

I. OPENING

CALL TO ORDER: The Environmental Advisory Council (EAC) meeting of Lower Saucon Township was called to order on Tuesday, September 13, 2022 at 6:36 p.m., with Sandra Yerger, presiding.

ROLL CALL

Members: Sandra Yerger, Allan Johnson, Dru Germanoski, and Laura Ray; **Associate Member:** Jennifer Helton; **Staff:** Stacy Werkheiser

Absent: Members: Ann Spirk, Cindy Oatis and Michael Boyle; **Associate Members:** Tom Carocci, Nicholas Lynn, Kaitlyn O'Connor Sommer, and Glenn Kaye.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENT OF EXECUTIVE SESSION – None

II. OPEN SPACE SUB-COMMITTEE

A. **PROPERTY UPDATES** – None on agenda but Dru asked if there was an update on the property that they went to score in the summer. Stacy indicated the appraisal was requested, and Sandy thought the appraisal came back. Stacy will confirm with Manager. Sandy also added that there was also another property that has been appraised, and it was shared with the property owner and they are waiting to hear back. Dru asked if that was in 2022? Sandy said yes.

III. **NEW BUSINESS** – None on agenda but Laura brought up Adopt-a-Road cleanup date for fall. Sandy said Carol sent an email, but it wasn't to everyone on EAC. Dru suggested this to be coordinated via email. Stacy will have Carol send the email to all of EAC to coordinate a date.

IV. DEVELOPER ITEMS

A. **HELLERTOWN BOROUGH MINOR SUBDIVISION #MIN 03-22 - 2011 SPRINGTOWN HILL ROAD**

Sandy indicated that the Borough of Hellertown owns this property and they are requesting, and this is part of the Township's ordinances, that they are going to be subdividing the property. They have submitted the information, and it is here for our review and comments to pass on to Council. For a quick reference, it is where the Compost Center is located if you are familiar with this. Laura Ray asked if this is where the Compost Center operates. Sandy said it is not this particular parcel – what they are subdividing off is not the compost site. It is all one property right now, so they are going to be taking this off of the joint property. Dru referenced the pink coloration in the right-hand corner on the Hellertown property and this helps show where it is in the bigger picture. Sandy said it is strictly the subdivision we are to review so we are aware and there are any comments. The engineers will be reviewing it, and this is preliminary. Laura reviewed and inquired about zoning. Allan asked if there was any why they are doing this, and Sandy replied no. Sandy said it was submitted to the engineers and they have not given their findings back to the Township yet. Dru said it looks like Lot 1 is an R12 and Lot 2 is an R40, and he asked for clarification that this is not a development plan, just a subdivision and Sandy confirmed just a subdivision and noting with development at this point. Allan asked what the difference is between a subdivision and lot line readjustment? He said they own the whole thing anyway, and they could split in half. Sandy said we do not know what the intent is for the property. Laura asked if their intent would be provided? Sandy said no, it is just a subdivision now. She said sometimes they do, but it is not mandatory. Jennifer mentioned the difference in the zoning that 12 is a semi-urban residential district and that 40 is rural. Sandy mentioned they could apply for variance, but we have no idea right now. Allan asked if the whole thing was R12 to begin with, and now they are dividing it in half and Lot 2 is going to be R40? He asked if that is how it is going to work? Jennifer mentioned that she sees a Statement of Intent that says they are taking the compost away from the other half and Lot 2 (R40) is being created for a potential conveyance and there is no construction or alteration proposed or anticipated by they plan. Allan said conveyance means they are going to sell it to somebody – somebody else is going to get it. Dru pointed out that in the Statement of Intent, those lots already span the zoning line – they are splitting it to be consistent with the zoning line. He reread the whole Statement of Intent and that they are just following the existing zoning line. Sandy said this is the process so we are aware of it? So, we have no comment? Allan asked a question about a big gully on the page. Dru saw what he was referring to and he sees a swale and said maybe it is the old

mine pits and Sandy agreed. Dru said they are pretty common through the Township. He said there is a pit across from Bergstresser's in Wassergass, and he said there used to be some where Polk Valley Park is before it was developed. Sandy asked if they were ready to move on to the next item. All agreed.

V. UPDATES/REPORTS

A. LAND CONSERVATION MAILING AND WORKSHOP FOR 2022 (OCTOBER 11, 2022)

Sandy relayed that the mailing went out to the land owners, and the total acreage that made up the properties was around 1500 acres. She passed around information about the mailing, and explained the residents were selected because they had 10 acres or more of open space or natural areas and/or they had a decent size property that was abutted an already existing preserved land/property. The majorities have much larger parcels. Stacy confirmed Heritage Conservancy will be present at the October 11th Workshop. Sandy explained their role, background, and they will give an overview of land preservation as most people do not understand the concept of a conservation easement. Hopefully, those residents that are interested will receive the facts to make an educated decision. Stacy will reach out to a resident who already has their land preserved to see if they are able to attend to answer any questions interested residents may have. Sandy also mentioned that people don't understand the continuity of the easement that it runs with the land and not the property owner. These are the types of things they need to know.

B. ELECTRONIC RECYCLING FOR FALL (NOVEMBER 12, 2022)

Stacy will continue to work with the school to try to get some volunteers. Stacy confirmed she received the letter back from DEP in response to the application that Cindy had competed and Stacy sent in. Sandy gave some background of previous recycling events for those that are newer to the group, and we have not done any since COVID, but they have been successful and a significant number of unused items have been dropped off. Staff is familiar with the process and know how to run it. Stacy relayed the new manager has been looking at the site as well and working on the best route considering traffic. Allan asked for a copy of the fee schedule and that was provided to him. This is also posted on the website and they do charge for the bigger items. Stacy will email the fee schedule to everyone following the meeting.

Sandy also mentioned that there is a student who is interested in becoming a Jr. Council Member for EAC.

Sandy mentioned she received an email today regarding the Regional EAC Forum, and requested if anyone was interested in attending on October 22nd to email Stacy if they wish to attend and she will bring it to Council and talk about it at budget. Stacy will forward email to everyone so they have, and Sandy said to let her know if they wish to attend. Laura said the state used to run these in the past and they were always very good. Sandy agreed they always had a lot of good speakers.

VI. OLD/MISCELLANEOUS BUSINESS

A. REVIEW AND APPROVAL OF AUGUST 9, 2022 MINUTES – Allan said there is one correction on the line 54 – this should be Polk Valley Road referenced.

MOTION BY: Allan with corrections.

SECOND BY: Laura Ray

ROLL CALL: 4-0 (Michael Boyle, Ann Spirk and Cindy Oatis absent)

VII. PUBLIC COMMENT ON NON-AGENDA ITEMS

Jennifer explained her role in the Saucon Valley Watershed Association, and she brought a poster board that was created by the SV Watershed for the public to have a better understanding of the water creek. The board has information about nature, different buildings, discusses the watershed and how it flows in the area. Jennifer explained Keri Maxfield's role and she was instrumental in getting this project done. Jennifer picked this one up a month ago, and they were hoping it to be displayed at the Township building and show with pride as she feels it is a beautiful piece that was done. Sandy said she would like to bring it up at the next council and meeting and she is looking for someone besides her to have a motion to encourage Council to

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have it displayed in the building as it is informative and well done, and also to make a motion to send a small donation to the Saucon Valley Watershed Association as a thank you for giving it to the Township to display and education. Discussion was had where best place to display for ease of reading, and it was agreed in the main hall, where someone can easily stand next to it and read it. Laura asked if there was a format that can be placed on the website. Jennifer said she was working with Keri on a smaller version and different layouts. Laura suggested for it to be interactive, and Jennifer said she will email Keri to see if that is an option.

MOTION BY: Dru moved for Sandy to take this to Council to be displayed prominently in the Township building and to make a donation to the Watershed Association for having the poster made.

SECOND BY: Allan Johnson

ROLL CALL: 4-0

VIII. ADJOURNMENT

MOTION BY: Dru Germanoski moved for adjournment. The time was 7:11 p.m.

SECOND BY: Laura Ray

ROLL CALL: 4-0 (Michael Boyle, Ann Spirk and Cindy Oatis absent)

Sandra B. Yerger, Chair