. Banonis said Tom hold on. Ms. Pichel McGovern you understand what the rules are. You've been at many meetings. This is Mr. Carocci's opportunity to speak. *(Audience yelling out)* Mr. Banonis said whoever is playing their audio on their phone, please turn it off so we can conduct this meeting. Ms. Pichel McGovern, he's not going to say it again, if you blurt out again, he's going to ask her to leave and at that point, if you do not, he's going to ask the police to remove her, okay.

Ms. deLeon said she'd like to respond if she may. First of all, let's start with the easements. Back in 1994, when those easements were placed on there, they had a Solicitor and just like we have a Solicitor here giving advice, a Solicitor gave the Council advice. Back then, it wasn't really, she doesn't want to say unheard of, but it wasn't the practice to put conservation easements on land back in 1994 so they just thought that no other Council behind them would ever think of changing them. So, they put conservation easements on the Helms and Redington tracts to preserve the historic, the beauty along the Lehigh River. She can go on and on, but she'd like to talk next about why she voted for landfill expansion. They had a box; the landfill had been zoned LI and they are entitled, like any other property owner in a zoned community, to do whatever is allowed in that zone. When she goes to conferences, she doesn't know if you do or not, but when she goes to conferences she attends them and they tell you that if you are presented with a plan, and the Township is telling you that they meet all of the criteria of your regulations and everything was met, if you vote no to that, they could sue you and you could go to court and the court could overturn that no decision if all the Council members voted no and there would be no conditions. So, she knows better than that. She knows that if an expansion is in, and she explained this to you before and she's surprised you don't remember this or you keep asking her to repeat it and she will every time you do. So, whenever they came before Council with an expansion, and it was within their zone, if our consultants told her yes, they met everything Priscilla, she voted yes. And that is why she did that. She has never voted for a landfill, what does she want to call it, rezoning outside that box.

Mr. Carocci said so whenever you President of Council, and responsible for putting the budget together, that didn't call for a large tax increases, you expanded the landfill box. Every time. Ms. deLeon said she disagrees with that and the Council President, really that's a lot of control you are giving to Council President. She hopes our present Council President doesn't have that authority. Mr. Banonis asked if Priscilla was done. Ms. deLeon said she'll answer any questions. Mr. Banonis said he's just moving on to his comments, he's asking if she is done. Ms. deLeon said she is at the present time.

Mr. Banonis said he's not looking to engage in any debate here, but he finds it peculiar that somebody would seek to blame the lawyer for not having adequately worded a conservation easement when that person is the same person who hired that lawyer. The other part he finds interesting is the

**General Business & Developer Meeting**  
**July 11, 2023**

concern about potentially being sued and Stacy, can you bring up the page he provided to her. This is a breakdown of LST's real estate and we are 23.3 square miles in LST which consists of 15,669 total acres. If you look at how this is broken down, the percentage of the Township that is currently RA, Rural Agricultural, is 9,587 acres, which is 61% of the Township. Then when you add in the residential parts of the Township, that's another 5,134 acres, which is 33% of the Township. So in total, the parts of the Township that are RA and residential make up roughly 94% of the Township's footprint. When we look at the commercial side, and this isn't just commercial, this is GB commercial, limited GB, LI, LM, office, laboratory-build center, that's a grand total of 948 acres. That's less than 1/10<sup>th</sup> of the RA space we have which is for commercial, LI, LM, office, laboratory-build center, etc. When you look at those numbers, what's glaring to him, and this was talked about in prior meetings is that the Township is at risk of being sued as a matter of right by a developer who may want to come in here and...*(Audience laughing and yelling)* Mr. Banonis said Chief Barndt will you please come forward. Chief, he would ask if you stand at the microphone because someone continues to play their telephone and interrupts the meeting, and if you can identify that person, he would ask him to please remove them from the meeting immediately so we can continue. We will pause for the moment until Chief Barndt resumes so we can maintain order.

Mr. Banonis said Mr. Ozimek, we don't need your comments please, okay. This isn't your public comment period, we're just waiting for the Chief to come back, thank you.

Mr. Banonis said alright, back to his comments, Chief Barndt has returned. Thank you Chief. Chief Barndt said he wants to apologize; it was not Mr. Blasko. He was the only one who had his phone out but he will be watching and he did apologize. Mr. Banonis said Chief, it sounds like the phone is somewhere up here to the center right, so if you could come up here by the microphone. Chief Barndt said folks, can he please ask, please obey Mr. Banonis. *(Audience yelling out)* Chief Barndt said he's speaking. He would ask that you don't use your phones out of courtesy, please, thank you.

Mr. Banonis said back to his point that he was making, so the commercial portions of the Township are less than 10% of the RA. We had discussed previously, Linc, you could probably speak to this. The concerns we have are that we do not have adequate LI designated zoning areas in the Township which could be subject to legal challenge. Can you speak to that Linc?

Attorney Treadwell said we have had that discussion before and that 6% number, which is the 6% of all the properties that are zoning something different than RA, or residential is a low number. None of us have a crystal ball as to what could or couldn't happen in the future, but he can say comparably speaking, that's a fairly low number for the location of where LST is. Mr. Inglis said what would happen if someone would challenge that. Attorney Treadwell said ...Mr. Banonis said Ms. Opthof-Cordaro again, he will remind her what the requirements are for the meeting and if it happens again, he's going to ask her to please leave the meeting. Attorney Treadwell said there is the potential for a property owner to bring what is known as a validity challenge and say that LST does not have enough land zoned either LI, GB, LM, and if they are successful in that type of a challenge, then they get to put that use wherever they want. Mr. Inglis said wherever they want, Linc? Attorney Treadwell said yes, they can pick the land they want.

Mr. Banonis said going back to the numbers that he was talking about, if you look at the smaller option here - the 275 acres. Those 275 acres represents around 2% of the total RA land we have. If you look at the RA plus residential land, which totals 14,021 acres, the 275 acres that's being proposed here is roughly 1%. Only 1% of the entire acreage of the Township, which is RA and residential. He's just offering that to provide some perspective to what's being proposed here as well as the overall makeup of the Township so everyone understands how much of the Township remains RA and residential and how underserved we are on the LI side. That's all he has.

Mr. Inglis said personally he believes in 275. He thinks the other one is a little large; however, if something should go sideways because of the technicality, he'd like to maybe keep that option open.

**General Business & Developer Meeting  
July 11, 2023**

Mr. Banonis said Sandy? Mrs. Yerger said it is cutting in and out, and she asked what the wording is exactly up for the vote. Mr. Banonis said nobody made a motion yet. They are still having a discussion and debate about what direction we are going to go. After she is done, they will then make a motion at that point. Mrs. Yerger said in her opinion the Option 1 is over the top and she does not think at this point they should even be considering it. The Option 2 is something they should maybe consider; however, they need to make sure and she doesn't know how to do this, and maybe Linc can chime in on this, but we need to make sure there are buffers between preserved lands. We need to make sure, so whether we roll it back on how much we are really going to rezone so that we do have the buffers along the river, along Bull Run, along all of the natural areas. Maybe we need to redraw that map a little bit. That way we are guaranteed to keep that into agricultural, but then hopefully then we would have enough to go into LI so that we don't run into that problem either where we don't have enough. That's her take on it.

Mr. Banonis said Linc can you address rezoning versus land development as that may respond to Sandy's concerns. Attorney Treadwell said sure, in fact, that land gets rezoned to LI and there's an industrial user that proposes some type of use on that land, that user, including the landfill, would have to go through the land development plan process. Priscilla referred to the land development plan process earlier, there are multiple ordinances that apply in that section and there are multiple restrictions, including buffers from certain natural resources that the landfill, and/or any other user, would need to show they meet before a land development plan could be approved.

Mrs. Yerger said so we could address her concerns through the land development process, is that what you are saying? Attorney Treadwell said well what he's saying is, and he can't name them off the top of his head, but there are multiple restrictions in our subdivision and land development ordinance and in the zoning ordinance that restrict certain uses from where they can do development-type activity, including buffers from natural resources. He can't recite them off the top of his head as to what they are, but those are in place now and anybody coming in with a land development plan and asking for it to be approved would need to show they meet those requirements.

Mr. Carocci said Linc, if it was the landfill that did that, also, the PA DEP would weigh in, is that correct? Attorney Treadwell said yes, as we discussed many times before, there are multiple approvals that any landfill needs to obtain before the can start, one of them being DEP.

Mrs. Yerger said so we would have the capacity to negotiate that with them to make sure that we have plenty of buffer. Attorney Treadwell said well, again we have ordinances in place that have buffer restrictions. He's not quite sure what she means by negotiate but the ordinances that we have in place restrict how close any property owner can go to certain natural resources.

Mrs. Yerger said okay, alright. Mr. Carocci said again, they would have to negotiate with, not negotiate, but put a plan before PA DEP. If they set up a buffer, for example, between the landfill and the Lehigh River and it wasn't large enough as proposed by the landfill, then they could tell them to make it larger. Attorney Treadwell said a landfill expansion would need to meet LST's regulations and the DEP regulations.

Ms. deLeon said so what is the wording in this thing at the bottom of the first page for the natural resource mitigation alternative. You are kind of are cancelling out everything that we built for environmental protection. Attorney Treadwell said the bottom of the first page? Ms. deLeon said yes, the bottom of the amendment page with all the wording in. Attorney Treadwell said so page 1 is the bold capitalized language? He will read it. Adding Section 180-109.G to provide for a natural resource mitigation alternative in the LI district, that language? Ms. deLeon said she didn't like it in the December ordinance and now it's back in here again. She's not liking it again.

Mrs. Yerger said she understands what you are saying Linc. She does understand it, but because of the sheer size of potential expansion of the landfill, she thinks we need to make sure that our ordinances are sufficient to protect the natural things around us. That's her stand on it.

**General Business & Developer Meeting  
July 11, 2023**

**MOTION BY:** Mr. Banonis moved for approval to authorize Township staff, Engineer, Solicitor and anyone else who is required to commence the MPC adoption process and advertise the ordinance for a public hearing and to send to LVPC, the LST Planning Commission and the LST EAC for review for a hearing to take place on August 30, 2023 at 9:00 a.m. The proposed draft ordinance 2023-05, Option 2, which is the option that outlines the 275.7 acres as a permitted use and also change the chart to reflect that it's been changed to permitted use.

Mr. Banonis said is that a sufficient motion, Linc? Attorney Treadwell said yes. Mr. Carocci said he will second it, but are we going to have a discussion about the larger amount. He kind of agrees with Mark that perhaps that portion should be tabled because he just thinks that fits as natural boundaries, 78 to 33, and gives the Township more LI to protect us from lawsuits. Mr. Banonis said let's discuss the first one as we can have a discussion about the second one.

**SECOND BY:** Mr. Carocci  
**ROLL CALL:** 3-2 (Ms. deLeon and Mrs. Yerger – No)

*(Someone in the audience was yelling and shouting out)* Mr. Banonis said Ma'am please stand down. Linc, is it fair to say we could authorize him to commence the MPC adoption process for Option 1, which is the 848.47 acres and have it ready and available for a subsequent public hearing after the August 30, 2023 meeting? Attorney Treadwell said Council always has the ability to change other parcels or propose to change other parcels and have another public hearing, so yes, that option is always on the table. Mr. Banonis said Tom do you want to make that motion? Mr. Carocci said yes, he will make that motion if we need a motion or can we just instruct Linc. Attorney Treadwell said he doesn't think at the moment we need a motion because this is already prepared. So anytime you want to revise it and bring it back to put it through the process we can do that as it's already prepared. Mr. Carocci said we'd have to have it edited because it would be a different ordinance. Attorney Treadwell said all the work is done; we just need to edit it. Mr. Banonis said can we by motion today approve Option 1, and therefore in the future, we don't have to go through the approval process for a hearing like this. Attorney Treadwell said you could approve Option 1; if you authorize us to advertise it, then we are starting the whole thing and we are doing it two different times. Mr. Banonis said we could approve it now, but not authorize the advertisement. Attorney Treadwell said correct. Mr. Carocci said Mark wanted to think about it some more. Mr. Inglis said he'd like to think about it more. Mr. Banonis said okay, then that concludes this agenda item.

**C. REVIEW PREPARED ORDINANCE NO. 2023-06 FOR ZONING TEXT AMENDMENTS THAT WOULD POTENTIALLY ALLOW UNDERGROUND STORAGE TANKS, PROVIDED THERE IS COMPLIANCE WITH FEDERAL AND STATE REGULATIONS, IN CARBONATE GEOLOGY AREAS. CONSIDER AUTHORIZATION TO COMMENCE THE MPC ADOPTION PROCESS AND ADVERTISE THE ORDINANCE FOR A PUBLIC HEARING**

Attorney Treadwell said again, this is another proposed amendment to the zoning ordinance that would allow underground storage tanks in the carbonate geology area as Mr. Banonis just said, provided that State and Federal regulations are complied with. That's pretty much the sum and substance of it. There's not a lot to it. It's just changing what your regulations are in the carbonate geology areas as they pertain to underground storage tanks.

Mr. Banonis said we discussed previously the technology change with regard to these underground storage tanks that addresses some of the concerns that the prior ordinance had built into it. Attorney Treadwell said that's correct.

Mr. Banonis said any comments, Tom? Mr. Carocci said no. Mr. Banonis said Sandy? Mrs. Yerger said no. Priscilla? Ms. deLeon said no. Mr. Banonis said he doesn't have any questions. Mark? Mr. Inglis said no.

**General Business & Developer Meeting  
July 11, 2023**

**MOTION BY:** Mr. Banonis moved for approval to direct the Township staff, Solicitor, and Engineer to authorize to commence the MPC adoption process and advertise the draft ordinance 2023-06 for a public hearing to be held on September 20, 2023, and send it to the LVPC, the Township Planning Commission and the Township EAC.

**SECOND BY:** Mr. Carocci

**ROLL CALL:** 4-1 (Ms. deLeon – No)

**D. REVIEW PREPARED ORDINANCE NO. 2023-07 - THE ORDINANCE PROVIDES FOR THE SUBMISSION OF A VOTER REFERENDUM AT THE FALL 2023 ELECTION THAT WILL ASK THE VOTERS IF THE TOWNSHIP SHOULD AMEND THE OPTIONAL PLAN OF GOVERNMENT/ADMINISTRATIVE CODE TO LIMIT THE TERMS OF ELECTED COUNCIL MEMBERS TO TWO (2) TERMS (A TOTAL OF 8 CONSECUTIVE YEARS). CONSIDER AUTHORIZATION TO COMMENCE THE ADOPTION PROCESS PURSUANT TO THE SECOND CLASS TOWNSHIP CODE AND THE HOME RULE CHARTER AND OPTIONAL PLANS LAW**

Mrs. Yerger had a question. If this is passed by the residents, can someone say they served their 8 years, then they are no longer on Council for 4 years or whatever, can they run again? Attorney Treadwell said yes, it's just limited to two consecutive terms. Mrs. Yerger said she wanted to clarify, thank you. Linc said as you said Jason, this is a fairly simple ordinance. If it's adopted, the referendum question would go on the ballot in the fall election asking the voters if they approve of maximum of two terms or not.

Mr. Banonis said Tom, any questions? Mr. Carocci said no, he's for it. Mr. Banonis said Priscilla? Ms. deLeon said her opinion is that the voters have control of this in the voter's box and it's up to them and she's not in support of term limits. Mr. Banonis said we've already talked about what we believe to be the benefits of term limits. He doesn't think we have to rehash that here. He asked Mark if he had any comments? Mr. Inglis said he's good. Mr. Banonis said Sandy? Mrs. Yerger said she's good.

**MOTION BY:** Mr. Banonis moved for approval to direct Township staff and the Solicitor to commence the adoption process pursuant to the Second Class Township Code and the Home Rule Charter and Optional Plans Law for Ordinance No. 2023-07 to be submitted for a voter referendum at the fall 2023 election that would ask the Township voters if the Township should amend the Optional Plan of Government/Administrative Code to limit the terms of elected Council members to two terms, a total of eight consecutive years.

Attorney Treadwell said this would be brought back for your consideration of adoption at your July 26, 2023 meeting.

**SECOND BY:** Mr. Carocci

**ROLL CALL:** 4-1 (Ms. deLeon – No)

- 4. **DEVELOPER ITEMS** - None
- 5. **TOWNSHIP BUSINESS ITEMS** – None
- 6. **MISCELLANEOUS BUSINESS ITEMS** – None
- 7. **COUNCIL & STAFF REPORTS**
  - A. **TOWNSHIP MANAGER – MARK HUDSON** – No report.
  - B. **COUNCIL**
    - Mr. Carocci**

➤ He said Cindy Oatis resigned from the EAC and under the EAC articles it says when a voting member resigns, the Township Manager will notify Council of the resignation and post the vacancy through notification in the newsletter and on the website. Please do that

**General Business & Developer Meeting  
July 11, 2023**

as Ms. Oatis has moved out of the area. We thank her for her service while she was here, so that can be posted and then EAC will make a recommendation, after it has been posted for a while, to the Council.

- The updated pool numbers are 80 reimbursements so far for a total of \$4,820.00. We have 9 youth pool memberships, 6 adult memberships, 32 senior memberships and 33 family memberships and that is for a total of 80 and 71 are using the Hellertown Pool and 9 are using the Southern Lehigh Pool. He thanked Cathy and Township staff for reimbursing these people for the pool memberships.
- He said the library, as of today, a total of 282 reimbursements for \$9,780.00. There are 207 family reimbursements and 75 individual reimbursements. Just on another note, he saw where Noelle Kramer is resigning as the head of the Hellertown Library. She knows Southern Lehigh has set a committee up apparently to discuss shared library services and he knows their director is also retiring, so he hopes they use this as an opportunity to possibly work with HAL and SLPL together. He knows both library directors were there for a while. He knows that Linette did not have like a Master's in Science or whatever the requirements are for whatever the OCL needs and he doesn't think Noelle had it either, and they had to get exemptions every year was his understanding. It would be great if they could hire one library director for both and work together so the community could have a great library system at both ends of the rail trail. You look at these numbers, 282 cards, we are a Township of almost 12,000 residents, it is far from the numbers that were represented to us by the HAL of 3,100 residents who were using the library with their cards when they tried to extort us out of \$750,000.00 over five years. So, hopefully they can work together. We'll see if it's all about politics with them, or if they really have the desire to build a library or have a library system that's relevant that the current 282 cardholders will use and that has a plan to be relevant in the next 5, 10, 20 years, that he could get behind financially supporting. Anything less than that with the current program we currently have is just worth about what these residents say its worth, about \$9,780.00 for 282 cards. He hopes more people will come in for reimbursements for the cards. He'd like to see more usage than that, especially if you want to talk about spending \$750,000.00 or a million dollars over the next 5 to 10 years in library services. That's fiscally irresponsible to do something like that with these usage numbers, but he understands that the programming has to get better and they have to be more than just a floor to ceiling books. They need programming and digital assets.
- He was going to address the Lehigh professor and the St. Luke's person, but he thinks they left.

**Ms. deLeon**

- She said Noelle is moving out of the area and that was the purpose of her resignation.
- She said she wanted to read two letters that she wasn't allowed to read earlier. There were two emails. Paul Tucker's was received this morning, July 11, 2023:

Dear Members of the Lower Saucon Township Council:

I am a 17-year resident of Lower Saucon Township and I am unable to attend the beginning of the July 11, 2023 meeting due to a previous commitment. I therefore will be unable to present my views in person.

For the record, I want to express my continuing opposition to this Council's efforts to rezone the area near the Bethlehem Landfill. Specifically, I want to express my opposition to the prepared Ordinance 2023-05 that is to be reviewed at the July 11th Council meeting.

I cannot add anything new or original to the Landfill discussion. The Landfill expansion has been discussed and infinitum at meetings, online, and in the press. I oppose Landfill expansion for all of the often-mentioned environmental issues. It is clear that I am not alone. I ask you to consider what seems to be overwhelming opposition to this expansion by the majority of Lower Saucon Township residents.

**General Business & Developer Meeting  
July 11, 2023**

Respectfully,  
Paul Tucker

Ms. deLeon said she has another one that came in also this morning, July 11, 2023:

Dear Lower Saucon Township Council,

I am writing to express my strong opposition to the proposed rezoning of the area near the Bethlehem Landfill. I am a resident of the township and a member of the Environmental Advisory Council (EAC). I have been following the issue of the landfill expansion, and I believe that this rezoning would be a disaster for our community.

I am unable to attend the July 11th council meeting as I work during these hours, but I wanted to make my views known on the record. I strongly oppose any changes to the zoning or ordinance that would allow the landfill to expand. This expansion would have a devastating impact on our community, both environmentally and economically.

The landfill is already a major source of pollution in the area. It has been linked to air pollution, water contamination, and the spread of disease. Rezoning the area would only make these problems worse. It would allow the landfill to expand, which would increase the amount of pollution it produces. It would also make it easier for other businesses to operate in the area, which could bring even more pollution.

In addition to the environmental concerns, I am also concerned about the impact of the rezoning on our community. The landfill is a major eyesore, and it has a negative impact on property values in the area. Rezoning the area would only make the landfill more visible, and it would further decrease property values.

I urge you to vote against the proposed rezoning. This is a bad deal for our community, and it is not worth the risks.

Thank you for your time and consideration.  
Jennifer Helton

Priscilla added she is on the EAC as stated in the letter.

**Mr. Banonis** – No report.

**Mr. Inglis:**

➤ He said Mark, he thinks they are doing the fence at Steel City today. Mr. Hudson said they said they were coming in this week. Mr. Inglis said he thinks they started it today.

**Mrs. Yerger** – No report.

**B. SOLICITOR** – No report.

**C. ENGINEER** – No report.

**8. PUBLIC COMMENT - NON-AGENDA ITEMS – RESIDENTS/TAXPAYERS ONLY – 3-MINUTE TIME LIMIT**

➤ Mr. Banonis said first is Mark Ozimek. Mr. Banonis asked Stacy to please start the clock as we are not going to wait until he gets his thoughts together. Mr. Ozimek said that's okay because when we are done here there's a public out there. He can't shut him up out there. Remember that. So, non-agenda items. He guesses his rant on Facebook didn't get him banned caught Mr. Banonis' attention

**General Business & Developer Meeting**  
**July 11, 2023**

because you brought the card and letter with you and you read it all out loud and spelled out the words and just like you did to him, you are doing to everyone else, sitting there playing with your stuff. But that's okay, that's okay. Crap rolls downhill. He guesses the five hours he spent 40' up in the rafters this morning at 5:00 a.m., he spent all his time up there talking to God and asking him to help us. Help us all, help him. At least he's kept his loyalty to the Ten Commandments so far in this day and age in his life. So, hmmm, yes, you need to think about the future. You need to think about the kids, how your grandson or granddaughter might want to go swimming in that river full of sludge one day. He doesn't know, he's at a loss for words for some stuff. 38, 37, 36, 35, 34, 33, 32, 31, 30, and counting like waiting for the space shuttle to shoot off and go to the moon. Well, anyway, we are going to have to make more of the public aware of all of this, like door-to-door.

➤ Dave Boulin said he wants to thank the Council and the staff for having available on-line all the documentation that was presented here today including the report from the DEP which he has read extensively which shows the reasons why the landfill actually is beneficial versus why it is not. This was prepared by DEP. (*Someone in the audience said this is non-agenda*) Mr. Boulin said he's talking about information...okay good enough. That information is available and that's what he's talking about whether you like this or not you can read it all and he has and he thinks it would be really great if people would make references to some of the outrageous claims they have about who is taking what and doing what. If they could simply refer us to some kind of proof. For instance, why things are good or why things are bad for whatever it may be would be really helpful for at least for him to understand and keep straight. You know what, he doesn't have a leader that sits here and tells him what to say and what not to say and my goodness, this Council, some of them have felt some heat from him, maybe or maybe not, so he doesn't get up here and yell and complain. He tries to improve the situation, not make it worse, so that's it. Thank you. Mr. Carocci said thank you for your comments and you're right. The PA DEP granted a realignment for this current landfill because they were doing a good job and meeting environmental concerns. These are secretaries of the PA DEP appointed by Democratic Governors for about the past ten years, so they say they are doing a good job even though there are complaints from people about everything under the sun which are ridiculous and not proven according to the DEP. Ms. deLeon said she believes the document you were referring to was the Harms Benefit Analysis that the DEP prepared and she's guessing in November, December, was that what you were reading online? Mr. Boulin said is he allowed to respond or are we going to have a back and forth with Ms. deLeon? Mr. Banonis said it's up to him if he wants to respond to her to answer her question, it seems she's trying to get clarification from you as to what you are responding to so if you want to identify it, he believes the report you may be referring to is more recent than that, but he doesn't know. You don't have to respond to her if you don't want to. Mr. Boulin said for clarification if there's more than one, if you'll clarify which one and then he can respond. He's not going to give an open answer. Ms. deLeon said she can look on the website herself. Mr. Boulin said good, he thinks that's a good thing. He thinks all of Council should do that. Ms. deLeon said she routinely does. One of the reasons all that is on the website is for all the residents. Mr. Boulin said that's why you get paid as much as you do. You should know it inside and out. Ms. deLeon said \$3,250.00. Mr. Carocci said for 35 years. Ms. deLeon said that's all we get. Mr. Carocci said 35 years. Mr. Banonis said to be clear, several of us don't get paid anything. With regard to the letters that Mr. Boulin is referring to, we actually receive those by email from Township staff as they are received from the DEP. Not only are they on the website for Council members, they are also sent to them individually.

➤ Cesar Medina said so non-agenda items again, he went to several meetings and different Council meetings and is exposed to government in many ways. He just wonders if the 3-minute limit they are pushing all the time, wrapping up our statements, that could be dismissed by just keeping the 5-minute standard, which is everywhere in the U.S. basically. It sends a bad message about the transparency of this community for the people that serve, it just sends a wrong message, and he thinks it's important to keep the image as well as to keep everything in order when it comes to the rules when they are addressing each other. There is something else that caught his eye is the definition of tyranny. It says there is a cruel, harsh, unfair, unreasonable, arbitrary use of power in which the person or small group of people have power over everyone else. He's taking that home and he hopes you all do. He thinks we are walking on very thin ice. The world is very, very unstable. The second amendment was created and amended for check and balances and for our own good. People, don't



**General Business & Developer Meeting**  
**July 11, 2023**

mistake it, all of these folks have everything on the line. They got things at stake, as the landfill has things at stake, but when it comes to the time when it hits the ground, we all have to make sure that we are standing on the right side of things because there's no turning back when we pass that point of no return. He just wants you to think and ponder about it. We have to do things right.

- Robert Blasko said okay, Mr. Banonis at the last meeting, Kathy Pichel McGovern quoted several articles about the Lehigh River, air quality in the LV and local cancer rates along with the already dismal pollution in the LV. After her three minutes were up, Mr. Banonis stated that she was lying. Kathy had sent a copy of her findings to the Council members previous to the meeting. She wanted her letter to be read by Council into the minutes in case she could not make the meeting so Council had the opportunity to do their own research regarding her claims. He decided to research the matter himself as calling someone a liar is a very serious matter and there is a reason that the press is very resistant to doing that, especially in public. It can impugn an individual's reputation. This is a serious matter. It can expose the accuser to possible legal action as it requires something very difficult to do and that's why the press doesn't do it. It requires the accuser to prove that the person being called a liar did it with the intent to purposely mislead or deceit. In his research he found that the severity of the pollution and cancer rates conveyed by Ms. McGovern were truthful. He will quote several news articles that Ms. McGovern gathered her information, again with the fore knowledge of the Council, and another online news article to confirm her reporting is truthful. As reported in the Lehigh Valley News article dated April 22, 2023, authored by Steve Novak, and the headline reads "Lehigh River Named One of America's Most Endangered, Here's What You Can Do About It". What a distinction, one of America's most endangered rivers. Reported in the Philadelphia Inquirer article dated April 18, 2023, authored by Frank Kummer, headline "Lehigh River Named as One of America's Most Endangered Rivers in U.S.", again, not just PA, not just locally, but in the entire U.S. due to rampant warehouse developments. It goes on to list the Lehigh River as the 7<sup>th</sup> most endangered river in the U.S. Lehigh Valley News article, October 6, 2021, authored by Steve Novak again, "Lehigh Valley Air Quality Still Among Worst in PA New Report Says". Lehigh Regional News headlines "Toxic Chemicals in Emmaus Water Could Cause... Mr. Banonis said okay, Mr. Blasko, your three minutes are up if you could wrap up your thoughts please. Mr. Blasko said sure, at \$24 million to fix, the Borough has filed a lawsuit and DEP found elevated levels of PFAS, which are forever chemicals, would take 24 to 30 months to implement treatment at a cost of \$24 to \$30 million, that's \$4.8 to \$6 million per well, and there were only five wells involved.
- Sal Gagliano said wow, what can he say. Like he said before, this is America, for the people, by the people, of the people. He clearly doesn't see how anybody does anything anymore for the people. He's heard a lot stuff, seen a lot of stuff. He has to admit, this is by far the worst. He has not much more to say but, wow, this is supposed to be a democratic republic, not a Soviet socialist republic of socialism where you duly elected people decide suddenly what's good for them and what's not good for them. He doesn't get it. Gee, Mr. Carocci, did your phone die or something, wow. He doesn't have much more to say. Mr. Carocci said you have three minutes. Mr. Gagliano said he's actually ashamed to be part of this community. Mr. Carocci said he's not. Mr. Gagliano said that's because you're not affected by anything you are doing up there. Mr. Carocci said he lives here. Mr. Gagliano said you live here, but you aren't affected by any of it. The only thing that is affecting you is your pocketbook. Mr. Carocci said he's never taken a dime to serve on Council, that's Priscilla. Mr. Gagliano said that's much to be desired. Mr. Carocci said thanks for coming. Mr. Gagliano said you're welcome, he's still here though. Ms. deLeon said she thinks Sandy also takes the money. Mr. Gagliano said everybody takes money. Ms. deLeon said she's talking about the stipend that they are supposed to get to serve on Council. Mr. Banonis said Priscilla, this is the gentleman's opportunity to speak, it is not your time. Mr. Gagliano said that's okay, you get a stipend, you are here, you are getting paid for that time, he understands that. He wasn't accusing anybody of not taking anything like that. It's where the other part went, where the other part goes. He really would like to see you guys start working for the community and the better. Where does that landfill, anything and changing really benefit this community? He's not talking just about his little community down by the bottom of the hill where no man's land is; he's talking about the whole community. Thank you.
- Cindy McKellin said she would like to address Mr. Carocci regarding the library because right now the library services that they have access to allow them to take out books from HAL. They are not allowed to do any digital types of services with the cards that they are allowing them to have because

**General Business & Developer Meeting  
July 11, 2023**

of the way the library is set up right now. Mr. Carocci said go to the Philadelphia Free Library, go online, get a library card, and you get digital access there and they'll also put a state access sticker on the back on your card. He has a card that has that. Ms. McKellin said if HAL doesn't have the book, they will not get it from one of the other resource libraries, so she wanted to make that clarification. Mr. Banonis said that's between you and HAL, Ma'am, we don't control the HAL, it is its own separate...Ms. McKellin said you are not offering library services to them. Mr. Carocci said they are. They have given 282 cards out. Mr. Banonis said they are offering you a reimbursement for library services, any library that will give you a library card. Wherever you can get a library card is between you and the library, not this Township. Ms. McKellin said okay thank you for the opportunity to allow her to talk at you as that is all it is. You do not hear much less listen to what the residents of the Township you represent have to say. You barely look up and make eye contact with those speaking. This shows how much interest you have in what they have to say. She's told you will not answer her questions, why is that? Oh, that's a question. Never mind, you won't answer but what she really wants...Mr. Banonis said they just did. Ms. McKellin said what she really wants is an opportunity to have an open public dialogue with you where you explain and help them understand why expanding a mountain of garbage is a good thing for LST at the expense of wooded habitat, properties with conservation easements, and pollution of ground water and the Lehigh River. Don't tell her that it's the host fees that will help keep their taxes low. If that were the case, why do they even have a tax rate that they do. Oops, another question, sorry. She didn't mean to say that. She would also like to understand what you had in mind for the rezoned area off of 378 and Colesville Road. Owners of Black River Winery conveniently wrote a letter of support for the dump expansion, and own a lot of the land around this area. It makes her suspicious, which she wouldn't be if you could just explain your motives. She will no longer patronize Black River Winery because she doesn't trust them anymore than she trusts you. If we move along to things that have to deal with, what about Mr. Banonis relationship with Hellertown, that has caused a whole lot of conflict, unnecessary spending, and outrage from LST residents. These things include the library, which is an utter embarrassment, compost...Mr. Banonis said Ms. McKellin, you have reached your 3-minute time limit, please wrap up this thought. Ms. McKellin said please explain yourselves. Grammatically that last sentence is a command, not a question, so maybe you will answer it.

- Curt Balch spoke in Russian.... he said he's sorry, he's Curt Balch and he gets mistaken, some things are going on and he was thinking he's back in Russia, it's very difficult. He once again feels obligated to remind his neighbors that he voted for this travesty of American civics. They have willfully and lawfully failed to represent the foundational principles of republicanism which he self identifies as. Those being that the only legitimate government is one based on the consent of the governed and that the powers of that government must be limited. He can only speculate his \_\_\_\_\_ as to what enticements would lead such esteem professionals \_\_\_\_\_ their priorities, speculations that he understands verge on libelous so he'll save them for less public discourse and instead ask that our fine media representatives consider devoting themselves through their investigation and my said. There is no getting around the simple reality that we are the governed and that we do not consent. There is no getting around the fact that the powers of this government must be limited. To maliciously drive a wedge between the Township and the borough, via the library, the community pool, the compost center over what they can only surmise is personal animist is beyond the pale. To spitefully triple down on zoning changes against the will of property owners and then hold them like a sort of Damocles above their head is unfathomable. He considers characterizing these actions intended to harm our community to being much like a stiff kick to the carotchy, but he really thought about it more and he has to defer to his good friend and neighbor in describing the monkey business that we seem to be dealing with in this Township on a regular basis and that is its bananas.

**9. ADJOURNMENT**

**MOTION BY:** Mr. Banonis moved for adjournment. The time was 3:22 p.m.

**SECOND BY:** Mr. Inglis

**ROLL CALL:** 5-0

**10. UPCOMING MEETINGS**

**General Business & Developer Meeting  
July 11, 2023**

- A. Environmental Advisory Council – (Date Change) – July 18, 2023
- B. Zoning Hearing Board – July 24, 2023
- C. Landfill Committee Meeting (Date Change) – Tuesday, July 25, 2023 at 5:00 p.m.
- D. Council Meeting – July 26, 2023
- E. Planning Commission – July 27, 2023
- F. Parks and Recreation Board – August 7, 2023
- G. Saucon Rail Trail Oversight Commission – August 28, 2023 at LST Town Hall Pavilion

Submitted by:

---

Mark L. Hudson  
Township Manager

---

Jason Banonis  
Council President