

I. OPENING

CALL TO ORDER: The Environmental Advisory Council meeting of Lower Saucon Township Council was called to order on Tuesday, July 1, 2008 at 7:06 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Sandra Yerger, Chairman, presiding.

ROLL CALL: Present – Chairman, Sandra Yerger; Vice Chairman, Tom Maxfield; Allan Johnson, Bob Davis, Tom McCormick, and Dennis Aranyos, Laura Ray; Terry Boos, Hellertown Representative and Judy Stern Goldstein, Boucher & James and our new representative from Boucher & James, Stacey Oger. Absent: Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye.

PLEDGE OF ALLEGIANCE

II. NEW BUSINESS

A. WOOD – PROPOSED SIGNAGE FOR NATURE TRAILS AND PARK

Mrs. Yerger said it was brought up originally to use pressure treated wood that is not as toxic. This is for the nature trails to describe plants and the nature trails. Some members from Parks and Rec. objected to this as there is still arsenic and some draw backs. They wanted to bump it over to us and see if we had any opinions or suggestions and we'll go from there. Mr. Johnson said the arsenic is only in the glue. Mr. Davis said OSHA is saying it's less than 0.5%. The only problem would be if you were cutting it or it was being burned. The levels are so small and most people build their decks with it now. Someone said the amount of arsenic is so small in the pressure treated wood. Arsenic is like 20 parts to a million. There is nothing to worry about in this case. Mrs. Yerger said what about the wood being splintered? Mr. Davis said it's such a minute amount. Mr. Boos said you have worse chemicals than from a splinter from pressure treated wood. Mrs. Yerger said Terry brought up that the wood does check a lot and that's the nature of the wood. Mr. Boos said it's usually Southern Pine. Check means it will crack and splinter and expand and contract. Fibers will dry out. Mrs. Yerger said they talked about the Trex. Someone said that is so environmentally unfriendly. Ms. Stern Goldstein said the Trex, when the one end is cut, the dust from that end is harmful and have not found a way yet to treat that end. She has seen a lot of the new pressure treated wood in a lot of parks without a problem. Someone said contractors use this all the time.

Mr. Yerger said it was one of the developers, Dave Spirk, on the Parks and Rec's board that expressed that we look into this more. Mr. Johnson said we don't want to add more to the environment.

Mr. Davis said the recommendation would be that we continue with the pro wood as identified in the safety identity sheet.

MOTION BY: Mr. Davis moved as stated above.

SECOND BY: Mr. Maxfield

ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

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B. BLACK RIVER ROAD BRIDGE REHABILITATION

Mrs. Yerger said she has no mapping. It's on the Hunsicker property. Ms. Stern Goldstein it's a private bridge and you have gone through the other issues and there doesn't seem to have much of an impact.

There are no negative parts to this. DEP already said okay to this.

III. DEVELOPER ITEMS

A. LEITHSVILLE CELL TOWER CONDITIONAL USE

Mrs. Yerger said she has a map. Ms. Stern Goldstein said that may be the one you don't need the map on. It's an existing tower, and they are not raising the height of the tower. Mrs. Yerger said it's on 412 behind the fire company. Ms. Stern Goldstein said their letter will have a lot of zoning issues, but no environmental issues.

MOTION BY: Mr. Maxfield moved that the EAC found no environmental impacts.
SECOND BY: Ms. Ray
ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

B. REDINGTON ESTATES

Ms. Stern Goldstein said they haven't reviewed Redington yet. The revised plans just came in. The Cease and Desist has just been lifted this morning. Mr. Johnson said we should ask them to supply the uses.

MOTION BY: Mr. Johnson moved for them to show us there is sufficient ground water at that site to supply to the people living in the houses and show us the ground water is of good enough quality and the EAC reiterates their prior recommendations from the April 1, 2008 EAC meeting.
SECOND BY: Mr. Maxfield
ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

C. SAUCON EXTENDED STAY EXECUTIVE SUITES

Ms. Stern Goldstein said you have seen this one before. Mrs. Yerger said this is the extended stay suites. Rumor has it that it perhaps is a site for the Iron Pigs to stay. There are some storm water issues and the availability of septic and water to the site. Mr. McCormick said it's not attractive. Mrs. Yerger said it wasn't real attractive when she went to school there. Mr. McCormick said there were a lot of underground storage tanks there.

Ms. Stern Goldstein said one of the issues they had was the parcel in the quarter circle, and it's not part of the main site. The applicant needs to do some research. They need to do the resource protection calculations also. It's an ordinance requirement. It will appear in their letter. There are some storm water problems on the site. They are increasing impervious and changing the way you get into the site. They are proposing to come in and access the lower parking lot. They will come in and go down around. There is no site distance and it's very dangerous when you pull out. Their storm water facilities are on someone else's property and they need an easement for that.

Mr. Johnson said normally when we do developments; people buy the lots, then drill their wells. This hotel, water has to be there to use the building. We should ask them to show us there is sufficient water on this site. Mr. Davis said he'd like to find out the results of the last monitoring test that was done. Maybe it's clean, if there are no more storage tanks there. Ms. Stern Goldstein

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said there is an existing well somewhere on the site that was serving the school. Mr. Johnson said they should prove the existing well has capacity to supply the proposed hotel. Mr. McCormick said they could say there used to be 300 kids there, now there are only 20 people there using the water facilities. Mr. Boos said for the kids, it was only eight hours, now it would be twenty-four hours. Mr. McCormick said it will only be April to October. Ms. Stern Goldstein said they didn't say they would be closing it down. Mr. Maxfield said these are systems that haven't been used for a long time and are they safe. Mrs. Yerger said it's been about ten years since it has been an elementary school. Mr. Davis asked about the current vegetation? Ms. Stern Goldstein said it's grass.

Mrs. Yerger said the environmental issues are water issues, existing septic tanks (10 of them), and existing underground storage tanks. Mr. McCormick said they don't have enough septic capacity. Ask them to request they submit information with respect to their plans regarding the impact of the water usage on the wells, and the surrounding residences, the impact of the current and/or proposed driveway on wetlands, retention basins and other environmental sensitive areas, a request for advice on the storage tanks on the site, and the results of the monitoring wells.

MOTION BY: Mr. McCormick moved for the following: Advice on the storage tanks underground, results of last monitoring wells, request for water analysis capacity issues and septic capacity issues.,
SECOND BY: Mr. Aranyos
ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

D. TARRANTINO MINOR RESUBMISSION

Mrs. Yerger said this has been seen before. Ms. Stern Goldstein said the plan hasn't changed substantially since you have seen it. They have not moved the house. Your recommendations would probably still stand. The recommendation would be to have the house in accordance with the LVPC's recommendation. Mr. Maxfield said Planning's comments were to relocate the house also. Ms. Stern Goldstein said they are trying to prove they meet the zoning ordinance requirements, and they do.

MOTION BY: Mr. McCormick moved that we concur with the LVPC's recommendation to move the house to minimize disturbance.
SECOND BY: Mr. Maxfield
ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

E. KUNSMAN LOT LINE ADJUSTMENT

Ms. Stern Goldstein said this one has gotten a little cleaner. They are not proposing any improvements at this point. It's just taking land from one lot and giving it to another lot. Right now the riding stable is the principal use. They will come in so they can build a house. The EAC's recommendation prior was they needed to do their natural resource calculations.

EAC took no action.

IV. MINUTES

Mrs. Yerger said they have the April 1, 2008 minutes. Any corrections? No one raised their hand.

MOTION BY: Mr. Johnson moved for approval of the April 1, 2008 minutes.
SECOND BY: Mr. Davis
ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

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Mrs. Yerger said they have the May 6, 2008 minutes. Any corrections?

Mr. McCormick said line 16 should be Roney. Mr. Johnson said on line 38, it should be black gum. Page 3, line 34, it should be six inches or less.

MOTION BY: Mr. Johnson moved for approval of the May 6, 2008 minutes, with corrections.
SECOND BY: Ms. Ray
ROLL CALL: 6-1 (Dennis Aranyos – Abstained; Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

V. UPDATES/REPORTS

A. OPEN SPACE SUB-COMMITTEE MEMBERS

Mr. Johnson said he and Mr. Beardsley went out to Petrie property and they would like to have a meeting with Mr. Reiss to evaluate the property. Mrs. Yerger said we might be able to get some county funding. Mr. Johnson said the Bull Run Creek runs through there. Mrs. Yerger wanted to make sure the Committee had the synopsis of the open space surveys. If they need phone numbers or contact information, let the township know by next month.

VI. NON-AGENDA ITEMS

Mrs. Yerger asked if there were any non-agenda items. Mr. Johnson said the quantity and quality issues of water. How much ground water is available to support how much development in the township...hiring a consultant to do a hydrological study. To find out what kind of aquifer we have, what's under the ground, how much recharge is required to keep it where it is, all those kinds of things. Mrs. Yerger said she thinks a water study was done for the Cooks Creek and a little portion of Lower Saucon was included in that report. Mr. Johnson said Springtown and Hellertown are taking some of our ground water. It's time we did scientific investigations on this. Ms. Stern Goldstein said this would qualify because of Hellertown and Springtown, so there's a potential for grants. If the EAC wants to recommend to Council that they talk to Brien Kocher as there was some work done, or go out and solicit bids from other people to do a study.

Mr. Davis said now is the time to do it. The drought has been so bad. Before we run into a situation where we get one or two years of a drought, this is a good year to do it. Mr. Johnson said they are predicting global warming is going to happen.

Mrs. Yerger said we need to request Council that we want to do a hydro geological study, collect data and check into the hydro geological studies that have already been done by Hanover Engineering. Mr. McCormick said ask the Township Manager to bring it up at the next staff meeting.

MOTION BY: Mr. McCormick moved for a recommendation the township investigate what information and resources are currently available to the township regarding the status of the wells, aquifers within the township, then come back and report to the EAC.
SECOND BY: Mr. Johnson
ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)

Mr. McCormick asked is recycling done at the township? Ms. Stern Goldstein said yes, in the kitchen there is. The hallway would be a place to put a recycling bin. Mrs. Yerger will make that recommendation to the Township.

Ms. Ray said what are they doing on Polk Valley Road, she thought it was wetland area. It looks like there is fill dumped in there. Ms. Stern Goldstein said she hasn't heard anything about that. Just email it to Jack in the morning and he will pass it on to our Zoning Officer.

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Mr. Johnson said he tried to get the multi municipal plan off the website. He couldn't find it at all. He went to google and googled it and found it that way.

Mrs. Yerger said she will put the multi municipal plan on next month's agenda and will get everyone a copy or you can have it on a disk. If you have any recommendations, let her know.

Mrs. Yerger said they started a greenway preserved property park land. Try to figure out and look at the open spaces we preserve as to start looking at a potential greenway. It's in the beginning draft stages.

ADJOURNMENT

MOTION BY: Mr. Maxfield moved to adjourn. The time was 9:16 p.m.

SECOND BY: Mr. Johnson

ROLL CALL: 7-0 (Ted Beardsley, Glenn Clouser, Haz Hijazi, Glenn Kaye – Absent)