

PLANNING COMMISSION MEETING MINUTES
TUESDAY JANUARY 10, 2023
7:00 P.M.

**THE MEETING WAS HELD IN-PERSON, VIA ZOOM, AND STREAMED ON
FACEBOOK LIVE**

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.

2. In Attendance:

Maria Diaz-Joves	- Present via Zoom
Robert Lepley	- Present
Kim LaBrake	- Absent with prior notification
Larry O'Donnell	- Present via Zoom
Joseph Pampanin	- Present
Liz Thompson	- Present
Don Werkheiser	- Present

Also in Attendance: Michael Corriere, Bryan Smith, Kris Russo, and Scott Mease. Cathy Hartranft, Sheri Eichlin, and Andrew Hughes were in attendance via Zoom.

3. Minutes of Previous Meeting

A. November 8, 2022

Approval of minutes for 11/8/22 motion to approve by Mr. Werkheiser seconded by Mr. Lepley. 5-0 Liz abstained.

B. Mr. Lepley motioned to discuss the Steel Club Subdivision/ Land

Development as first topic of the meeting. Motion to approve by Mr. Lepley, seconded by Ms. Thompson. Motion passed 6-0.

B. REVIEW & DELIBERATION

1. Steel Club Subdivision/Land Development

Plans submission for Phase 3 for the Steel Club Subdivision/ Land Development were presented by Scott Mease, Plan Developer of Mease Engineering. Mr. Mease discussed Phase 3 plans have been submitted for 122 residential units off Wassergass Rd. Mr. Mease stated the main access for construction would be from Apple St. in Lower Saucon.

Andrew Hughes, Councilman, and resident stated concerns of construction traffic accessing, Miller and New Jersey Ave. Mr. Hughes stated

unauthorized vehicles have accessed these roads to utilize Steel Club's dumpsters.

Mr. Russo inquired if streets could be bonded, since the roads are being accessed more frequently by oversized construction vehicles.

Mr. Pampanin discussed an email from 12-21-2022 to Leslie Huhn and Cathy Hartranft from the DEP discussing a technical deficiency regarding sewer and water allocations. Mr. Mease stated the deficiency has not been addressed. Attorneys for Mease Engineering are reviewing the technical deficiency email. Water and Sewer from Hellertown Borough Authority had an agreement with Lower Saucon. DEP requested a more formal letter from the Mease Engineering attorneys. The document is being prepared.

Plans were shown of the overall subdivision. Apple Street 37 homes in Phase 2. Phase 3 showed 63 residential homes off Reservoir and 59 homes off Wassergass Road.

Motion to submit a letter to Lower Saucon Township with the concern of increases traffic, noise, nuisances, improper access during construction, and proper bonding of streets by Ms. Thompson, seconded by Mr. Werkheiser. Motion carried 6-0.

C. OLD BUSINESS

1. Zoning/SALDO Comprehensive Review Items: The Planning Commission reviewed a scheduled list of chapters as a comprehensive review of the Zoning and SALDO ordinances. Article 4- Districts and Boundaries was the topic. Overlay districts, potential new overlay district, and zoning map changes were specifically discussed. Once the review is completed, the Planning Commission will report back to the Council.

Ms. Thompson inquired about adding special sessions to continue reviewing the Zoning/SALDO items.

Mr. Corriere and Ms. Hartranft suggested scheduling a supplemental meeting to the scheduled Planning Commission meeting when there are several Planning submissions. The Third Tuesday of the month will be scheduled, as an alternate meeting date, if needed.

D. NEW BUSINESS

Saucon Creek Greenway Committee -Mr. Smith discussed Hellertown applied for and received a grant to study the area along the Saucon Creek from the Grist Mill to the Thomas Iron Site. The study being done is of borough lands in the conservation district. This would be a joint venture with the Wildland Conservancy to check on all the Borough lands' the appropriate uses, new recreational needs, and how we can keep the wetlands/marsh environmentally healthy along with the health of Saucon Creek. It will be a one-year study to conclude at the end of 2023. There will be 4-5 committee meetings, along with public meetings. Mr. Pampanin and Mr. LaBrake have volunteered to be committee members. 1st meeting will be held on February 8, 2023.

E. ADJOURNMENT

Motion made by Mr. Werkheiser, seconded by Ms. Thompson, to adjourn the meeting at 9:30pm. Motion carried 6-0.

Respectfully submitted by,

Kris Russo