

**LOWER SAUCON TOWNSHIP  
PLANNING COMMISSION AGENDA  
February 25, 2021**

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**The Township Building remains closed to the public.  
This meeting will be held through a Zoom teleconferencing link.  
Information to join the meeting will be provided on our website.**

**I. OPENING**

**REVISED**

- A. Call to Order- 7:00 p.m. at Lower Saucon Town Hall, 3700 Old Philadelphia Pike
- B. Roll Call
- C. Pledge of Allegiance

**II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS**

**III. REORGANIZATION**

- A. Election of Chair
- B. Election of Vice Chair
- C. Election of Secretary
- D. Designation of Planning Commission Meeting, Time, Place and Date for 2021

**IV. BUSINESS ITEMS**

- A. ~~Edelman Minor Subdivision #MIN 01-21 – Daniel & Elizabeth Edelman – 1816 Reading Drive  
exp. 04/28/21 -~~ **REMOVED**
- B. Lehigh University Master Minor #MIN 02-21 – Lehigh University – Seidersville Road  
exp. 04/28/21

**V. MISCELLANEOUS BUSINESS ITEMS**

- A. Approval of Minutes – December 17, 2020

**V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS**

**VI. ADJOURNMENT**



LOWER SAUCON TOWNSHIP  
3700 OLD PHILADELPHIA PIKE  
BETHLEHEM PA 18015  
(610) 865-3291

# MEMO

## To:

<input checked="" type="checkbox"/>	Planning Commission
<input checked="" type="checkbox"/>	Township Engineer
<input checked="" type="checkbox"/>	Township Solicitor
<input checked="" type="checkbox"/>	Zoning Officer
<input checked="" type="checkbox"/>	Lower Saucon Authority
<input checked="" type="checkbox"/>	Parks & Recreation Board

<input checked="" type="checkbox"/>	Police Chief
<input checked="" type="checkbox"/>	Fire Chief / Fire Marshal
<input checked="" type="checkbox"/>	Public Works Department
<input checked="" type="checkbox"/>	Environmental Advisory Council
<input checked="" type="checkbox"/>	Saucon Valley School District
<input type="checkbox"/>	Other

**From:** Molly Bender, Zoning Clerk

**Date:** January 28, 2021

**Subject:** LEHIGH UNIVERSITY MASTER MINOR #MIN 02-21  
Seidersville Road

Attached herewith, please find the following:

	PC	HEA	SOL	ZON OFF	LSA	P&R	POLICE/ FIRE	EAC	P. WORKS	SVSD	OTHER
Subdivision/Land Development Plans	X	X	X	X	X	X	X	X	X	X	
DEP Planning Module											
Erosion & Sediment Control Plan & Narrative											
Stormwater Management Plan											
NPDES Permit											
PennDOT Application											
Application	X	X	X	X	X	X	X	X	X	X	
Plan checklist, cover letter, and/or waiver request letter	X	X	X	X							
Statement of Intent/Project Background	X	X	X	X	X	X	X	X	X	X	
Aerial Photo Plan											
Deed	X	X	X	X							
CD		X		X							

Please review and advise. Please have your comments to the Township by February 18, 2021. The next scheduled Council meeting is February 25, 2021 at 7:00 p.m.

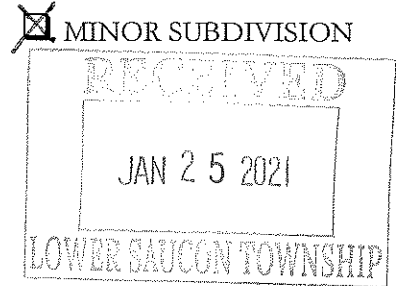
If you have any questions, please feel free to contact me.

LOWER SAUCON TOWNSHIP PLANNING APPLICATION  
3700 OLD PHILADELPHIA PIKE  
BETHLEHEM, PA 18015  
(610) 865-3291

Type of Application:

Date of Application Jan. 25, 2021

- ☐ CONDITIONAL USE ☐ REQUEST TO COUNCIL ☐ SITE PLAN  
☐ LAND DEVELOPMENT ☐ MAJOR SUBDIVISION ☐ SKETCH PLAN  
☐ Preliminary Plan ☐ Preliminary Plan ☐ Formal Review  
☐ Final Plan ☐ Final Plan ☐ Informal Review



☐ OTHER \_\_\_\_\_

Name of Development Master Minor Subdivision Plan, Goodman Campus, Lehigh University

Location/Address of Property \* Seidersville Road (Southeast corner of Seidersville Rd. and College Drive)

Type of Request subdivision, no development

Tax Map Q6-3A-1 Zoning District R20 Suburban Residential

Number of Lots 1 Total Acreage 60.4115

Water Supply: On Lot ☐ Public ☐ Sewerage Supply: On Lot ☐ Public ☐

Owner Lehigh University Fax No. \_\_\_\_\_  
Phone No. 610.758.3000

Owner's Address 27 Memorial Drive W, Bethlehem PA 18015

Applicant Lehigh University c/o office of Real Estate Services Fax No. \_\_\_\_\_  
Phone No. 610.758.3244

Applicant's Address 306 S. New St, Suite 421, Bethlehem PA, 18015

Registered ~~Engineer~~ Surveyor Barry Isett & Assoc. Inc Fax No. \_\_\_\_\_  
c/o Kim Moore Phone No. 610.398.0904

Engineer's Address 85 PA-100, Allentown, PA 18106

Attorney Fitzpatrick Lentz & Bubba, c/o Kate Durso, Esq. Fax No. \_\_\_\_\_  
Phone No. 610.797.9000

Attorney's Address 645 Hamilton St., Suite 800, Allentown PA 18101

Lower Saucon Township representatives are authorized to enter land for site inspection, if necessary.

Erin Kintzer Signature of Owner Erin Kintzer, Director of Real Estate Services Date \_\_\_\_\_  
Erin Kintzer Signature of Applicant Date \_\_\_\_\_

For Office Use Only

Fees Received - Application \$ \_\_\_\_\_ Escrow \$ \_\_\_\_\_  
ck# \_\_\_\_\_ ck# \_\_\_\_\_

## Lower Saucon Township Plan Submission Checklist

RECEIVED

JAN 25 2021

Township

LOWER SAUCON TWP.  
ZONING OFFICE

Applicant

- |            |   |       |
|------------|---|-------|
| <u>N/A</u> | 1. Six (6) Copies of the Planning Modules, including plans  | _____ |
| <u>N/A</u> | 2. Four (4) Copies of the Erosion and Sedimentation Control Plan and Narrative.   | _____ |
| <u>N/A</u> | 3. Four (4) Copies of the Stormwater Management Plan, including calculations.   | _____ |
| <u>N/A</u> | 4. Four (4) Copies of the Traffic Impact Study  | _____ |
| <u>N/A</u> | 5. Four (4) Copies of the PennDOT Highway Occupancy Application, Permit, and Drawings.  | _____ |
| ✓          | 6. Twenty-five (25) sets of plans, folded to 8 1/2"x11" (preferred), or individually rolled is acceptable.  | _____ |
| ✓          | 7. Four (4) copies of application, plan checklist, cover letter, waiver request letter, etc.  | _____ |
| ✓          | 8. Sixteen (16) copies of the overall plan for the subdivision or land development, at a sheet size of 8 1/2" x 11"   | _____ |
| ✓          | 9. Application, information sheet and escrow fees made payable to "Lower Saucon Township." (Application and Escrow fees shall be <b>separate</b> checks.)   | _____ |
| ✓          | 10. Application, plans and fee for review by Lehigh Valley Planning Commission. (To be stamped by the Township)   | _____ |
| ✓          | 11. One (1) copy of the application for review by Lehigh Valley Planning Commission, for Township files   | _____ |
| <u>N/A</u> | 12. Application, plans and fee for review by Northampton Conservation District. (To be stamped by the Township)   | _____ |
| <u>N/A</u> | 13. One (1) copy of the application for review by Northampton Conservation District, for Township files   | _____ |
| ✓          | 14. Four (4) copies of the deed by which the property was acquired and the names of the real (title) owner of the property, the names of all equitable owners, and the names of all option holders. | _____ |
| <u>N/A</u> | 15. List of anticipated permits and/or approvals required for the project from all agencies having jurisdiction.  | _____ |
| <u>N/A</u> | 16. Four (4) copies of any other required applications, permits, etc.   | _____ |
| ✓          | 17. Two (2) CD's of all plans in AutoCAD/Arc View GIS format.   | _____ |
| <u>N/A</u> | 18. Proof of documentation for surrounding property owner notifications.  | _____ |

*Plan approval and not conditional use request.*

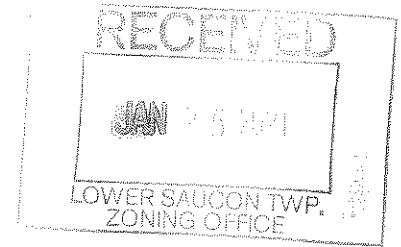


STATE LICENSED ENGINEERS AND CONSULTANTS

25 South Route 100 Allentown, PA 18106

610-295-0904 610-481-9098

BarryIsett.com



January 22, 2021  
Project #1057119.000

Lower Saucon Township  
Planning Commission  
C/O Mr. Craig Kologie  
2900 South Pike Avenue  
Bethlehem, PA 18015

Dear Planning Commission:

**RE: LEHIGH UNIVERSITY – GOODMAN CAMPUS**  
Lower Saucon Township, Northampton County, Pennsylvania  
Preliminary/Final Minor Subdivision Plan Waiver Request

**Project Background –**

The County of Northampton has requested that Lehigh University change the Act 515 status of some of their tracts of land to Act 319 as the County is trying to eliminate the outdated Act 515 status. The Northampton County GIS Department has asked Lehigh University to subdivide the Lower Saucon Township parcel, known as Lot 2 on the subject subdivision plan, from the City of Bethlehem properties so that the County can assign the parcel its own tax parcel number without it being related to City of Bethlehem property. No land development, improvement installation/extension or earthmoving activity is proposed on the parcel. It is merely being formally subdivided to rectify tax parcel concerns of the County.

On behalf of the applicant, Barry Isett & Associates, Inc. (Isett) is hereby formally requesting a recommendation to waive the following Lower Saucon Township Ordinance sections for the approval of the above-referenced Preliminary/Final Minor Subdivision Plans due to the nature of the subdivision as describe above.

**145-33 Preliminary Plan**

**B. Drafting Standards - (1) Scale**

**C. Existing features - (2) Existing and Proposed Contours, (3) wetlands & carbonate geology features, (5) wetlands, steep slopes, carbonate geology features, (6) Site capacity calculations**

D. Street and Lot layout - (4) location of sidewalks and curbs, (5) plans of profiles of utilities (10) location of streetlights, signs and fire hydrants, (13) street and sidewalk cross sections, (16) no parking zones, (18) site capacity calculations, (19) lot grading

E. Other required documents - (1) certification of public and centralized sewer and water facilities, (2) DEP planning module, (3) drainage plan and computations, (4) bridge or culvert design, (5) detention facilities construction plan, (6) soil erosion control plan, (7) lighting and landscaping plan, (8) construction timetable, (10) development impact analysis

F. Certificates (1) Formal notations (a) through (f)

#### **145-34 Final Plan**

NOTE - many of these items are also included in 145-33

#### **B. Drafting Standards**

C. Final Plan Information - (6) Deed restrictions and covenants, (8) dedication note, (9) formal notations, (10) improvement completion date.

D. Other required supporting documents - (1) DEP planning module, (4) copy of agreement with utilities for extensions, (5) copy of agreement for stormwater management, (6) Improvements security agreement, (7) maintenance agreement, (8) soil and erosion control approval letter.

#### **Appendix B Plan Notices**

B-7 through B-12 as they do not apply.

If you have any questions or comments, please contact our office at 610-388-0904. Thank you for consideration of this request.

Respectfully,



Kim William Moore, PLS  
Senior Project Manager  
Survey Department

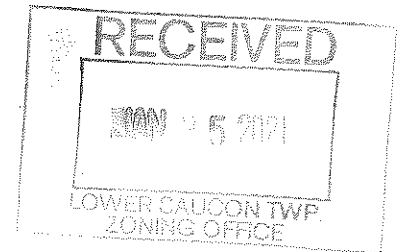


ARCHITECTS, ENGINEERS AND CONSULTANTS

85 South Route 100 Allentown, PA 18106

610.293.0904 610.481.9098

barryisett.com



## LEHIGH UNIVERSITY – GOODMAN CAMPUS

Preliminary/Final Minor Subdivision

Lower Saucon Township

Statement of Intent

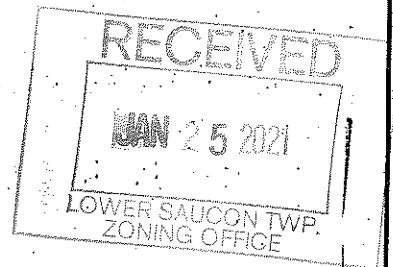
### Project Background –

The County of Northampton has requested that Lehigh University change the Act 515 status of some of their tracts of land to Act 319 as the County is trying to eliminate the outdated Act 515 status. The Northampton County GIS Department has asked Lehigh University to subdivide the Lower Saucon Township parcel, known as Lot 2 on the subject subdivision plan, from the City of Bethlehem properties so that the County can assign the parcel its own tax parcel number without it being related to City of Bethlehem property.

### Statement of Intent –

It is the intent of the applicant, Lehigh University, to subdivide their property to create a lot located within the boundary of Lower Saucon Township. The lot is bounded by other lands of Lehigh University, located within the City of Bethlehem, College Drive and Mountain Drive South. No land development, improvement installation/extension or earthmoving activity is proposed on the parcel. It is merely being formally subdivided to rectify tax parcel concerns of the County.

For Court Order See Misc. Ab. 363 Pg. 185 Entered Dec. 7, 1989  
See Amendment to Book of Comments See Misc. Vol. 471 Page 299 Entered December 29, 1982



THIS DEED, dated the 1<sup>st</sup> day of November, 1968,  
by and between ELLEN WASILICK, single, of the City of Bethlehem,  
Northampton County, Pennsylvania (hereinafter called the  
Grantor), and LEHIGH UNIVERSITY, a nonprofit Pennsylvania corp-  
oration, of the City of Bethlehem, Northampton County,  
Pennsylvania (hereinafter called the Grantee),

WITNESSETH:

In consideration of the payment to her of One Dollar  
(\$1), the receipt whereof is hereby acknowledged, the Grantor  
hereby grants and conveys to the Grantee the following described  
premises:

TRACT NO. 1

ALL THAT CERTAIN tract, piece or parcel of land  
situate in the Sixteenth (16th) Ward of the City of Bethlehem,  
in the County of Northampton, in the Commonwealth of Pennsylvania,  
bounded and described as follows:

BEGINNING at a point in Creek Road at the  
southeasterly corner of a tract of land now or formerly  
of Anthony J. Maioriello, the plane co-ordinates of  
which are four hundred sixty-four thousand three  
hundred ninety-three and nineteen one-hundredths  
(464,393.19) feet north and two million six hundred  
sixty-six thousand eight hundred twenty-three and  
eighty-nine one-hundredths (2,666,823.89) feet east  
upon the South Zone of the Lambert State Grid of the  
Commonwealth of Pennsylvania as developed by the  
United States Coast Geodetic Survey; thence, along  
the westerly line of another tract of land now or  
formerly of said Anthony J. Maioriello, South thirty-  
two degrees thirteen minutes two seconds East (S. 32°  
13' 2" E.) five hundred and eighty one-hundredths  
(500.80) feet to a point in the center line of the  
bridge crossing Black River, said point being also  
the northeasterly corner of a tract of land now or  
formerly of Simon B. Rich; thence, along the lines  
of said last-mentioned tract of land, and along said  
Black River, the following fifteen (15) courses and  
distances: (1) South forty degrees twenty-five  
minutes forty-seven seconds West (S. 40° 25' 47" W.)

Affidavit Filed  
Bethlehem Real Estate Stamp

one hundred fourteen and eighty-three one-hundredths (114.83) feet; (2) South fifty-three degrees thirty-five minutes fifty-four seconds West (S. 53° 35' 54" W.) eighty and eighty-two one-hundredths (80.82) feet to an angle iron; (3) South forty-three degrees twenty-five minutes fifty-four seconds West (S. 43° 25' 54" W.) one hundred forty-four and forty-two one-hundredths (144.42) feet to an iron pipe; (4) South thirty-five degrees forty-one minutes fifty-three seconds West (S. 35° 41' 53" W.) one hundred seventy-nine and sixteen one-hundredths (179.16) feet; (5) South forty-nine degrees twenty-one minutes fifty-seven seconds West (S. 49° 21' 57" W.) two hundred sixty-two and sixty-nine one-hundredths (262.69) feet to an iron pipe; (6) South thirty-five degrees sixteen minutes forty-five seconds West (S. 35° 16' 45" W.) three hundred six and ninety-two one-hundredths (306.92) feet; (7) South fifty-three degrees no minutes forty-five seconds West (S. 53° 0' 45" W.) one hundred fifty-four and eighteen one-hundredths (154.18) feet; (8) South sixty-eight degrees three minutes forty-five seconds West (S. 68° 3' 45" W.) one hundred twenty-four and eighty one-hundredths (124.80) feet; (9) South fifty-two degrees thirty-six minutes forty-five seconds West (S. 52° 36' 45" W.) seventy-five and fifty one-hundredths (75.50) feet; (10) South eighty degrees one minute forty-five seconds West (S. 80° 1' 45" W.) two hundred twenty-eight and twenty one-hundredths (228.20) feet to an iron pipe; (11) South eighty-two degrees twelve minutes thirty seconds West (S. 82° 12' 30" W.) one hundred seventy-four and ten one-hundredths (174.10) feet; (12) North twenty-five degrees ten minutes thirty seconds West (N. 25° 10' 30" W.) one hundred seven and fifty-five one-hundredths (107.55) feet to an angle iron; (13) North seventy degrees fifty minutes nineteen seconds West (N. 70° 50' 19" W.) seventy and eighty-three one-hundredths (70.83) feet to an angle iron; (14) North twenty-two degrees twenty minutes nine seconds West (N. 22° 20' 9" W.) one hundred fifty-five and ninety-one one-hundredths (155.91) feet; and (15) South seventy-eight degrees twenty-seven minutes no seconds West (S. 78° 27' 0" W.) forty-four and twenty-one one-hundredths (44.21) feet to a point in the line of a tract of land now or formerly of Joseph Duh; thence, along the lines of said last-mentioned tract of land, the following two (2) courses and distances: (1) North six degrees fifty-eight minutes thirty-five seconds West (N. 6° 58' 35" W.) nine hundred seventy-six and nineteen one-hundredths (976.19) feet; and (2) North seven degrees nine minutes one second West (N. 7° 9' 1" W.) one thousand one hundred four and sixty-six one-hundredths (1,104.66) feet to the line of a tract of land now or formerly of Lehigh University; thence, along the

line of said last-mentioned tract of land, North eighty-two degrees fifty-six minutes ten seconds East (N. 82° 56' 10" E.) one thousand four hundred nineteen and fifty-nine one-hundredths (1,419.59) feet to a point in said Creek Road, the southeasterly corner of said last-mentioned tract of land; thence, in and along said Creek Road, the following three (3) courses and distances: (1) South nine degrees fifty-five minutes forty-seven seconds East (S. 9° 55' 47" E.) three hundred sixty-nine and forty one-hundredths (369.40) feet; (2) South twelve degrees twenty-five minutes thirty-nine seconds East (S. 12° 25' 39" E.) two hundred thirty-nine and thirty-one one-hundredths (239.31) feet to a bolt; and (3) South thirteen degrees five minutes fifty-eight seconds East (S. 13° 5' 58" E.) two hundred eight and seventy-four one-hundredths (208.74) feet to a bolt, the northeasterly corner of the first above-mentioned tract of land now or formerly of Anthony J. Maioriello; thence, along the lines of said last-mentioned tract of land, the following three (3) courses and distances: (1) South seventy-seven degrees thirty-eight minutes three seconds West (S. 77° 38' 3" W.) five hundred ninety-one and thirty one-hundredths (591.30) feet; (2) South twelve degrees twenty-one minutes fifty-seven seconds East (S. 12° 21' 57" E.) two hundred twenty and eighty-one one-hundredths (220.81) feet to a monument; and (3) North seventy-seven degrees thirty-eight minutes three seconds East (N. 77° 38' 3" E.) five hundred ninety-three and thirteen one-hundredths (593.13) feet to the point of beginning; CONTAINING seventy-one and four hundred one one-thousandths (71.401) acres.

SUBJECT, HOWEVER, to the rights of the public in and to said Creek Road.

TOGETHER WITH all the right, title and interest of the Grantor in and to any gores or gaps between the above-described tract, piece or parcel of land and lands of others.

#### TRACT NO. 2

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Lower Saucon, in the County of Northampton, in the Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the easterly line of the tract of land conveyed by

Andrew W. Litzenberger and Virginia R. Litzenberger, his wife, to Patricia A. Secara by deed dated April 29, 1959, and recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Deed Book Vol. 232, at page 268, with the center line of the public road leading from Seidersville to Hellertown, as said public road has been relocated and as the right of way for said public road has been dedicated by said Patricia A. Secara and others to the Township of Lower Saucon by Deed of Confirmation and Dedication dated June 30, 1965, and recorded in said Office in Misc. Book Vol. 157, at page 393; thence, partly across said public road and right of way and partly along the line of a tract of land now or formerly of Bethlehem Steel Corporation, the following two (2) courses and distances: (1) South twelve degrees three minutes nineteen seconds East (S. 12° 3' 19" E.) one thousand eighty-nine and fifty-three one-hundredths (1,089.53) feet; and (2) South fifty-two degrees twenty-seven minutes eighteen seconds West (S. 52° 27' 18" W.) four hundred thirty-four and seventy-six one-hundredths (434.76) feet to the easterly line of the right of way dedicated by said Patricia A. Secara and others to Township of Lower Saucon by said Deed of Confirmation and Dedication; thence, along the easterly line of said right of way, by a curve to the right the radius of which is two thousand seven hundred twenty-five and no one-hundredths (2,725.00) feet and the chord of which bears North twenty-three degrees fifty-six minutes forty-three seconds West (N. 23° 56' 43" W.) three hundred ninety-seven and forty-four one-hundredths (397.44) feet, an arc distance of three hundred ninety-seven and seventy-nine one-hundredths (397.79) feet to the line of a tract of land now or formerly of Bethlehem Steel Corporation; thence, along the line of said last-mentioned tract of land, North six degrees eleven minutes sixteen seconds West (N. 6° 11' 16" W.) nine hundred thirty-eight and ninety-nine one-hundredths (938.99) feet to the center line of said public road leading from Seidersville to Hellertown; thence, along said center line, by a curve to the right the radius of which is two thousand and no one-hundredths (2,000.00) feet and the chord of which bears North eighty-four degrees fifty-five minutes fifty seconds East (N. 84° 55' 50" E.) three hundred eighty-one and seventeen one-hundredths (381.17) feet, an arc distance of three hundred eighty-one and seventy-five one-hundredths (381.75) feet to the place of beginning; CONTAINING twelve and sixty-six one-thousandths (12.066) acres.

SUBJECT, HOWEVER, to: (a) the terms of a grant to Pennsylvania Power & Light Company dated May 28, 1923, and

recorded in said Office in Misc. Book Vol. 70, at page 558; (b) the terms of a grant of easement to the same dated April 2, 1951, and recorded in said Office in Misc. Book Vol. 113, at page 298; (c) the terms of a grant of easement to the same dated June 22, 1954, and recorded in said Office in Misc. Book Vol. 117, at page 327; (d) the terms of an unrecorded grant of easement by A. Litzenberger to the same dated November 14, 1960 and concerning the relocation of a pole, guy, and overhang; and (e) the terms of an unrecorded grant of easement by Andrew W. Litzenberger and Virginia R. Litzenberger, his wife, to The Bell Telephone Company of Pennsylvania dated December 6, 1960 and concerning the construction, reconstruction, operation and maintenance of certain poles, anchors, brace poles, crossarms, cables and wires;

SUBJECT, MOREOVER, to the rights of the public in and to the above-mentioned right of way dedicated by Deed of Confirmation and Dedication dated June 30, 1965;

TOGETHER WITH all the right, title and interest of the Grantor in and to that part of the above-mentioned right of way dedicated by said Deed of Confirmation and Dedication dated June 30, 1965, lying east of the center line thereof and bounded on the northwest and southeast, respectively, by straight-line extensions of the westerly and southerly lines of the above-described tract, piece or parcel of land.

BEING THE SAME PREMISES which Patricia S. Palinchak, formerly Patricia A. Secara, and Robert S. Palinchak, her husband conveyed to the Grantor by Deed dated August 2, 1967, and recorded in the Office for the Recording of Deeds in and for Northampton County in Deed Book Vol. 304, at page 334.

AND the Grantor hereby covenants and agrees with  
the Grantee that the Grantor will warrant specially the  
property hereby conveyed, subject as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this  
deed as of the day and year first above written.

Genoveva C. Boguel

Ellen Wasilick  
Ellen Wasilick

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF NORTHAMPTON ) SS.:

On the 1st day of November, 1968, before  
me, a Notary Public in and for the above County and Common-  
wealth, personally appeared ELLEN WASILICK, single, known  
to me (or satisfactorily proven) to be the person whose  
name is subscribed to the within instrument, and acknowledged  
that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and  
official seal.

Genevra C. Boquel  
Notary Public



The address of the within-named  
Grantee is Office of Treasurer  
Alumni Memorial Building  
Lehigh University  
Bethlehem, Pennsylvania 18015

NOTARY PUBLIC  
Bethlehem, Northampton County, Pa.  
My Commission Expires Aug. 2, 1969

RA [Signature]  
On behalf of the Grantee

RECEIVED

5 2021

LOWER SAUCON TWP.  
ZONING OFFICE

OCT 30 2 55 PM 1970  
ENTERED  
923

DURED, No. 734

Printed for and Sold by John C. Clark Co., 1038 Walnut St., Phila.

# This Indenture, Made the

14<sup>th</sup> day of October in the year of our Lord  
one thousand nine hundred and seventy (1970)

Between JOSEPH L. DUH and ANNA IRENE DUH, his wife, of the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, parties of the first part,

AND

LEHIGH UNIVERSITY, a Pennsylvania non-profit corporation with principal offices in the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, party

of the second part: **Witnesseth,** That the said parties of the first part, for and in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) DOLLARS

lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, its successors and assigns.

ALL THAT CERTAIN messuage, tenement and tract of land, situate in the Sixteenth Ward of the City of Bethlehem (formerly Township of Lower Saucon), County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in the public road leading from Hellertown to Friedensville, being a corner of lands late of William Riegel and Jacob Schneider, thence South eighty-six degrees West (S. 86° W.) eighty-seven and six-tenths perches (87.6) to a corner, thence by said road and lands of the same North thirty-eight and one-half degrees West (N. 38 1/2° W.) thirteen (13) perches, thence by the same North six degrees West (N. 6° W.) fourteen (14) perches, thence by the same North seventy-one degrees West (N. 71° W.) twelve (12) perches, thence leaving the said road but still by the lands late of Jacob Schneider North one degree East (N. 1° E.) thirty-two (32) perches, thence by the same North seventy-seven and one-half degrees East (N. 77 1/2° E.) twenty-three (23) perches thence by the same North three degrees West (N. 3° W.) Ninety-nine (99) perches to a corner in another public road, thence partly by lands late of Samuel Riegel and partly by lands late of Jesse Ruch North eighty-six degrees East (N. 86° E.) eighty-two and eight-tenths (82.8) perches, and thence by said lands late of William Riegel South three and one-half degrees East (S. 3 1/2° E.) one hundred sixty-four and three-tenths (164.3) perches to the place of beginning. Containing 92.76 acres, more or less.

EXCEPTING thereout all those certain lots, being lots nos. 1 to 10, both inclusive, as shown on plan of August Merkel entitled "Survey and Plan, Harvey W. Sprague - Allotment - Ward 16, City of Bethlehem, Penna., Northampton County, June 16, 1942", being more particularly described as follows:

BEGINNING at a point the southeasterly corner of land of Harvey W. Sprague and wife in the original center of the Hellertown to Friedensville Road; thence along the said center line of said road North eighty-six degrees thirty minutes West (N. 86° 30' W.) a distance of ten hundred seventy-five (1075) feet

Bethlehem Real Estate Stamp

For Best Order See Map Sh. 363 Pg. 179 Entered Dec. 7, 1989  
For Amendment To See Map Sh. 471 Pg. 299 Entered December 29, 1992

to a railroad spike; thence through land of Harvey W. Sprague and wife North three degrees thirty minutes East (N. 3° 30' E.) a distance of two hundred thirteen and five tenths (213.5) feet to an iron pipe marker and South eighty-six degrees thirty minutes East (S. 86° 30' E.) a distance of Ten hundred and seventy-six and forty-eight one-hundredths (1076.48') feet to a point; and thence along land now or late of Wallace Biellicke South four degrees no minutes West (S. 04° 00' W.) a distance of Two hundred thirteen and fifty one hundredths (213.50') feet to the place of beginning. Containing 5.268 acres.

ALSO excepting therefrom the following described tract which the grantors herein are retaining ownership of:

ALL THAT CERTAIN TRACT, piece or parcel of land, situate, lying and being in the City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike in the middle of the former roadbed of the public road leading from Hellertown to Friedensville, said railroad spike being the Southeasterly corner of a tract of land formerly of Lawrence Gwyn, now Lehigh University; thence, along said land of Lehigh University, North one degree ten minutes fifty-three seconds West (N. 1° 10' 53" W.) three hundred sixty-five (365) feet to an iron pipe; thence, along land now or about to be conveyed by Joseph L. Duh to Lehigh University the following four (4) courses and distances: (1) North eighty-three degrees twenty-one minutes two seconds East (N. 83° 21' 02" E.) four hundred eight and eighty-five one-hundredths (408.85) feet to an iron pipe; (2) South eight degrees sixteen minutes seven seconds East (S. 8° 16' 07" E.) two hundred eighty-five (285) feet to a cherry tree, the diameter of which is twenty (20) inches; (3) South one degree eight minutes one second East (S. 1° 08' 01" E.) three hundred forty-three and twenty one-hundredths (343.20) feet to a Sycamore tree, the diameter of which is twenty-four (24) inches; (4) South eighty-four degrees forty-four minutes twenty-seven seconds West (S. 84° 44' 27" W.) two hundred thirty-one and forty-two one-hundredths (231.42) feet to an iron pipe; thence, along other lands of Joseph L. Duh the following two (2) courses and distances: (1) North eight degrees fifty-five minutes seven seconds West (N. 8° 55' 07" W.) one hundred seventy-two and thirty-five one-hundredths (172.35) feet to a railroad spike in aforesaid former roadbed; (2) in and along the middle of said roadbed North seventy-one degrees twenty-one minutes West (N. 71° 21' W.) one hundred ninety-nine and sixty-five one-hundredths (199.65) feet to the place of beginning. Containing five and two hundred fifty-three one-thousandths (5.253) acres of land.

BEING A PART OF THE SAME PREMISES which Harvey W. Sprague and Myrtle L. Sprague, his wife, granted and conveyed unto Joseph L. Duh and Anna Irene Duh, his wife, by deed dated October 29, 1953 and recorded in the Office of the Recorder of Deeds in and for Northampton County at Easton, Pa., in Deed Book C, No. 95, page 255.

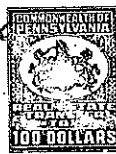




City of Bethlehem  
 4% REAL ESTATE TAX PAID \$ 4,000.00

**Together** with all and singular, the buildings, improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said part of the first part, of, in, and to the said premises, with the appurtenances:

**To have and to hold** the said premises, with all and singular the appurtenances unto the said part y of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said part y of the second part, its successors and assigns forever,



**And** the said parties of the first part, their

heirs, executors and administrators, do by these presents, covenant, grant and agree, to and with the said party of the second part, its successors and assigns forever, that the said parties of the first part, their heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against the said parties of the first part, their heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, SHALL and WILL

**SPECIALLY WARRANT** and forever **DEFEND.**  
 In witness whereof, the said parties of the first part to these presents hereunto set their hands and seal. Dated the day and year first above written.

Signed, Sealed and Delivered }  
 IN THE PRESENCE OF US

*Joseph L. Duh*  
 Joseph L. Duh

*Anna Irene Duh*  
 Anna Irene Duh



Received, the day of the date of the above Indenture of the above named

State of PENNSYLVANIA

County of

On the

14<sup>th</sup>

day of

October

, 1870, before me,

a Notary Public,

the undersigned officer, personally appeared Joseph L. Duh and Anna Irene Duh, his wife,

known to me (or satisfactorily proven) to be the person or persons whose name or names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee

is Bethlehem, Pa. 18018  
Joseph L. Duh and Anna Irene Duh  
On behalf of the Grantees

Emily M. Vasily  
EMILY M. VASILY, Notary Public  
BETHLEHEM, NORTHAMPTON Co., PA.  
My Commission expires Aug. 18, 1871  
Title of Officer

Deed.

JOSEPH L. DUH and  
ANNA IRENE DUH, his wife,

TO

LEHIGH UNIVERSITY

m. R. Haggerty

1-69 John C. Clark Co., Phila. 734

KOLB, HOLLAND, ANTONELLI &  
HEFFNER, ESQUIRES,  
65 East Elizabeth Avenue  
Bethlehem, Pennsylvania 18018

Recorded, in the Office for the Recording of Deeds in and for

in Deed Book

No.

page

&c.

Witness my hand and seal of Office this

day of

Anno Domini 19

Recorder

Deputy Recorder

Vol. 384 Page 226

RECEIVED

JAN 5 2021

CHICHESTER TWP.  
ZONING OFFICE

DWED. No. 124

Printed for and Sold by John C. Clark Co., 1434 E. Penn Sq., Phila.

# This Indenture Made the

24<sup>th</sup> day of April in the year of our Lord  
one thousand nine hundred and FIFTY-NINE (1959)

**Between** JOHN F. DEEMER and LIZZIE E. DEEMER, his wife, of the City of Bethlehem, County of Northampton and State of Pennsylvania, Parties of the First Part,

AND

LEHIGH UNIVERSITY, a Pennsylvania Non-profit Corporation, having its offices in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, Party

of the second part: **Witnesseth,** That the said parties of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR

lawful money of the United States of America, well and truly paid by the said party of the second part to the said parties of the first part, at and before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, entailed, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, entail, release, convey and confirm, unto the said party of the second part, its Successors and assigns.

ALL THAT CERTAIN tract, piece, or parcel of land, together with the buildings thereon erected, situate, lying and being in the Sixteenth Ward of the City of Bethlehem, in the County of Northampton, in the Commonwealth of Pennsylvania, bounded and described, according to a survey thereof made in April, 1959 as follows:

BEGINNING at an iron pin in Creek Road at the southeasterly corner of land now or formerly of Austin W. Lerch; thence, in and along said Creek Road, South seven degrees ten minutes eight seconds East (S. 7° 10' 8" E.) seven hundred fifty-nine (759) feet to a point in said Creek Road and in line of land now or formerly of Anton Benzak; thence, partly along said last-mentioned land and partly along land now or formerly of Joseph L. Duh, South eighty-three degrees fifty-six minutes ten seconds West (S. 83° 56' 10" W.) two thousand four hundred thirty-three and seventy-five one-hundredths (2,433.75) feet to a point at the southeasterly corner of land now or formerly of Victor S. Gehman, single; thence, along said last-mentioned land, North seven degrees thirty-five minutes fifty seconds West (N. 7° 35' 50" W.) seven hundred eighty-two and ten one-hundredths (782.10) feet to a point at the southwesterly corner of land now or formerly of Bethlehem Steel Company; thence along said last-mentioned land, North eighty-three degrees forty-five minutes fifty-eight seconds East (N. 83° 45' 58" E.) one thousand sixty-four and fifty-eight one-hundredths (1,064.58) feet to a concrete monument at the southwesterly corner of said land now or formerly of Austin W. Lerch; thence, along said last-mentioned land, North eighty-three degrees fifteen minutes sixteen seconds East (N. 83° 15' 16" E.) one thousand three hundred seventy-five and nineteen one-hundredths (1,375.19) feet to said iron pin, the point or place of beginning; CONTAINING forty-two and nine hundred fifty-one one-thousandths (42.951) acres, more or less.

The above-described tract, piece, or parcel of land being Tract No. 1 of the same premises which Anna Madalena, unmarried, conveyed to John F. Deemer and Lizzie E. Deemer, his wife, by Deed dated January 19, 1942, and recorded in the Office for the Recording of Deeds in and for said County of Northampton in Deed Book A, Vol. 73, at Page 27.

RESERVING, HOWEVER, to said John F. Deemer and Lizzie E. Deemer, his wife, and the survivor of them, a life estate in the dwelling house and appurtenant buildings and the land immediately surrounding said

dwelling and buildings. Said land being more particularly bounded and described as follows:

BEGINNING at said point in said Creek Road in line of land now or formerly of Anton Benzak; thence, along said last-mentioned land, South eighty-two degrees fifty-six minutes ten seconds West (S. 82° 56' 10" W.) two hundred forty and sixty-four one-hundredths (240.64) feet to a point; thence North two degrees seven minutes one second East (N. 2° 7' 1" E.) one hundred thirty-seven and sixteen one-hundredths (137.16) feet to a point; thence North eighty degrees thirty-one minutes fifty-three seconds East (N. 80° 31' 53" E.) fifty and one one-hundredths (50.01) feet to a point; thence North fifty-two degrees twenty-eight minutes thirty seconds East (N. 52° 28' 30" E.) ninety and four one-hundredths (90.04) feet to a point; thence North eighty-four degrees fifty-five minutes eleven seconds East (N. 84° 55' 11" E.) ninety and ninety-one one-hundredths (90.91) feet to a point in said Creek Road; thence, in and along said Creek Road, South seven degrees ten minutes eight seconds East (S. 7° 10' 8" E.) one hundred eighty (180) feet to the point or place of beginning; CONTAINING eight hundred fifty-six one-thousandths (0.856) of an acre, more or less.

The aforesaid tract of 43.95 acres was formerly described as follows, to wit:

ALL THAT CERTAIN messuage or tenement and tract of land, located formerly in the Township of Lower Saucon, now the City of Bethlehem, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone in line of lands of the late Philip Roth; thence by land late of Samuel Riegel, North two degrees and a half West, forty-seven perches and four-tenths to a post; thence by land late of Jonathan Rothrock and Samuel Nagel, North eighty-eight degrees East, one hundred and forty-seven perches and five-tenths to a stone in the public road leading from Allentown to Hellertown; thence along said road South two degrees and one-half East, forty-six perches to a post; thence along an old mill road and along lands of the late John Riegel and others, South eighty-seven degrees and one-half West, one hundred and forty-seven perches and five-tenths to the place of beginning.

CONTAINING Forty-three Acres and seven perches of land, be the same more or less.

848  
ENTERED  
APR 30 11 09 AM 1959  
RECORDS OF DEEDS OFFICE  
NORTHAMPTON COUNTY, PENNA.

VOL 106 PAGE 487

Received, the day of the date of the above Indenture of the above named

State of PENNSYLVANIA

County of NORTHAMPTON

On the 24<sup>th</sup> day of April, 19 59, before me,

a Notary Public in and for the County and State aforesaid,

the undersigned officer, personally appeared JOHN F. DEEMER and LIZZIE E. DEEMER, his wife,

known to me (or satisfactorily proven) to be the person s whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and desired the same might be recorded as such.

In Witness Whereof, I hereunto set my hand and official seal.

The address of the within-named Grantee

Bethlehem, Pennsylvania

On behalf of the Grantee

NOTARY PUBLIC  
My Commission Expires Jan. 25, 1962  
Title of Officer

Deed.

JOHN F. DEEMER and  
LIZZIE E. DEEMER, his wife,

TO

LEHIGH UNIVERSITY

John C. Clark Co., Phila.

McFadden, Riskin, McCarthy  
and Holland  
Attorneys at Law  
18-East Market Street  
Bethlehem, Pennsylvania

Recorded, In the Office for the Recording of Deeds in and for

In Deed Book

No.

page

&c.

Witness my hand and seal of Office this

day of

Anno Domini 19

Recorder

Deputy Recorder

RECEIVED

JAN 25 2021

LOWER SAUCON TWP.  
ZONING OFFICE

THIS DEED, dated the 1<sup>st</sup> day of November, 1968,  
by and between BETHLEHEM STEEL CORPORATION, a Delaware corpora-  
tion (hereinafter called the Grantor), and LEHIGH UNIVERSITY,  
a non-profit Pennsylvania corporation, having its offices in  
the City of Bethlehem, Northampton County, Pennsylvania (herein-  
after called the Grantee),

WITNESSETH:

In consideration of the payment to it of One Dollar  
(\$1), the receipt whereof is hereby acknowledged, the Grantor  
hereby grants and conveys to the Grantee:

TRACT NO. 1

All that certain tract, piece or parcel of land  
situate partly in the Sixteenth (16th) Ward of the City of  
Bethlehem and partly in the Township of Lower Saucon, all in  
the County of Northampton, in the Commonwealth of Pennsylvania,  
bounded and described as follows:

BEGINNING at an iron pin in Creek Road  
at the northeasterly corner of a tract of land  
conveyed by John F. Deemer and wife to the Grantee  
by deed dated April 4, 1959, and recorded in the  
Office for the Recording of Deeds in and for  
Northampton County, Pennsylvania, in Deed Book  
Vol. 106, at page 485; thence, along the lines of  
said last-mentioned tract of land, the following  
three (3) courses and distances: (1) South  
eighty-three degrees fifteen minutes sixteen  
seconds West (S. 83° 15' 16" W.) one thousand  
three hundred seventy-five and nineteen one-  
hundredths (1,375.19) feet to a concrete monument;  
(2) South eighty-three degrees forty-five minutes  
fifty-eight seconds West (S. 83° 45' 58" W.) one  
thousand sixty-four and fifty-eight one-hundredths  
(1,064.58) feet; and (3) South seven degrees thirty-  
five minutes fifty seconds East (S. 7° 35' 50" E.)  
seven hundred eighty-two and ten one-hundredths  
(782.10) feet to the line of a tract of land now or  
formerly of Joseph L. Duh; thence, along the lines  
of said last-mentioned tract of land, the following  
six (6) courses and distances: (1) South eighty-two

RECORDED IN DEEDS OFFICE  
NORTHAMPTON COUNTY, PENN.  
Nov 6 9 26 AM 1968  
ENTERED  
113

Bethlehem Real Estate Stamp  
Affidavit Filed

For Court Order. See misc. Bd. 363 Pg. 191 Entered Dec. 7-1989

degrees fourteen minutes fifty seconds West (S. 82° 14' 50" W.) three hundred fifty-five and forty-one one-hundredths (355.41) feet; (2) South six degrees twenty-three minutes thirty seconds East (S. 6° 23' 30" E.) one thousand six hundred forty-four and sixteen one-hundredths (1,644.16) feet; (3) South seventy-three degrees thirty-five minutes no seconds West (S. 73° 35' 0" W.) three hundred eighty-seven and thirty-four one-hundredths (387.34) feet; (4) South three degrees thirty minutes no seconds East (S. 3° 30' 0" E.) five hundred twenty-eight and no one-hundredths (528.00) feet; (5) North seventy-four degrees three minutes seven seconds West (N. 74° 03' 07" W.) nine and one one-hundredth (9.01) feet; and (6) South thirty-nine degrees fifty-seven minutes thirty-five seconds East (S. 39° 57' 35" E.) one hundred seventeen and forty-five one-hundredths (117.45) feet to a point in Legislative Route No. 48003 (Black River Road); thence, in and along said Black River Road, the following four (4) courses and distances: (1) northwestwardly by a curve to the left, the radius of which is three hundred eighty-three and six one-hundredths (383.06) feet and the chord of which bears North fifty-seven degrees zero minutes twenty-two seconds West (N. 57° 00' 22" W.) two hundred twenty-four and fifty-eight one-hundredths (224.58) feet, an arc distance of two hundred twenty-seven and ninety-three one-hundredths (227.93) feet; (2) North seventy-four degrees three minutes seven seconds West (N. 74° 03' 07" W.) one hundred forty-three and seventy one-hundredths (143.70) feet; (3) North seventy-five degrees eighteen minutes forty-nine seconds West (N. 75° 18' 49" W.) four hundred three and sixty-eight one-hundredths (403.68) feet; and (4) North seventy-one degrees seventeen minutes forty-nine seconds West (N. 71° 17' 49" W.) eighty-three and sixty-eight one-hundredths (83.68) feet; thence, partly across said Black River Road and partly along the line of the right of way dedicated by the Grantor et al. to City of Bethlehem by Deed of Dedication dated November 22, 1965, and recorded in said Office in Misc. Book Vol. 158, at page 33, North eighteen degrees thirty-eight minutes no seconds East (N. 18° 38' 00" E.) fifteen and seventy one-hundredths (15.70) feet; thence, partly along the lines of said last-mentioned right of way and partly along the lines of the right of way dedicated by Bethlehem Steel Company et al. to Township of Lower Saucon by Deed of Dedication dated December 31, 1962, and recorded in said Office in Misc. Book Vol. 142, at page 604 (a plan of which right of way as so dedicated is filed in said Office in Map Book 17, at page 40), which Deed of Dedication was confirmed by Deed of Confirmation and Dedication dated June 30, 1965, and recorded in said Office in Misc. Book Vol. 157, at page 393, the following eight (8) courses and distances: (1) by a curve to the right the radius of which is two hundred eighty-six and no one-hundredths (286.00) feet and the

chord of which bears North sixty-six degrees  
 thirty-five minutes twenty-five seconds West (N.  
 66° 35' 25" W.) forty-seven and sixty-three one-  
 hundredths (47.63) feet, an arc distance of  
 forty-seven and sixty-eight one-hundredths (47.68)  
 feet; (2) by a curve to the right the radius of  
 which is seventy-six and no one-hundredths (76.00)  
 feet and the chord of which bears North twenty-  
 one degrees twenty-three minutes fifty seconds  
 West (N. 21° 23' 50" W.) ninety-eight and fifty-  
 five one-hundredths (98.55) feet, an arc distance  
 of one hundred seven and twenty-two one-hundredths  
 (107.22) feet; (3) North nineteen degrees one  
 minute ten seconds East (N. 19° 1' 10" E.) ninety-  
 two and sixty-nine one-hundredths (92.69) feet;  
 (4) by a curve to the left the radius of which  
 is seven hundred seventy-five and no one-hundredths  
 (775.00) feet and the chord of which bears North  
 thirteen degrees nineteen minutes thirty-five  
 seconds East (N. 13° 19' 35" E.) one hundred fifty-  
 three and seventy-six one-hundredths (153.76) feet,  
 an arc distance of one hundred fifty-four and one  
 one-hundredth (154.01) feet; (5) by a curve to  
 the left the radius of which is one thousand six  
 hundred twenty-five and no one-hundredths (1,625.00)  
 feet and the chord of which bears North three  
 degrees eighteen minutes fifty seconds East (N. 3°  
 18' 50" E.) two hundred forty-four and seventy-  
 eight one-hundredths (244.78) feet, an arc distance  
 of two hundred forty-five and one one-hundredth  
 (245.01) feet; (6) by a curve to the left the  
 radius of which is two thousand five hundred  
 seventy-five and no one-hundredths (2,575.00) feet  
 and the chord of which bears North twenty-two  
 degrees forty-eight minutes ten seconds West (N.  
 22° 48' 10" W.) one thousand nine hundred twelve and  
 thirty-one one-hundredths (1,912.31) feet, an arc  
 distance of one thousand nine hundred fifty-nine  
 and twenty-three one-hundredths (1,959.23) feet;  
 (7) North forty-four degrees thirty-six minutes no  
 seconds West (N. 44° 36' 0" W.) three hundred two  
 and thirty-nine one-hundredths (302.39) feet; and  
 (8) by a curve to the right the radius of which is  
 two thousand seven hundred twenty-five and no one-  
 hundredths (2,725.00) feet and the chord of which  
 bears North thirty-six degrees twenty-one minutes  
 forty-nine seconds West (N. 36° 21' 49" W.) seven  
 hundred eighty and seventy-five one-hundredths  
 (780.75) feet, an arc distance of seven hundred  
 eighty-three and forty-five one-hundredths (783.45)  
 feet to the line of a tract of land now or formerly  
 of Patricia A. Secara; thence, along the lines of said  
 last-mentioned tract of land, the following two  
 (2) courses and distances: (1) North fifty-two  
 degrees twenty-seven minutes eighteen seconds East  
 (N. 52° 27' 18" E.) four hundred thirty-four and  
 seventy-six one-hundredths (434.76) feet; and (2)  
 North twelve degrees three minutes nineteen seconds  
 West (N. 12° 3' 19" W.) one thousand eighty-nine and  
 fifty-three one-hundredths (1,089.53) feet to the

center line of the public road leading from Seidersville to Hellertown, as said public road has been relocated and as the right of way for said public road has been dedicated by the Grantor et al. to Township of Lower Saucon by said Deed of Confirmation and Dedication; thence, partly along the center line of said right of way and partly along the center line of said public road leading from Seidersville to Hellertown as laid out eastwardly from said right of way as so dedicated, the following twelve (12) courses and distances: (1) by a curve to the right the radius of which is two thousand and no one-hundredths (2,000.00) feet and the chord of which bears South eighty-six degrees nine minutes three seconds East (S. 86° 9' 3" E.) two hundred forty and seventy-six one-hundredths (240.76) feet, an arc distance of two hundred forty and ninety one-hundredths (240.90) feet; (2) by a curve to the right the radius of which is three thousand and no one-hundredths (3,000.00) feet and the chord of which bears South eighty degrees nine minutes no seconds East (S. 80° 9' 0" E.) two hundred sixty-six and ninety-five one-hundredths (266.95) feet, an arc distance of two hundred sixty-seven and four one-hundredths (267.04) feet; (3) South seventy-seven degrees thirty-six minutes no seconds East (S. 77° 36' 0" E.) three hundred eighty-three and no one-hundredths (383.00) feet; (4) by a curve to the left the radius of which is one thousand five hundred and no one-hundredths (1,500.00) feet and the chord of which bears South eighty-seven degrees fifty minutes no seconds East (S. 87° 50' 0" E.) five hundred thirty-two and ninety-seven one-hundredths (532.97) feet, an arc distance of five hundred thirty-five and eighty-two one-hundredths (535.82) feet; (5) North eighty-one degrees fifty-five minutes ten seconds East (N. 81° 55' 10" E.) four hundred eighty-four and sixty-one one-hundredths (484.61) feet; (6) North seventy-six degrees one minute thirty-six seconds East (N. 76° 1' 36" E.) four hundred sixty-three and eighty-one one-hundredths (463.81) feet; (7) South eighty-six degrees twenty-four minutes twelve seconds East (S. 86° 24' 12" E.) fifty-two and sixty one-hundredths (52.60) feet; (8) South fifty-nine degrees forty minutes four seconds East (S. 59° 40' 4" E.) three hundred fifty-nine and forty one-hundredths (359.40) feet; (9) South forty degrees seventeen minutes fifty-nine seconds East (S. 40° 17' 59" E.) thirty-seven and eleven one-hundredths (37.11) feet; (10) North fifty-three degrees eleven minutes fifty-three seconds East (N. 53° 11' 53" E.) one hundred one and sixteen one-hundredths (101.16) feet; (11) North sixty-one degrees twenty-six minutes nineteen seconds East (N. 61° 26' 19" E.) six hundred seventeen and forty-four one-hundredths (617.44) feet; and (12) North eighty-seven degrees thirty-seven minutes fifty seconds East (N. 87° 37' 50" E.)

forty-three and fifty-four one-hundredths (43.54) feet to the line of a tract of land now or formerly of A. Frank Appel; thence, along the lines of said last-mentioned tract of land, along and through said public road, the following three (3) courses and distances: (1) South fifty-two degrees nine minutes eight seconds East (S. 52° 9' 8" E.) one hundred eight and ninety-eight one-hundredths (108.98) feet; (2) South seventy-one degrees forty-seven minutes fifty seconds East (S. 71° 47' 50" E.) one hundred four and fifty-five one-hundredths (104.55) feet; and (3) South eighty-nine degrees thirty-five minutes fifty-seven seconds East (S. 89° 35' 57" E.) one hundred seven and twenty-four one-hundredths (107.24) feet; thence, partly along the line of said last-mentioned tract of land and partly along said center line of said public road leading from Seidersville to Hellertown, the following three (3) courses and distances: (1) North seventy-five degrees fifty-one minutes nine seconds East (N. 75° 51' 9" E.) one hundred sixty-nine and seventy-one one-hundredths (169.71) feet; (2) North sixty-nine degrees eighteen minutes fifty-five seconds East (N. 69° 18' 55" E.) two hundred ninety-three and eighty-six one-hundredths (293.86) feet; and (3) North sixty-five degrees seven minutes fifty-four seconds East (N. 65° 7' 54" E.) three hundred sixty-five and forty-eight one-hundredths (365.48) feet to a point in the intersection of said center line of said public road leading from Seidersville to Hellertown with the center line of Creek Road; thence, along said last-mentioned center line, the following two (2) courses and distances: (1) South forty-four degrees fifty minutes thirty-four seconds East (S. 44° 50' 34" E.) fifty-one and forty-eight one-hundredths (51.48) feet; and (2) South eighteen degrees fourteen minutes thirty-three seconds East (S. 18° 14' 33" E.) four hundred five and twelve one-hundredths (405.12) feet to the line of a tract of land now or formerly of Louis Benzak; thence, along the lines of said last-mentioned tract of land, the following three (3) courses and distances: (1) South eighty-three degrees twenty-three minutes forty-two seconds West (S. 83° 23' 42" W.) seven hundred fifty-one and sixty-eight one-hundredths (751.68) feet; (2) South six degrees eleven minutes forty-two seconds East (S. 6° 11' 42" E.) six hundred fifty-eight and seven one-hundredths (658.07) feet; and (3) North eighty-three degrees forty-four minutes forty-eight seconds East (N. 83° 44' 48" E.) eight hundred twenty-nine and forty-eight one-hundredths (829.48) feet to said center line of said Creek Road; thence, along said last-mentioned center line, South seven degrees ten minutes eight seconds East (S. 7° 10' 8" E.) six hundred sixty-nine and ninety one-hundredths (669.90) feet to an iron pin, the point of beginning; CONTAINING two hundred forty-six and nine hundred seventy-eight one-thousandths (246.978) acres.

SUBJECT, HOWEVER, to the rights of the public in and to said Creek Road, said Black River Road, and said public road leading from Seidersville to Hellertown; and

SUBJECT, MOREOVER, to: (a) a life estate in Austin W. Lerch and Ethel M. Lerch, his wife, and the survivor of them, in a dwelling house and appurtenant buildings and in land immediately surrounding the same, as reserved in the deed from said Austin W. Lerch and Ethel M. Lerch, his wife, to Andrew W. Litzenberger dated April 29, 1959, and recorded in said Office in Deed Book Vol. 106, at page 494; (b) the terms of an unrecorded grant of right of way from Cy Rich, also known as Simon B. Rich, and Maria G. Rich, his wife, to Pennsylvania Power & Light Company dated November 30, 1960 and concerning the construction, reconstruction, maintenance and operation of electric lines at and near said Legislative Route No. 48003 (Black River Road); (c) the terms of an unrecorded grant of right of way from Bethlehem Steel Company to Pennsylvania Power & Light Company dated June 28, 1963 and concerning the construction, erection, operation, repair, maintenance and removal of an electric power transmission line extending from the southerly line of the above-described tract, piece or parcel of land approximately along the line of said tract of land now or formerly of Joseph L. Duh; (d) the terms of an unrecorded grant of right of way from Bethlehem Steel Company to The Bell Telephone Company of Pennsylvania dated September 4, 1963 and concerning the construction, erection, operation, repair, maintenance and removal of a telephone line and all necessary appurtenances thereto extending along the course of the last-mentioned right of way; (e) the terms of a grant of right of way to Pennsylvania Power & Light Company dated October 5, 1923, and recorded in said Office in Misc.

Book Vol. 71, at page 206; (f) the terms of a grant of right of way to Pennsylvania Power & Light Company dated September 17, 1923, and recorded in said Office in Misc. Book Vol. 72, at page 20; (g) the terms of a grant of easement to Pennsylvania Power & Light Company dated January 7, 1955, and recorded in said Office in Misc. Book Vol. 117, at page 661; (h) the terms of an unrecorded grant of right of way from Bethlehem Steel Company to The Bell Telephone Company of Pennsylvania dated December 13, 1960 and concerning the construction, erection, operation, repair, maintenance and removal of a telephone line along said public road leading from Seidersville to Hellertown; and (i) the terms of an unrecorded grant of right of way from Bethlehem Steel Company to Pennsylvania Power & Light Company dated January 20, 1961 and concerning the construction, erection, operation, repair, maintenance and removal of a section of the Allentown-Freemansburg #4 transmission line along said public road leading from Seidersville to Hellertown.

TOGETHER WITH all the right, title and interest of the Grantor in and to those parts of the above-mentioned right of way dedicated by the Grantor et al. by said Deed of Dedication dated November 22, 1965, or dedicated by said Deed of Dedication dated December 31, 1962, which last-mentioned Deed of Dedication was confirmed by said Deed of Confirmation and Dedication dated June 30, 1965, lying east of the center line of said right of way, bounded on the north by a straight-line extension of the southerly line of the above-mentioned tract of land now or formerly of Patricia A. Secara and extending south to the southerly end of said right of way.

Said Tract No. 1 consists of: (a) the premises which were conveyed by Andrew W. Litzenberger and Virginia R.

Litzenberger, his wife, to Bethlehem Steel Company by deed dated April 29, 1959, and recorded in said Office in Deed Book Vol. 149, at page 402; (b) a part of the premises which were conveyed by Alex Schwartz and Rose Schwartz, his wife, to Bethlehem Steel Company by deed dated March 22, 1957, and recorded in said Office in Deed Book A, Vol. 100, at page 237; (c) a part of the premises which were conveyed by Robert H. Holland and Marie H. Holland, his wife, to Bethlehem Steel Company by deed dated March 5, 1959, and recorded in said Office in Deed Book Vol. 149, at page 207; (d) a part of the premises which were conveyed by Robert H. Holland and Marie Holland, his wife, to Bethlehem Steel Company by deed dated December 7, 1956, and recorded in said Office in Deed Book B, Vol. 100, at page 234; (e) a part of the premises which were conveyed by James B. Butchart and Anne Okeson Butchart, his wife, to Bethlehem Steel Company by deed dated September 14, 1961, and recorded in said Office in Deed Book Vol. 170, at page 160; (f) the premises which were conveyed by Simon B. Rich, also known as Cy Rich, and Maria G. Rich, his wife, to Bethlehem Steel Company by deed dated January 5, 1959, and recorded in said Office in Deed Book Vol. 149, at page 214; said Bethlehem Steel Company having merged with and into the Grantor on December 31, 1964; and (g) the premises which were conveyed by Goldie P. Gross to the Grantor by deed dated June 13, 1967, and recorded in said Office in Deed Book Vol. 297, at page 385.

TRACT NO. 2

All that certain tract, piece or parcel of land situate in the Township of Lower Saucon, in the County of Northampton, in the Commonwealth of Pennsylvania, bounded and

described as follows:

BEGINNING at the intersection of the westerly line of the tract of land conveyed by Andrew W. Litzenberger and Virginia R. Litzenberger, his wife, to Patricia A. Secara by deed dated April 29, 1959, and recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania, in Deed Book Vol. 232, at page 268, with the center line of the public road leading from Seidersville to Hellertown, as said public road has been relocated and as the right of way for said public road has been dedicated by Bethlehem Steel Company et al. to the Township of Lower Saucon by Deed of Dedication dated December 31, 1962, and recorded in said Office in Misc. Book Vol. 142, at page 604 (a plan of which right of way as so dedicated is filed in said Office in Map Book 17, at page 40), which Deed of Dedication was confirmed by Deed of Confirmation and Dedication dated June 30, 1965, and recorded in said Office in Misc. Book Vol. 157, at page 393; thence, along the line of said last-mentioned tract of land, South six degrees eleven minutes sixteen seconds East (S. 6° 11' 16" E.) nine hundred thirty-eight and ninety-nine one-hundredths (938.99) feet to the easterly line of said last-mentioned right of way; thence, along the easterly line of said last-mentioned right of way, the following two (2) courses and distances: (1) by a curve to the right the radius of which is two thousand seven hundred twenty-five and no one-hundredths (2,725.00) feet and the chord of which bears North thirteen degrees fifty-one minutes fifty-four seconds West (N. 13° 51' 54" W.) five hundred sixty and six one-hundredths (560.06) feet, an arc distance of five hundred sixty-one and five one-hundredths (561.05) feet; and (2) by a curve to the right the radius of which is one thousand nine hundred seventy-five and no one-hundredths (1,975.00) feet and the chord of which bears North two degrees twenty-six minutes twenty-nine seconds West (N. 2° 26' 29" W.) three hundred eighty and thirty-three one-hundredths (380.33) feet, an arc distance of three hundred eighty and ninety-two one-hundredths (380.92) feet to the above-mentioned center line of said right of way; thence, along said last-mentioned center line, by a curve to the right the radius of which is two thousand and no one-hundredths (2,000.00) feet and the chord of which bears North seventy-eight degrees forty-four minutes thirty-eight seconds East (N. 78° 44' 38" E.) fifty and seventeen one-hundredths (50.17) feet, an arc distance of fifty and seventeen one-hundredths (50.17) feet to the place of beginning; CONTAINING one and one hundred ninety-nine one-thousandths (1.199) acres.

SUBJECT, HOWEVER, to the terms of an unrecorded grant of right of way from Bethlehem Steel Company to The Bell Telephone Company of Pennsylvania dated December 13, 1960 and concerning the construction, erection, operation, repair,

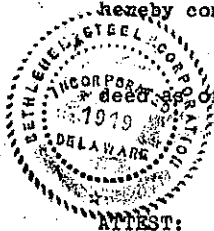
maintenance and removal of a telephone line along said public road leading from Seidersville to Hellertown.

TOGETHER WITH all the right, title and interest of the Grantor in and to that part of the above-mentioned right of way lying east of the center line thereof and bounded on the south by a straight-line extension of the easterly line of the above-described tract, piece or parcel of land and on the north by the westerly extension of the center line constituting the northerly line of the above-mentioned tract, piece or parcel of land, as said westerly extension is shown upon the above-mentioned Deed of Dedication and the above-mentioned Deed of Confirmation and Dedication.

Said Tract No. 2 consists of: (a) a part of the premises which were conveyed by Joan I. Herman, single, to Bethlehem Steel Company by deed dated April 2, 1959, and recorded in said Office in Deed Book No. 106, at page 266; and (b) a part of the premises which were conveyed by Ellen Wasilick to Bethlehem Steel Company by deed dated March 15, 1960, and recorded in said Office in Deed Book Vol. C, No. 103, at page 457; said Bethlehem Steel Company having merged with and into the Grantor on December 31, 1964.

AND the Grantor hereby covenants and agrees with the Grantee that the Grantor will warrant specially the property hereby conveyed, subject as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this of the day and year first above written.



ATTEST:

*E. J. Bair*  
Assistant Secretary

BETHLEHEM STEEL CORPORATION,  
by *James L. L...*  
Vice President

COMMONWEALTH OF PENNSYLVANIA, )  
COUNTY OF NORTHAMPTON, ) SS.:

On this 1<sup>st</sup> day of November, 1968, before  
me Emily Louise McQuinn the undersigned officer,  
personally appeared Francis Van Houten, who acknow-  
ledged himself to be a Vice President of Bethlehem Steel  
Corporation, a corporation, and that he as such Vice President,  
being authorized to do so, executed the foregoing instrument  
for the purposes therein contained by signing the name of  
said corporation by himself as a Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and  
official seal.



Emily Louise McQuinn  
Notary Public

My Commission Expires  
February 21, 1972  
City of Bethlehem  
Northampton County

The address of the within-named  
Grantee is Office of Treasurer  
Alumni Memorial Building  
Lehigh University  
Bethlehem, Penna. 18015

On behalf of the Grantee



## Letter of Transmittal

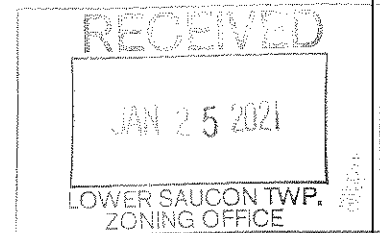
**Date:** January 25, 2021

**To:** Sue Rockwell, LVPC

**From:** Erin Kintzer, Lehigh University  
610-758-3244  
ebk215@lehigh.edu

Please see the following enclosed documents:

- (1) set of drawings, produced by Barry Isett & Associates, dated 1/14/2021, 4 sheets
- LVPC Subdivision / Land Development Application Form
- Application Fee \$115





Lehigh Valley Planning Commission

# Subdivision and Land Development Review Application

961 Marcon Boulevard, Suite 310  
Allentown, Pennsylvania 18109-9397  
(610) 264-4544

## Site Information

**Project Name:** Master Minor Subdivision & Lot Consolidation Plan, Goodman Campus  
**Street Address:** Lehigh University, Goodman Campus, Seidersville Rd, Friedensville Rd  
**Municipality:** City of Bethlehem and Lower Saucon Township  
**Tax Parcel ID:** Q6 3A 1 0204, Q6 3A 1 0204E, Q7 8 1 0204, Q6 3A 0719

### Internal Use Only:

**Date Received:** \_\_\_\_\_

**Date Accepted:** \_\_\_\_\_

## Project Details

**Project Type:** Check all that apply.

- ☒ Subdivision ☒ Lot Consolidation ☐ Lot Line Adjustment ☐ Land Development ☐ Sketch Plan (if required)  
☐ Stormwater Review ☐ Stormwater Resubmission

**Gross Acreage:** 358.8045 **Disturbed Acreage:** 0 **Net Impervious Cover (Square Feet):** \_\_\_\_\_

### Non-Residential

**Gross Building  
Square Feet:**

- ☐ Commercial \_\_\_\_\_  
☐ Warehouse \_\_\_\_\_  
☐ Other Industrial \_\_\_\_\_  
☐ Office \_\_\_\_\_  
☐ Retail \_\_\_\_\_  
☐ Open Space + Recreation \_\_\_\_\_  
☐ Public + Quasi-Public \_\_\_\_\_  
☐ Institutional \_\_\_\_\_  
☐ Agricultural \_\_\_\_\_  
☐ Other \_\_\_\_\_

### Residential

**Proposed  
Number of Units:**

- ☐ Apartment \_\_\_\_\_  
☐ Assisted-Living \_\_\_\_\_  
☐ Condominium \_\_\_\_\_  
☐ Single-Family Detached \_\_\_\_\_  
☐ Townhouse \_\_\_\_\_  
☐ Twin \_\_\_\_\_  
☐ Planned Residential \_\_\_\_\_  
☐ Other \_\_\_\_\_

RECEIVED

JAN 25 2021

## Contact Information

**Applicant Name:** Lehigh University c/o Erin Kintzer  
**Email:** ebk215@lehigh.edu  
**Phone:** 610-428-0311  
**Engineer/Surveyor Name:** Barry Isett & Associates, Kim Moore  
**Email:** kmoore@barryisett.com  
**Phone:** 484-866-4861

### Record Property Owner

**Name:** Lehigh University  
**Address:** 27 Memorial Drive W  
Bethlehem, PA 18015  
**Email:** ebk215@lehigh.edu  
**Phone:** 610-758-3244

The undersigned Applicant represents that it has the authority to make this application and to the best of its knowledge and belief, all information provided herein is true, correct and complete in all respects. The undersigned Applicant (i) understands that incomplete applications will not be accepted (ii) agrees to remit the required review fee and (iii) agrees that LVPC may distribute and reproduce all submitted material for technical review purposes.

**Applicant / Authorized Agent Signature:** Erin Kintzer

**Date:** 1/25/2021

## Review Fee Calculation

### Non-Development (Lot Consolidation, Lot Line Adjustment or Subdivision)\*

☒ Lot Consolidation or Lot Line Adjustment: 115

☐ Recreational or Agricultural Use: \_\_\_\_\_

### Non-Residential Use, No Development Proposed:

☐ Subdivision, Project Area 3 Acres or Less: \_\_\_\_\_

• Subdivision, Project Area More than 3 Acres (Rounded Up to Nearest Whole Acre):

\_\_\_\_\_ Acres - 3 Acres = \_\_\_\_\_ X \$20 Per Acre = \$ \_\_\_\_\_ + \$115 = \$ \_\_\_\_\_

### Residential Use, No Development Proposed:

☐ Subdivision, 6 or Fewer Proposed Lots: \_\_\_\_\_

• Subdivision, 7 or More Proposed Lots:

\_\_\_\_\_ Proposed Lots - 6 Lots = \_\_\_\_\_ X \$20 Per Lot = \$ \_\_\_\_\_ + \$115 = \$ \_\_\_\_\_

*\*Non-development fee not required for concurrent land development review*

### Residential Development\*

☐ 6 or Fewer Proposed Units: \_\_\_\_\_

• 7 or More Proposed Units:

\_\_\_\_\_ Proposed Units - 6 = \_\_\_\_\_ X \$20 Per Unit = \$ \_\_\_\_\_ + \$115 = \$ \_\_\_\_\_

*\*Mixed-Use Development: Residential and non-residential fees are required.*

### Non-Residential Development (Gross Building Square Feet Rounded Up to Nearest 1,000)\*

☐ Less than 5,000 Square Feet: \_\_\_\_\_

• 5,000 Square Feet or More:

\_\_\_\_\_ Square Feet - 5,000 = \_\_\_\_\_ X \$15 Per 1,000 Square Feet = \$ \_\_\_\_\_ + \$300 = \$ \_\_\_\_\_

*\*Mixed-Use Development: Residential and non-residential fees are required.*

### Stormwater Management (Disturbed Area Rounded Up to Nearest Whole Acre)\*

*If the subdivision or land development is subject to a stormwater ordinance which has been enacted pursuant to a county-adopted watershed management plan, a stormwater review fee shall be submitted with the preliminary plan application. A stormwater review is required for 10,000 square feet or more of impervious cover for either the current proposal or cumulative for phased development.*

☐ Less than 2 Acres Disturbed: \_\_\_\_\_

• 2 to 40 Acres Disturbed:

\_\_\_\_\_ Disturbed Acres - 2 = \_\_\_\_\_ X \$45 Per Acre = \$ \_\_\_\_\_ + \$800 = \$ \_\_\_\_\_

☐ More than 40 Disturbed Acres: \$800 + \$2,000 Escrow = \_\_\_\_\_ \*\*

*\*Resubmission: Subject to applicable fees indicated herein.*

*\*\*Escrow Accounts: When the account falls below \$250, review ceases until balance is funded to a minimum of \$1,000.*

**Total Required Fee: \$ 115**

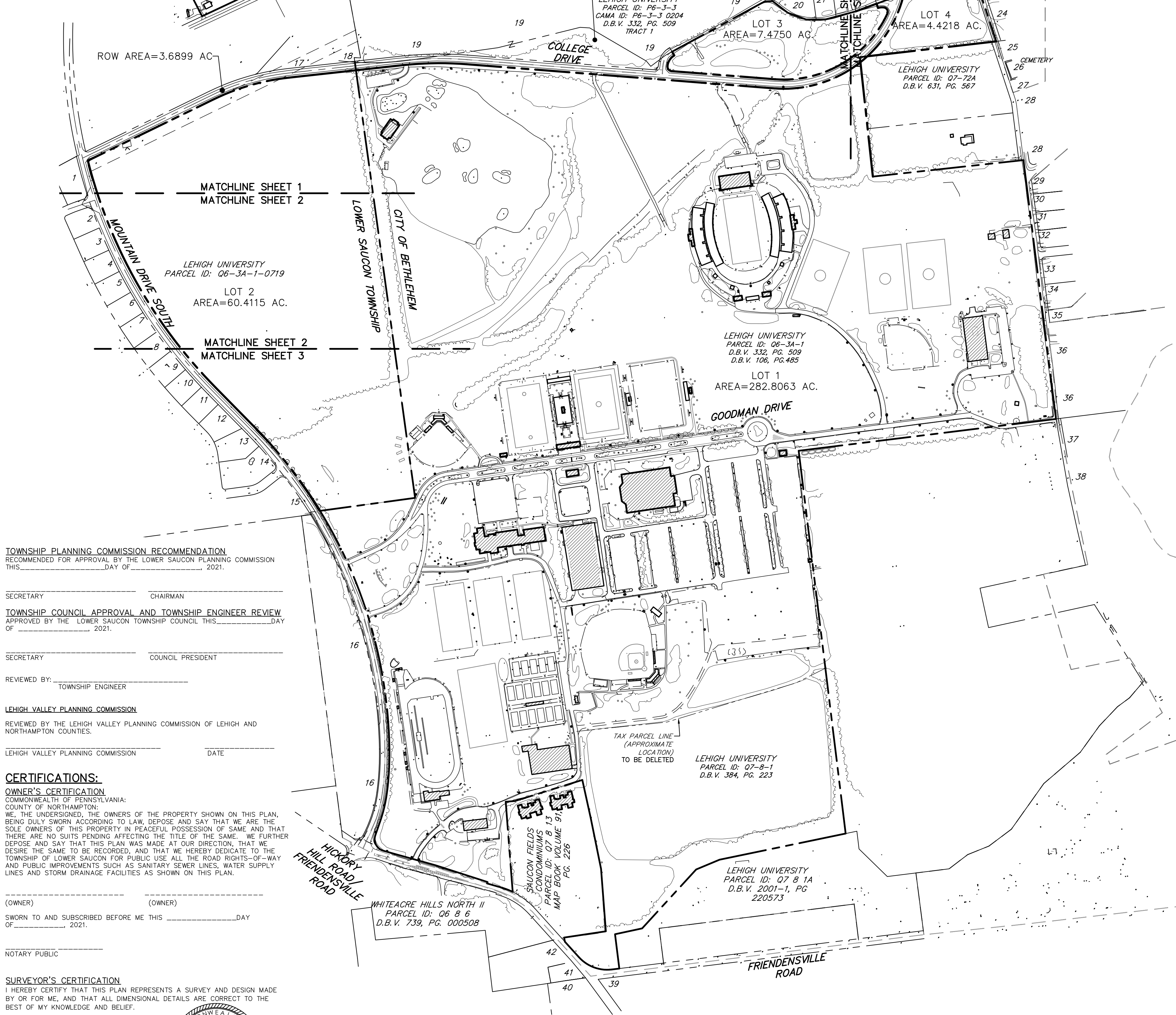
**Complete this application and checklist, and submit with all required materials.**

### Plan Submission Checklist

- |  |  |
|--|--|
| <input type="checkbox"/> Complete application  | <input type="checkbox"/> Review fee (cash or check)                              |
| <input type="checkbox"/> One complete set of <b>signed and sealed</b> plans                                    | <input type="checkbox"/> Stormwater management report/ calculations, if required |
| <input type="checkbox"/> Additional complete set of signed and sealed plans for stormwater review, if required | <input type="checkbox"/> Traffic impact study, if required                       |

PLANNING MODULE WAIVER NOTE:

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL/WOODLANDS USE. NO PORTION (OR LOT NUMBER(S) 2 OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY LOWER SAUCON TOWNSHIP (MUNICIPALITY) OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF LOWER SAUCON TOWNSHIP (MUNICIPALITY), WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



TOWNSHIP PLANNING COMMISSION RECOMMENDATION  
RECOMMENDED FOR APPROVAL BY THE LOWER SAUCON PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

TOWNSHIP COUNCIL APPROVAL AND TOWNSHIP ENGINEER REVIEW  
APPROVED BY THE LOWER SAUCON TOWNSHIP COUNCIL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2021.

SECRETARY \_\_\_\_\_ COUNCIL PRESIDENT \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ TOWNSHIP ENGINEER \_\_\_\_\_

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND  
NORTHAMPTON COUNTIES.

LEHIGH VALLEY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATIONS:

OWNER'S CERTIFICATION  
COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF NORTHAMPTON:  
WE, THE UNDERSIGNED, THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN,  
BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT WE ARE THE  
SOLE OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF SAME, AND THAT  
THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME. WE FURTHER  
DEPOSE AND SAY THAT THIS PLAN WAS MADE AT OUR DIRECTION, THAT WE  
DESIRE THE SAME TO BE RECORDED, AND THAT WE HEREBY DEDICATE TO THE  
TOWNSHIP OF LOWER SAUCON FOR PUBLIC USE, ALL THE ROAD RIGHTS-OF-WAY  
AND PUBLIC IMPROVEMENTS SUCH AS SANITARY SEWER LINES, WATER SUPPLY  
LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS PLAN.

(OWNER) \_\_\_\_\_ (OWNER) \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY AND DESIGN MADE  
BY OR FOR ME, AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR \_\_\_\_\_

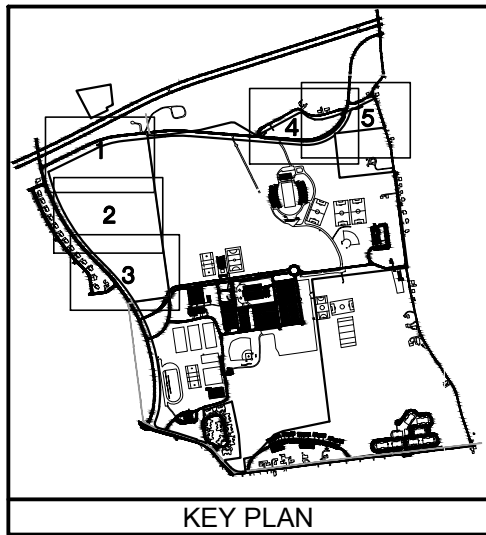
DATE \_\_\_\_\_



RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON CO.,  
PENNSYLVANIA ON \_\_\_\_\_, 20\_\_\_\_, IN MAP BOOK  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

NORTHAMPTON COUNTY RECORDER OF DEEDS



ADJOINER TABULATION CHART:

SEE SHEET LC-1 FOR ADJOINER INFORMATION.

ZONING DISTRICT-LOWER SAUCON TOWNSHIP

DISTRICT R20: SUBURBAN RESIDENTIAL

ZONING DATA:

ZONING: R20: SUBURBAN RESIDENTIAL  
MINIMUM LOT AREA: 20,000 SQ. FT.  
MINIMUM LOT WIDTH: 100 FEET  
(MEASURED AT MIN. BLDG.SETBACK LINE)  
MINIMUM FRONT YARD SETBACK: 30 FEET  
MINIMUM REAR YARD SETBACK: 40 FEET  
MINIMUM SIDE YARD SETBACK: 15 FEET  
MAXIMUM PERCENT BUILDING COVERAGE: 12%  
MAXIMUM PERCENT IMPERVIOUS COVERAGE: 25%

ZONING DATA PROVIDED IN BASED ON AN INTREPRETATION OF THE  
ZONING ORDINANCE BY THE PLAN PREPARER AND IS SUBJECT TO  
CONFIRMATION BY THE APPROPRIATE MUNICIPAL OFFICIAL.

LOT AREA CHART

LOT NO.	AREA
LOT 1	12,319,043.40 S.F. (282.8063 AC.)
LOT 2	2,631,524.13 S.F. (60.4115 AC.)
LOT 3	325,611.98 S.F. (7.4750 AC.)
LOT 4	192,612.83 S.F. (4.4218 AC.)
ROW	160,730.19 S.F. (3.6899 AC.)
TOTAL	15,629,522.53 S.F. (358.8045 AC.)

STATEMENT OF INTENT:

IT IS THE INTENT OF THE APPLICANT TO CONSOLIDATE PORTIONS OF THE ABOVE LISTED  
PARCELS INTO ONE (1) INDIVIDUAL PARCEL BY DELETING SIX (6) PARCEL LINES AND TO  
CREATE THREE (3) INDIVIDUAL LOTS. THERE IS NO CONSTRUCTION OR ALTERATION  
PROPOSED OR ANTICIPATED BY THE PLAN.

SURVEY NOTES:

- THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION.  
THE SURVEYOR HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES  
AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE  
INCORPORATED HEREIN AS A RESULT. CONTRACTORS SHALL BE RESPONSIBLE FOR  
VERIFYING EXISTING CONDITIONS PRIOR TO ANY FUTURE CONSTRUCTION.
- ADJOINER OWNER INFORMATION AND ADJOINER BOUNDARY LINES ARE SHOWN AS PER  
DEED PLOTS AND THE NORTHAMPTON COUNTY, PA PUBLIC GIS TAX MAP.
- A FIELD INVESTIGATION TO CONFIRM THE PRESENCE OR ABSENCE OF ANY WETLAND  
AREAS WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS  
SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, CONDITIONS AND RESTRICTIONS, ETC.  
THAT A TITLE REPORT MIGHT REVEAL.
- ANY DISCREPANCIES IN RECONCILIATION OF RECORD INFORMATION WITH FIELD  
MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION  
OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, DEED CALLS, LOCATION OF  
CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER  
BOUNDARY LINE EVIDENCE, CARTWAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY,  
SENIORITY OF TITLE, AND ERROR IN RECORD MEASUREMENTS AND/OR CLOSURES.
- DATE OF SURVEY: SEPTEMBER 13, 2019 TO DECEMBER 15, 2020.

REFERENCES:

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, DRAWINGS FOR  
CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY, ROUTE NO. 48003, SECTION NO. 1  
& 3, APPROVED BY THE SECRETARY OF HIGHWAYS ON MARCH 10, 1938, ON FILE WITH  
THE PENNDOT DISTRICT 5-0 ARCHIVIST.

LANDS OF BETHLEHEM STEEL COMPANY AND LEHIGH UNIVERSITY IN THE TOWNSHIP OF  
LOWER SAUCON TO BE DEDICATED FOR ROAD PURPOSES, PREPARED BY UNANIMED PARTY,  
DATED DECEMBER 18, 1962, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN  
AND FOR NORTHAMPTON COUNTY, PA IN VOLUME 17, PAGE 40.

PLAN OF SAUCON CREEK SUBDIVISION, PROPERTY OF BETHLEHEM STEEL CORPORATION,  
PREPARED BY SAMUEL SHIREMAN, PE, DATED JANUARY 21, 1974, LATEST REVISION DATED  
FEBRUARY 14, 1974, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR  
NORTHAMPTON COUNTY, PA IN VOLUME 32, PAGE 7.

PLAN OF SOUTH MOUNTAIN PROPERTY SURVEY, PREPARED BY ESTATE DEVELOPERS AND  
ENGINEERS, DATED AUGUST 1, 1988.

RECORD PLAN, HAMPTON POINT ESTATES, PREPARED BY MARTIN, BRADBURY & GRIFFITH,  
INC., DATED JULY 8, 1988, LATEST REVISION DATED MARCH 31, 1993, RECORDED IN THE  
OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY, PA IN VOLUME  
93, PAGE 136.

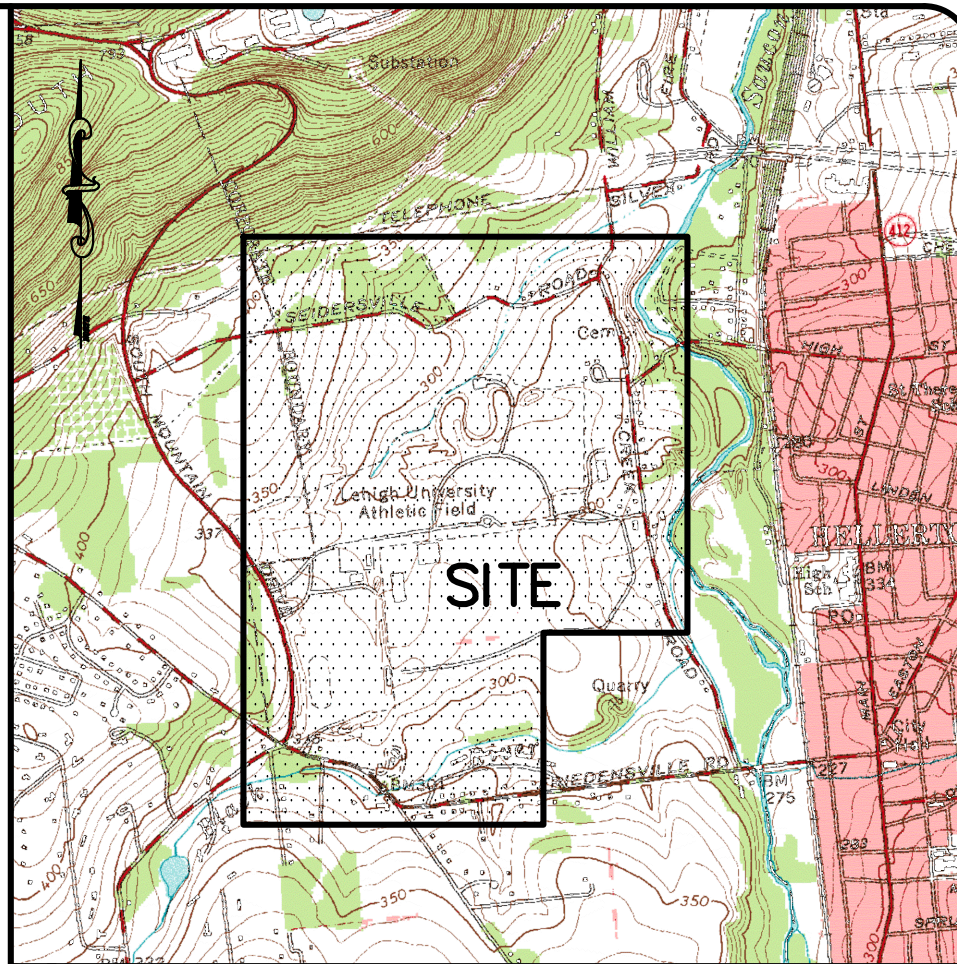
SUBDIVISION AND LOT LINE ADJUSTMENT FINAL PLAN, LEHIGH UNIVERSITY AND PRIME  
DEVELOPMENT CORPORATION, PREPARED BY H & H ENGINEERS, DATED APRIL 12, 1999,  
JULY 8, 1998, LATEST REVISION DATED MARCH 31, 1993, RECORDED IN THE OFFICE OF  
THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON COUNTY, PA IN VOLUME 91, PAGE  
226.

PRELIMINARY/FINAL LAND DEVELOPMENT, RECORD PLAN, WOODFIELD CREST, PREPARED BY  
KEYSTONE CONSULTING ENGINEERS, INC., DATED APRIL 18, 2002, LATEST REVISION DATED  
OCTOBER 13, 2004, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR  
NORTHAMPTON COUNTY, PA IN VOLUME 2004-5, PAGE 688.

PLAT PLAN FOR VILLAS AT SAUCON VALLEY, PREPARED BY KEYSTONE CONSULTING  
ENGINEERS, INC., DATED DECEMBER 17, 2004, LATEST REVISION DATED AUGUST 14, 2006,  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NORTHAMPTON  
COUNTY, PA IN VOLUME 2006-5, PAGE 551.

PLAN TO ACCOMPANY ORDINANCE AUTHORIZING THE VACATION OF A PORTION OF  
SEIDERSVILLE ROAD, PREPARED BY THE CITY OF BETHLEHEM, DATED NOVEMBER 1998,  
LATEST REVISION DATED SEPTEMBER 16, 2005.

PLAN OF LANDS TO BE DEDICATED FOR ROAD PURPOSES SITUATE IN THE CITY OF  
BETHLEHEM, PREPARED BY BETHLEHEM STEEL CORPORATION, DATED SEPTEMBER 22, 1965.



LOCATION MAP

SCALE: 1"=2000'

SITE DATA:

APPLICANT: LEHIGH UNIVERSITY  
CONTACT: ERIN KINTZER, AIA  
DIRECTOR OF REAL ESTATE SERVICES  
ebk215@lehigh.edu  
610-758-3244 OFFICE  
610-428-0311 CELL

COUNTY PARCEL: Q6 3A 1 0204  
CITY ID: 216-045833  
RECORD OWNER: LEHIGH UNIVERSITY  
OWNER ADDRESS: 306 S. NEW STREET, SUITE 428  
BETHLEHEM, PA 18015  
PROPERTY ADDRESS: SEIDERSVILLE ROAD  
DEED REFERENCE: DEED BOOK VOL. 332 P. 509  
DEED BOOK VOL. 106 P. 485

COUNTY PARCEL: Q6 3A 1 0204E  
CITY ID: 216-022062  
RECORD OWNER: LEHIGH UNIVERSITY  
OWNER ADDRESS: 306 S. NEW STREET, SUITE 428  
BETHLEHEM, PA 18015  
PROPERTY ADDRESS: SEIDERSVILLE ROAD  
DEED REFERENCE: DEED BOOK VOL. 332 P. 509

COUNTY PARCEL: Q7 8 1 0204  
CITY ID: 216-023849  
RECORD OWNER: LEHIGH UNIVERSITY  
OWNER ADDRESS: 306 S. NEW STREET, SUITE 428  
BETHLEHEM, PA 18015  
PROPERTY ADDRESS: SEIDERSVILLE ROAD  
DEED REFERENCE: DEED BOOK VOL. 384 P. 223

COUNTY PARCEL: Q6 3A 1 0719  
RECORD OWNER: LEHIGH UNIVERSITY  
OWNER ADDRESS: 306 S. NEW STREET, SUITE 428  
BETHLEHEM, PA 18015  
PROPERTY ADDRESS: SEIDERSVILLE ROAD  
DEED REFERENCE: DEED BOOK VOL. 332 P. 509  
DEED BOOK VOL. 332 P. 502

LEGEND

PROPERTY BOUNDARY	---
PROPOSED PROPERTY BOUNDARY	---
TAX PARCEL LINE (APPROX. LOCATION) (TO BE DELETED)	---
LOT LINE	---
LEGAL RIGHT-OF-WAY	---
BUILDING SETBACK	---
EASEMENT	---
MATCHLINE	---
BUILDING	---
SIGNS	---
UTILITY POLE	---
GUY POLE	---
OVERHEAD ELECTRIC	---
OVERHEAD TELEPHONE	---
UNDERGROUND ELECTRIC	---
UNDERGROUND TELEPHONE	---
FIRE HYDRANT	---
WATER MAIN & VALVE	---
GAS MAIN & VALVE	---
SANITARY LINE, MANHOLE, & CLEANOUT	---
STORM LINE, MANHOLE, & INLET	---
FENCE	---
WOOD FENCE	---
LANDSCAPING	---
BITUMINOUS TYPICAL	---

NOTE:  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES

0 300' 600' 900'  
SCALE: 1"=300'

PRELIMINARY/FINAL

MASTER MINOR SUBDIVISION PLAN

GOODMAN CAMPUS  
LEHIGH UNIVERSITY  
LOWER SAUCON TOWNSHIP  
NORTHAMPTON COUNTY, PA

DATE: 01/14/2021	DSGN:
SCALE: 1"=300'	CHK: KWM
DRAWN: DES	APPRD: KWM
JOB: 1057119.000	P MGR: KWM

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SHEET: 1 of 7

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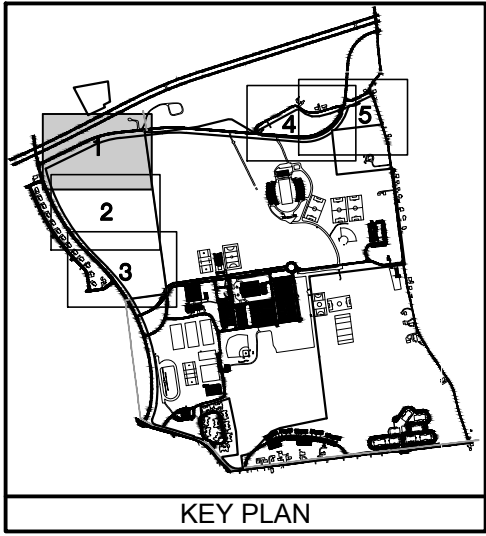
610.398.0904  
barryisett.com

BARRY  
ISETT &  
associates  
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS

FILENAME: \\barryisett.com\Work\Projects\2019\1057119\_000\_LUGoodmanCampus\Map\Survey\Baseline\1057119\_ParcelConsolidation\_2020\_2018.dwg -- January 22, 2021 1:58 PM

ADJOINER TABULATION CHART

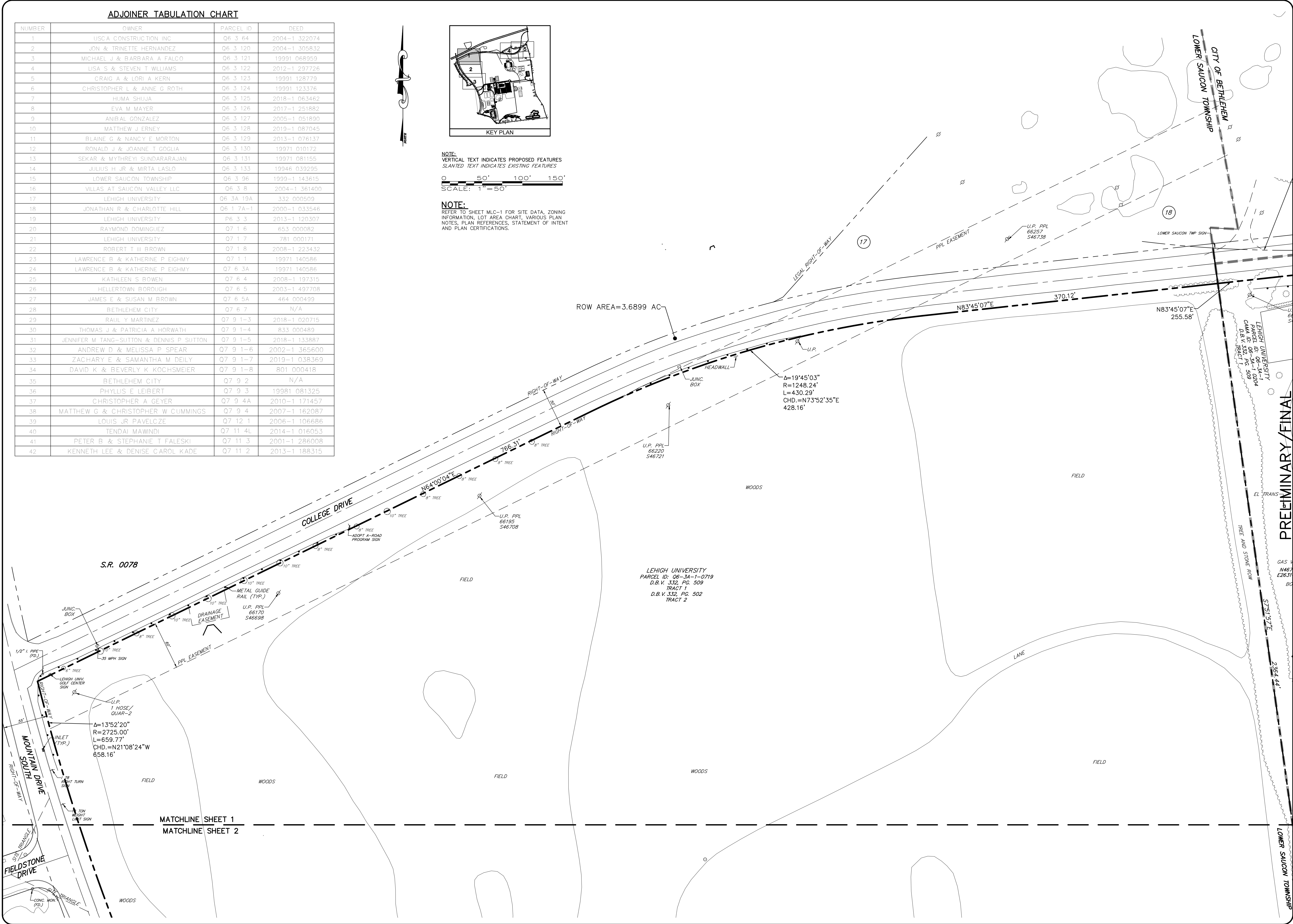
NUMBER	OWNER	PARCEL ID	DEED
1	USCA CONSTRUCTION INC	Q6 3 64	2004-1 322074
2	JON & TRINETTE HERNANDEZ	Q6 3 120	2004-1 305832
3	MICHAEL J & BARBARA A FALCO	Q6 3 121	19991 068959
4	LISA S & STEVEN T WILLIAMS	Q6 3 122	2012-1 297726
5	CRAIG A & LORI A KERN	Q6 3 123	19991 128779
6	CHRISTOPHER L & ANNE G ROTH	Q6 3 124	19991 123376
7	HUMA SHUJA	Q6 3 125	2018-1 063462
8	EVA M MAYER	Q6 3 126	2017-1 251882
9	ANIBAL GONZALEZ	Q6 3 127	2005-1 051890
10	MATTHEW J ERNEY	Q6 3 128	2019-1 087045
11	BLAINE G & NANCY E MORTON	Q6 3 129	2013-1 076137
12	RONALD J & JOANNE T GOGLIA	Q6 3 130	19971 010172
13	SEKAR & MYTHREYI SUNDARARAJAN	Q6 3 131	19971 081155
14	JULIUS H JR & MIRTIA LASLO	Q6 3 133	19946 039295
15	LOWER SAUCON TOWNSHIP	Q6 3 96	1999-1 143615
16	VILLAS AT SAUCON VALLEY LLC	Q6 3 8	2004-1 361400
17	LEHIGH UNIVERSITY	Q6 3A 19A	332 000509
18	JONATHAN R & CHARLOTTE HILL	Q6 1 7A-1	2000-1 033546
19	LEHIGH UNIVERSITY	P6 3 3	2013-1 120307
20	RAYMOND DOMINGUEZ	Q7 1 6	653 000082
21	LEHIGH UNIVERSITY	Q7 1 7	781 000171
22	ROBERT T III BROWN	Q7 1 8	2008-1 223432
23	LAWRENCE B & KATHERINE P EIGHMY	Q7 1 1	19971 140586
24	LAWRENCE B & KATHERINE P EIGHMY	Q7 6 3A	19971 140586
25	KATHLEEN S BOWEN	Q7 6 4	2008-1 197315
26	HELLERTOWN BOROUGH	Q7 6 5	2003-1 497708
27	JAMES E & SUSAN M BROWN	Q7 6 5A	464 000499
28	BETHLEHEM CITY	Q7 6 7	N/A
29	RAUL Y MARTINEZ	Q7 9 1-3	2018-1 020715
30	THOMAS J & PATRICIA A HORWATH	Q7 9 1-4	833 000489
31	JENNIFER M TANG-SUTTON & DENNIS P SUTTON	Q7 9 1-5	2018-1 133887
32	ANDREW D & MELISSA P SPEAR	Q7 9 1-6	2002-1 365600
33	ZACHARY E & SAMANTHA M DEILY	Q7 9 1-7	2019-1 038369
34	DAVID K & BEVERLY K KOCHSMEIER	Q7 9 1-8	801 000418
35	BETHLEHEM CITY	Q7 9 2	N/A
36	PHYLLIS E LEIBERT	Q7 9 3	19981 081325
37	CHRISTOPHER A GEYER	Q7 9 4A	2010-1 171457
38	MATTHEW G & CHRISTOPHER W CUMMINGS	Q7 9 4	2007-1 162087
39	LOUIS JR PAVELCZE	Q7 12 1	2006-1 106686
40	TENDAI MAWINDI	Q7 11 4L	2014-1 016053
41	PETER B & STEPHANIE T FALESKI	Q7 11 3	2001-1 286008
42	KENNETH LEE & DENISE CAROL KADE	Q7 11 2	2013-1 188315



NOTE:  
VERTICAL TEXT INDICATES PROPOSED FEATURES  
SLANTED TEXT INDICATES EXISTING FEATURES

0 50' 100' 150'  
SCALE: 1"=50'

NOTE:  
REFER TO SHEET MLC-1 FOR SITE DATA, ZONING  
INFORMATION, LOT AREA CHART, VARIOUS PLAN  
NOTES, PLAN REFERENCES, STATEMENT OF INTENT  
AND PLAN CERTIFICATIONS.



PRELIMINARY/FINAL

MINOR SUBDIVISION PLAN

GOODMAN CAMPUS  
LEHIGH UNIVERSITY  
LOWER SAUCON TOWNSHIP  
NORTHAMPTON COUNTY, PA

DATE:	01/14/2021	DSGN:	
SCALE:	1"=50'	CHK:	KWM
DRAWN:	DES	APPRD:	KWM
JOB:	1057119.000	P MGR:	KWM
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SHEET: 2 of 7			

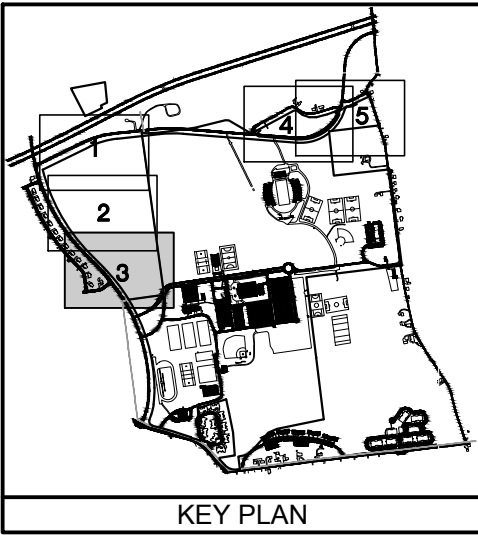
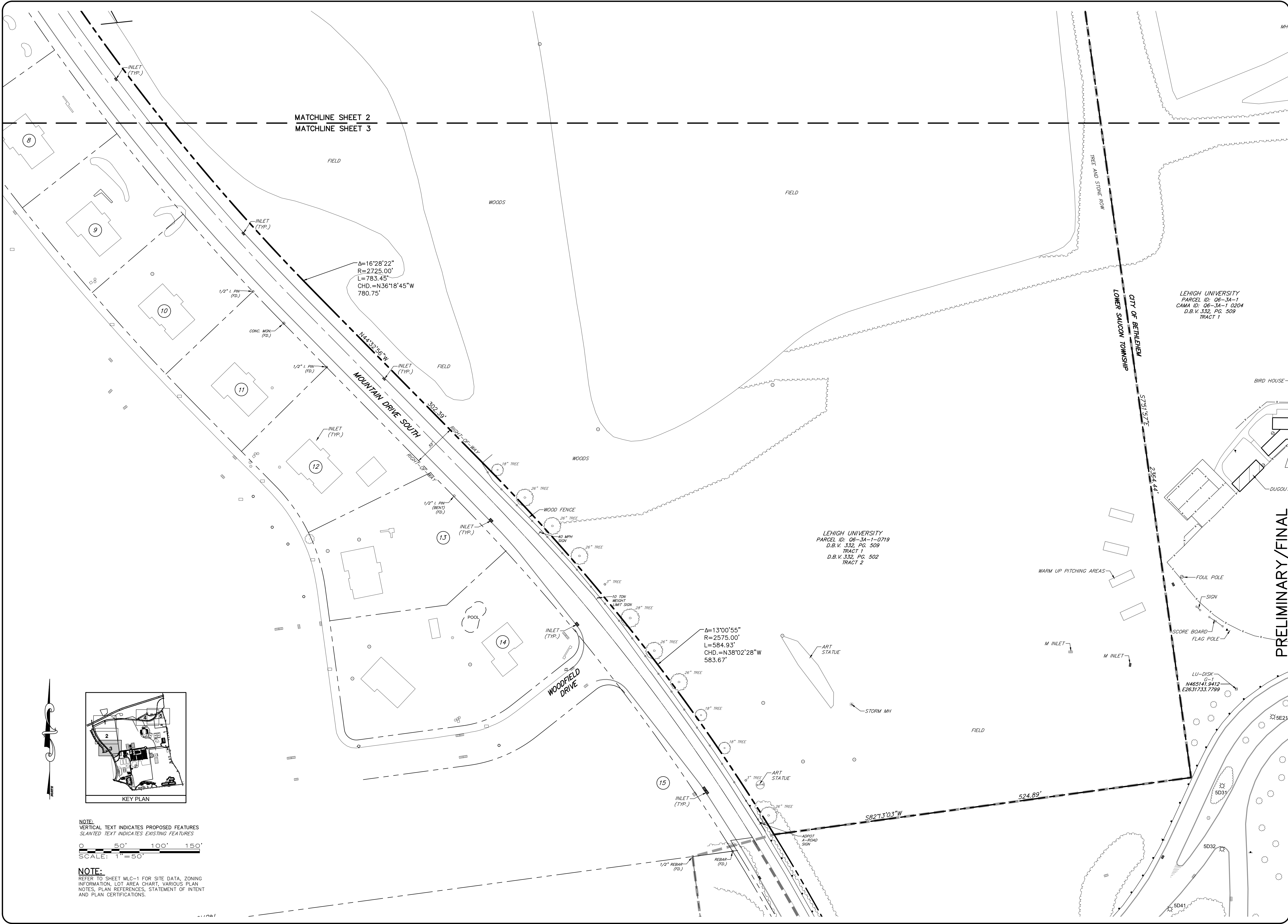
LC-1

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**BARRY ISETT & associates**  
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS

FILENAME: \\barryisett.com\Work\Projects\2019\1057119.000\_LUGoodman\WORK\_PRODUCT\LAND\Survey\Baseline\1057119-ParcelConsolidation\_2020\_2018.dwg -- January 22, 2021 1:58 PM





NOTE:  
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SLANTED TEXT INDICATES EXISTING FEATURES

0 50' 100' 150'  
SCALE: 1"=50'

NOTE:  
REFER TO SHEET MLC-1 FOR SITE DATA, ZONING  
INFORMATION, LOT AREA CHART, VARIOUS PLAN  
NOTES, PLAN REFERENCES, STATEMENT OF INTENT  
AND PLAN CERTIFICATIONS.

PRELIMINARY/FINAL

MINOR SUBDIVISION PLAN  
GOODMAN CAMPUS  
LEHIGH UNIVERSITY  
LOWER SAUCON TOWNSHIP  
NORTHAMPTON COUNTY, PA

DATE:	01/14/2021	DSGN:	
SCALE:	1"=50'	CHK:	KWM
DRAWN:	DES	APPRD:	KWM
JOB:	1057119.000	P MGR:	KWM
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SHEET: 4 of 7			

LC-3

REVISIONS	BY
DATE	

610.398.0904

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ISETT &

associates

LANDSCAPE ARCHITECTS AND CONSULTANTS

FILENAME: \\barryisett.com\Work\Projects\2019\1057119.000\_LUGoodman\WORK\_PRODUCT\LANDSURVEY\BasePlan\1057119-ParcelConsolidation\_2020\_12018.dwg -- January 22, 2021 1:58 PM

**I. OPENING**

**A. CALL TO ORDER:** The Planning Commission of Lower Saucon Township was called to order with the Zoom teleconferencing link on Thursday, December 17, 2020 at 7:07 p.m. with John Noble presiding.

**B. ROLL CALL:** Present: John Noble, Vice Chairman; Hazem Hijazi, Secretary; Tom Carocci, Sandy Yerger, Scott Kennedy, and Kathy McGovern, Members; Jim Young, Zoning Officer; Linc Treadwell, Solicitor; Kevin Chimics, Engineer.

Absent: Craig Kologie, Chairman.

**C. PLEDGE OF ALLEGIANCE**

**II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS**

None.

**III. BUSINESS ITEMS**

**A. SAUCON OVERLOOK LAND DEVELOPMENT #LD 04-20 (aka Spring Valley Estates) – PD VALLEY LP – 1379 STATION AVENUE - exp. 02/22/21**

John Noble stated that this plan has been before us when the development was originally proposed. We actually have given the developer some guidance as far as cul-de-sac lengths, stormwater management and sensitive areas and I believe they have tried to address most of those items. But, at this point there's a couple of people that have possibly not seen it and I'd like to have the developer give an overview on the development.

Present were Rob DeBeer, and he stated that he is from Peron Development and is representing the application that's before the Board tonight for Saucon Overlook. I'll give a brief summary and then we can go from there. Jim Illegash and Tom Serpico from Penoni are the civil engineers for this project and they can go through some of the comments that require a little more technical conversation. Saucon Overlook is a project that has evolved somewhat and some of you may remember you were on the Planning Commission when we first presented this back in February of 2018 as a sketch plan submission. A quick overview, we purchased what is the old Eisenhart farm off Spring Valley and Station Avenue Road. The property is about 54 acres and it splits between both Lower Saucon and Upper Saucon Townships and the bulk of the property, about two-thirds are in Lower Saucon with the remainder in Upper Saucon. We appeared with a sketch plan back in 2018 with a concept to do what we were hoping to be a more passive type of development. We weren't looking to extend the municipal sewer line to get more units and actually took a more subtle approach and tried to go with fewer but larger lots in the hopes of creating what we thought was more of an estate type development there. It has taken us awhile to get to this point. We've had some engineering challenges. We've had some site challenges; but, we are excited to be presenting this tonight and hopeful that this would be the first step in several steps we have to make to eventually make this project a reality. After working with Lower Saucon Township, we similarly have to go through a process in Upper Saucon Township. They too have jurisdiction because some of the properties are in their Township. The real quick overview is the 54 acre farm and we are looking to create 17 buildable lots, 11 of those lots will be located in Lower Saucon Township and 6 of those lot will be in Upper Saucon Township. We did not try to reduce the lot size to maximize the density; but, instead tried to create larger lots. The minimum lot size here is 2 acres with some lots up to 4 acres on the plan.

In trying to create a more passive development here, we have somewhat created some challenges here that are subject to the waivers that we'll go through later tonight. Namely, the cul-de-sac length and the number of homes on a cul-de-sac. This property has access out onto Spring Valley Road and Hafler Road. But,

there's a section of Saucon Creek that cuts through the property. So, in our pursuit of trying to minimize the impact and not trying to cross the stream and getting into the environmental sensitive area, we have somewhat created some of these needs for waivers that we have presented before you that Kevin has commented on in his letter. I think we'll go through that later. We are in receipt of letters from staff and consultants. We are largely in agreement with all of them. A majority of the comments are will comply. There are a couple of discussion topics which we can get into individually and then there's a series of waivers that we can go over. We've gotten a lot of interesting feedback as word started to go out that there's going to be larger buildable lots in town. If you've been following the real estate market here in Upper and Lower Saucon Township, there just seems to be a real desire for folks to want to live in this general area of the valley; and, we think that where we believe this development to come in price point wise, we think that there's a really nice buyer pool for folks who want to live here. So, we're excited to bring it to fruition. One other piece that we're doing here and this also is perhaps has caused some of the challenges is we bought this property from the Eisenhart family and has been with that family since the mid 1840's. We worked out an arrangement with Jerry to acquire the property; but, one of the things he desired and one thing that we agreed to do is that upon getting a subdivision and site plan approval here, we are subdividing the three acres of the property that sits along Spring Valley Road and giving back to Jerry the farmhouse and the barn structures that are out there. The barn dates back to 1859 and it has been in Jerry's family for a number of years. Jerry is working to restore the barn and wants to create ... like the Eisenhart Family retreat, a place where relatives who are spread far and wide can come back to visit. It's an important thing for us and we're excited to give that to him once we get through the subdivision and can give him the property. That also kind of contributed to some of the challenges we had and the site engineering. That's the lowest part of the site, that's typically where you do your stormwater management, it's where access is and as we talk through it you'll hear the issues that came up in doing so.

We're largely in compliance with the letters. We'll agree to the comments and conditions and are happy to go through some of the discussion topics. I think it's best to introduce Jim Illegash from Penoni, who's our civil engineer who can help guide through them and then happy to answer any questions that you folks might have.

John Noble stated what I wanted to do is to actually go through the Hanover Engineering letter that's dated December 11<sup>th</sup> and not address every comment in the Hanover Engineering letter but discuss any concerns you have.

Rob DeBeer stated sure and that's a great way to do it. I'd like to turn it over to Jim and let Jim kind of go through. We spent a couple of phone calls this week with Kevin trying to go through some of these open items to resolve as much as we could before the meeting. So, we kind of have a fairly well marked up document here so we can go through them. Jim, I guess let's skip the waivers and let's go through any discussion topics and you can describe them. I'm happy to answer questions to the extent they come up and we can go from there.

John Noble stated Kevin, if you could also just jump in as Jim goes along here if he's missing anything that you might have a concern on just note it so we can discuss it at that point; and, then we'll hit the waivers at the end.

Jim Illegash stated I'm with Pennoni. We did have a call with Hanover on Monday to go through this letter and we worked through a lot of things. I don't think there's a lot of issues that are outstanding; but, we'll kind of just page through. The first one I have on my list is SALDO number 12 B.

Kevin Chimics stated before we jump to number 12, can we touch on number 3 with the water service? I believe you guys were copied on the letter from Brad Youst from our office and email about the water service. The Planning Commission is probably not aware that they're proposing public water for this property. Just this past week, the Lower Saucon Authority did some water testing in the area and there's some low pressure since this is kind of at the end of their lines. So, right now there's actually not enough pressure to serve the entire development. They can only probably have enough pressure to get up water about half way up the

hill. So, Jim, I don't know if you guys have talked internally on what you guys are looking at doing on the water end.

Jim Illegash stated we did and I was actually going to come back to that issue later. We spoke to Brad Youst and went through a couple of the options and what he explained to us is there's enough water pressure to provide domestic water; but, there's not enough pressure for fire protection. So, we discussed that internally after we went through the options with Brad. And, at this point, it's our intent to provide domestic water to the homes which we think is more marketable, it's more desirable to respective homeowners and then similar to if we would have well water for the entire development, that the fire protection would be served in a similar manner. So, if anything would happen in the future, emergency services, that a fire truck pumper would come and just handle a fire typical to many developments throughout Lower Saucon that are on well and septic. This is what we'd like to propose.

John Noble asked is this something you want to run by the fire chief just to make sure we're okay? Do you have any idea how close the fire hydrant is to that site? Jim Illegash stated there's actually a fire hydrant right at the bottom on Spring Valley Road. It's not very far away.

Kathy McGovern asked how far is that fire hydrant from these homes? It's to far. Jim Illegash stated it varies obviously the further you are into the cul-de-sac, it's a little bit away. It's similar, the proposal that we have right now, would be similar if we propose well water on the lots. But, again domestic water is available and we think that's a better service.

Rob DeBeer stated that I did try and reach out to the fire chief today because we do have a review letter from him that's a clean letter saying he's reviewed the plans and is okay with it. But, in fairness, that did predate the water test that the water authority had done and the information we got from Brad. So, I do want to reach out to him and that is a conversation we do need to have. As Jim said, what we're looking to do here is, again, the fact that we have water supply here that can service the domestic needs of the homes is a positive for us and a positive for the development as it obviously provides more customers to the water authority. But, having the capacity issue, not allowing for fire protection, kind of just puts us in the same ballpark as if we had proposed doing well and septic as opposed to even extending a municipal water line. The other thing is that in the unlikely and unfortunate event if there were a fire, we would be serviced as any other home that's on a well here. The fact that our homes are largely on 2 plus acre lots, the chance that there being a fire in one home and spreads to another is fairly minimal to the extent that the fire chief is satisfied that their pumper tank that they use throughout the Township on other homes is sufficient. I don't think that would be an issue; but, obviously it's a conversation we need to have with him. Again, we just got the information on this 2 days ago.

John Noble asked when you originally talked to the fire chief, did the plans show hydrants?

Rob DeBeer answered it did. So we had assumed that we would have hydrants in here; but, we hadn't gotten the results of the water authority's pressure testing to determine whether or not they were sufficient. Again, I acknowledge we have a clean letter from him, but it is prior to this new information coming up. We recognize we do need to have a follow up conversation with the fire chief.

John Noble stated obviously you need to get the chief's clearance on this thing. Kevin from a standpoint of typical developments, if we had something out in a rural area with only wells, there's nothing in our ordinance that requires anything is there?

Kevin Chimics stated nothing that would require it. I know there has been projects like Long Ridge where they required water tanks. Now here we do have a fire hydrant along Spring Valley Road which if they needed to fill pumpers, it's right there, probably within a half a mile from the furthest home. I don't know if having separate water tanks would provide any benefit than having a fire hydrant less than half a mile away.

John Noble stated what you're saying is as far as water supply goes for a well serviced lot, we're almost as good as we typically get?

Kevin Chimics stated yes. We're actually a little better because we have that fire hydrant in very close proximity to the site if it's needed to fill pumper trucks.

John Noble stated we just need to get an update from the fire chief on this thing.

Tom Carocci stated as liason to the fire companies, Sandy correct me if I'm wrong, we've spent a lot of money on tanker trucks over the years. This is what they're for.

John Noble stated it shouldn't be a problem then, it is typical.

Sandy Yerger stated I live off of Easton Road, there's a cul-de-sac up here that has 10 homes on it and they're all on lot water and sewage, fortunately we haven't had a fire out here but it wouldn't be any different.

Haz Hijazi asked about the potable water, so the pressure for that is good. Is there any concern that in the future the pressure will drop and we may have problems with the residences? Rob DeBeer stated I kind of tried to read the water report and it's all Greek to me. I'm not exactly certain. All I know is that in the conversation with Brad, the question came up is there enough pressure and capacity to service all the domestic needs of the homes in here; and, the answer to that was yes. It was just the fire protection that there wasn't sufficient. So, how that changes in the future, I couldn't tell you.

Kevin Chimics stated my understanding in speaking with Brad, that even for the domestic water, they will need to put a booster pump in to supply the entire development. So, that should be able to handle any water pressure issues in the future. He said there is the slight possibility they could put a booster pump in large enough to do fire service; but, that can cause problems when you don't have that fire pressure and you won't have too much pressure in the lines. So, he said they would most likely want to limit it to just domestic water. And, he said that could be a fairly small booster pump.

John Noble stated I think we got our answer for number 3. Do you want to continue?

Jim Illegash stated he would like to jump to number 12. As I mentioned, 12 b refers to noting on the plan the existing utility lines

#### **RECORDING STOPPED**

Rob DeBeer stated I asked Jim to see what information was available on the Township records. We looked at any other publicly available documents to determine what might be there, previous subdivisions or plans and we didn't find anything, so the last best effort was to send out a letter just politely asking if they could mark up a plot plan of their home showing where the locations are. The responses we got, we put on the plan. I think the responses we did get on Spring Valley show that those systems, the ones that we got, were far enough away they were not of concern.

John Noble asked Kevin without looking at the plan, what's the distance between their infiltration systems and any potential property line?

Kevin Chimics stated that safest way is to add it as a waiver.

Linc Treadwell stated I'm looking at those two sections and I'm not one hundred percent sure that it requires on lot sewer systems and wells. It looks to me like it's talking about public stuff.

Jim Noble asked is this a moot point? Linc Treadwell stated it might be. I'm looking at 145-33 C 1 – property lines, property owners, subdivisions, boundaries, water courses, open space, historic, sanitary sewers, water mains and fire hydrants, storm drains, pipes and onlot sewage.

John Noble stated so then you'd want to put a waiver on that because you tried to contact everyone but have not been able to get responses.

Linc Treadwell stated I think you made a good faith effort.

Jim Illegash stated the next item I have is number 20, Rob, you had some correspondence with Linc about this. It's about combining our proposed lot number 2, which we show as a strictly non-buildable stormwater lot with the adjacent lot number 19 which was a buildable lot. So, that basin would actually be on a lot with a homeowner versus an HOA owned lot.

Rob DeBeer stated that this comment comes up twice and if it's the preference of the Township that rather than have sort of an orphan lot that's owned by the HOA, that this just gets combined with an existing building lot. We're fine and happy to do that. Obviously, the responsibility for that basin will fall on the HOA as opposed to the individual homeowner. I don't have any issue if that's the preference of the Township.

Linc Treadwell stated I think your other basins are on individual lots too.

Rob DeBeer stated yeah they are.

Linc Treadwell stated so we might as well just make it consistent.

John Noble asked the HOA is going to assume all control of the stormwater system on this entire development, right? Rob DeBeer answered that is correct. I wanted to avoid an HOA for such a smaller number of homes in a development; but, it just became impossible. There's enough sort of stormwater features on here that need some central management and so the HOA is obviously the vehicle that does that. The short story is the HOA will be responsible for all the stormwater work.

John Noble asked Linc, is it best to have that on an individual property?

Linc Treadwell stated I think from a Township perspective, we would rather have it on a lot with a house. Because what happens to HOA's as they get older is as the housing units turn over, other people move in and stuff starts to get missed.

John Noble stated that being said, should all of the basins be absorbed into lots?

Linc Treadwell stated yes, they are. Everyone but this one that we're talking about is.

John Noble stated you're going to make it into a single lot. So, it will be a will comply by making it into a single lot. Rob DeBeer answered yes.

Jim Illegash stated the HOA discussion kind of leads into the next number that I flagged which is 26. I just wanted to get the opinion again of the Township on the HOA controlling the stormwater and providing a blanket easement versus individual easements for stormwater structures.

Linc Treadwell stated that a blanket is fine.

Jim Illegash stated that's all I have earmarked for the SALDO comments. Kevin, do you have anything else on your list?

Kevin Chimics stated one quick one that I have marked is number 34, they're proposing some street lights along the development that they're saying is going to be owned and maintained by the HOA. I don't have an issue with it. They don't seem to be standard PPL street lights. But it looks like basically they would be owned and maintained by the homeowner's association.

Rob DeBeer stated the reason there is we were looking to do, giving the nature of what we're trying to accomplish here, is kind of fancy or old timey lights that are different than the standard PP&L spec light. I don't think we've determined them yet. Unless, Jim you have them there on the plan. I'm happy for you guys to weigh in and make sure you're okay with that. PP&L gives you a handful of standard lights that you can do and we wanted to do something a little nicer.

Jim Illegash stated correct and we had shown a more ornamental aesthetically pleasing light fixture on our plans.

John Noble asked so that's another one to make a note that the HOA is responsible for the lighting?

Kevin Chimics stated they do note that on the plan. It's just something that we'll have to make sure gets into the documents.

Linc Treadwell asked can we talk about number 41 briefly? It's 41 b that talks about the storm sewer pipe in Spring Valley Road. So, it's going from basin 3 which will be the HOA's responsibility under Spring Valley Road onto private property on the other side. Am I right? Is that the right theory?

Jim Illegash answered correct. We're proposing to replace the existing inlet and pipe that is at the corner of Spring Valley and Station Avenue, crosses under Station Avenue which is a PennDOT road and discharges into that existing drainage swale.

Kathy McGovern stated I'm not okay with that. I am a recipient of that problem. There is a development across the street from us and there's now four drainage pipes that go from that development to my property. And, the debris that comes into my property and makes my property unusable is enormous. And, it's a problem because PennDOT says it's not their road and Lower Saucon Township says it's not their road. It goes to far into my property; so, it's nobody's problem but the homeowner's. So, I'm not okay with that.

Linc Treadwell stated to address that Kathy, we've told the applicant that they need to get permission from that property owner. They need to get an easement from that property owner and I think the LVPC letter said the same thing.

Kathy McGovern stated and the property owner should be made aware of who is going to help with the overflow and the debris and the problem into his property. It's a big problem.

John Noble asked what's the best way to address the comment number 41 relating to that? It's not something that we per se because that's more of a PennDOT and NPDES issue. Linc Treadwell stated it's a PennDOT issue if it's a PennDOT road because they need an HOP to go under the road.

John Noble stated right; but, they're also going to need the NPDES which will show where the water's going to, right? Jim Illegash answered correct.

Kathy McGovern asked do you know if it's a PennDOT road or a Lower Saucon Township road? Linc Treadwell answered PennDOT.

Rob DeBeer stated it's Spring Valley Road and that's a PennDOT road.

Kathy McGovern stated that PennDOT only maintains within 6 feet. So, the homeowner needs to be made aware.

Linc Treadwell stated in terms of the ownership and maintenance responsibilities, I would prefer that that be an HOA responsibility and that the HOA needs to deal with the private property owner on the other side of the road if those types of issues come up.

Rob DeBeer stated I would not have an issue with making sure of where that discharge takes place being part of our stormwater management agreement and becomes another maintenance obligation for the HOA. So, when they're going out to do the routine and seasonal maintenance of the basins on site, that would be another one that they would perform on as well.

Kathy McGovern stated it's going to help you in the future. It's a huge issue. My value of my property has been decreased because of this.

John Noble asked Linc, what's the best way to handle comment number 41? Linc Treadwell stated the ownership and maintenance is HOA. The HOA needs to have control over that stormwater facility. The second thing that they need is permission from the property owner that is receiving the water that they're allowed to discharge it there.

John Noble stated those two things, the HOA responsibility for the pipes and also a drainage easement on the private property are two recommendations on number 41, right?

Linc Treadwell stated I think the recommendation on the ownership is a recommendation. The permission from the property owner is a necessity, it's not a recommendation.

Kathy McGovern stated that's my point, with an informed consent of who's going to maintain the property debris and overflow.

John Noble stated what I'm trying to craft here is what do we do if they're in will comply with everything in Hanover's letter, what do we do to immortalize this conversation and make it part of our recommendations for this thing if it was going to go forward. Because it's not in the Hanover letter right now.

Linc Treadwell stated I think somewhere else in Kevin's letter, it says, permission from the downstream property owner is required. Right, Kevin?

Kevin Chimics stated in the stormwater.

Linc Treadwell stated in the stormwater section. The only thing we need to do with this is maintenance and ownership with the HOA.

John Noble stated that number 41, that would be a change to Kevin's comments.

Kevin Chimics stated 41 b, the last sentence says the Township shall determine the ownership and maintenance responsibilities of the storm sewer pipe.

John Noble stated we're in will comply basically here with the understanding that you're going to get the HOA involved and get that private owner aware of what's going on with the water.

Jim Illegash stated the last one I'd like to talk about is 64, it speaks to wetland plantings approved by the Township. Our plans shows swales and grass lined swales which are typically approved by DEP in the NPDES process and then the basins are seeded with a seed mix which is like a wild flower/rain garden/basin seed mix. So, I just wanted to get the Township's input on that to see if those are acceptable.

Kevin Chimics stated I think that comments is basin 3, your plan shows two seed mixes, one for the bottom and one for the sides. The way I was reading it, the bottom one looks like it's just natural grass. And, I think the sides were the mix, I guess my concern was the bottom because that area is going to be inundated for several days at a time. So, I think it's just a matter of making sure that bottom seed mix is wet tolerant.

Jim Illegash stated okay, we'll check our plant mix.

Kathy McGovern asked Kevin, aren't there some springs in there, there aren't some wetlands in there? There used to be. I don't know if there still are.

Kevin Chimics stated there is that stream that goes through the property at the east end between lots 14 and 15; and, then there is a natural swale further to the west, but that swale is actually in Upper Saucon Township. We'll cover that when we get to Upper Saucon.

John Noble asked Kevin are you all good with everything else in your letter? Kevin Chimics answered for SALDO, yes. I didn't have any other issues and I don't know if they want to get into anything on the stormwater end, a lot of those are more technical in nature.

Linc Treadwell stated item 1 on the stormwater is what we just talked about.

John Noble stated if we're good with your review letter, we've got two letters dated November 16<sup>th</sup>, one on Ordinance 145 and the other on 137 of the SALDO.

Jim Illegash asked can we take a step back, still within the review letter, the zoning comment number 6, our original plan we had shown the outlet from the basin being outside the wetland and the riparian buffers. Our new plan we started contemplating what's required by the NPDES permit; and, we actually drove the pipe closer to the stream there on the eastern portion which the Conservation Districts prefer because it allows the water that's being discharged from the basin is obviously a shorter distance to a water body or a stream. So, the comment that we're looking for feedback is what's allowable or permitted use within a buffer. Is pipe installation allowable or do we need to look at alternate methods?

Linc Treadwell stated if you read that section of the Zoning Ordinance, it specifically says pipe installation is not allowed which is why my question was why did it go from being outside of the riparian buffer to inside the riparian buffer. Was that a requirement of the Conservation District or was it just something you guys did because you thought the Conservation District might like it?

Tom Serpico stated that we haven't submitted to the Conservation District yet. It's not a requirement of them at this point. But, having been through this process multiple times, we know what the Northampton County is going look for. So, that's what we were trying to circumvent that.

Linc Treadwell stated I don't think you want to violate the Zoning Ordinance to get Conservation District approval. So, I think it sounds to me like that's a discussion item that needs to be discussed with the Conservation District because if they're going to prefer that the pipe discharge be in the riparian buffer, then the Township needs to talk to them about that's not allowed in the riparian buffer.

Tom Serpico stated understood. We do not want to go for a variance.

Linc Treadwell stated I understand that which is why this comment comes up in this letter because on the previous set of plans that's not where it was.

Tom Serpico stated we can take a look and see what we can do to pull that back out.

John Noble stated getting into the waivers, you have two letters here. Which one do you want to start with and explain what exactly you are requesting?

Linc Treadwell stated I think it's just one isn't it?

John Noble stated he has two.

Linc Treadwell stated I know we got two in the email, but I think they're the same thing.

Jim Young stated they're not.

John Nobles stated one is SALDO and one is Section 137. They're labeled terribly because they have the same exact labels on everything. You got to read into them.

Linc Treadwell stated okay you're right.

Kathy McGovern asked are we looking at November 16<sup>th</sup>?

John Noble stated there's two letters dated November 16<sup>th</sup>, they're labeled exactly the same. You got to get into the meat of the letter and see that one is for Ordinance 145 and one is for Ordinance 137.

Linc Treadwell stated when you look at the one for 137 at the bottom it then refers to SALDO modification requests again.

John Noble stated it's just terribly labeled.

Linc Treadwell stated that's what is confusing because they both say SALDO modification requests.

John Noble stated one's basically more dimensional in design and one is more stormwater. So, which one do you guys want to start with?

Kevin Chimics stated why don't we do the SALDO first. Jim, do you have, I don't have that letter, but, I have the original review letter where I think they're all contained so I can follow along. Jim, do you have that letter?

Jim Illegash stated I have it, yes.

Kevin Chimics stated why don't you start with SALDO and let's go through those and we'll jump in as need be.

Jim Illegash stated the first one under SALDO Section 145 is the request for preliminary/final plan versus preliminary and then final.

John Noble stated what I'm going to ask people to do is within your letters, you have justification, if you can just read the justification and then if there's any comment from any of the Planning Commission or Kevin or Linc, you can go ahead and speak up. If there's no comment, then we'll proceed to the next one.

Jim Illegash stated what we state in our letter is the modification from this section which respectfully requested to allow for the concurrent submission of preliminary/final plan. The land development plan submission has been prepared in compliance with §145-21 and §145-22.

A request from Section 145-33 B(1) which is sheet size. We state a modification from this section is respectfully requested to allow for the submission of plan sheet size 30 inches by 42 inches. The horizontal scale meets the requirement of on-inch equals 100 feet for lots greater than one acre; however, the general irregular configuration of the lot requires the requested 30 inch by 42 inch sheet size. The code allows or a 24 by 36 or a 36 by 48. Generally, we don't like to go up to 36 by 48 because it takes up the room. That was the reason for requesting a 30 by 42.

John Noble stated Kevin, you've read all these correct? Do all the Planning Commission members have this in front of them by chance? Why don't we do this, just call off the waiver and you don't have to actually read the justification. If anyone has any questions, we can just go from there to keep it going a little quicker.

Jim Illegash stated number 3 is from Section 145-41B(1) – Proposed streets and public utilities shall be extended to the boundary line of the tract. Number 4 is Section 145-41B(4) which is existing roads adjacent

to the property being developed do not meet the construction standards of this chapter and its Appendix A, then in that case, the developer shall provide those improvements.

John Noble asked this relates to Hafler? Which you want to keep extremely rural?

Jim Illegash answered right. It's Hafler and also Spring Valley Road. Our plans have labeled both, the letter for whatever reason missed including Spring Valley Road. So, we want that to be clear. I think Hanover actually caught that in their review letter.

John Noble asked Kevin, are you okay with that?

Kevin Chimics answered yeah, they're doing some improvements along Spring Valley right at the road giving us a little flare at the intersection; but, we're not doing the full road frontage improvements. Which in a rural area, it provides no benefit for a short distance.

Jim Illegash stated number 5 is Section 145-42 B(2) – Block depth – residential blocks shall be of sufficient depth to accommodate two tiers of lots, except where prevented by size, topography or other inherent conditions of property, in which case the Township council may approve a single tier of lots. Number 6 is 145-43A(7) – The lot size, width, depth, shape, orientation, and minimum building restriction lines shall be appropriate for the location of the subdivision and for the type of development use proposed in accordance with Chapter 180, Zoning, and this chapter. To avoid jurisdictional problems, lot lines shall follow municipal boundaries where feasible rather than cross them. Number 6 Section 145-43 A(8) – The lot size width, depth, shape, orientation, and minimum building restriction lines shall be appropriate for the location of the subdivision and for the type of development use proposed in accordance with Chapter 180, Zoning, and this chapter. The depth of residential lots should normally be not less than one nor more than three times their width.

Kathy McGovern stated I thought a minimum lot in Lower Saucon Township had to be over 2 acres.

Kevin Chimics stated they do meet all the areas; but, generally you want a lot that's more square in shape or rectangular. In this case there are a couple of lots, just based on the way the road's laid out where there a little narrow and they're very deep and we have a couple that are real wide and not very deep. So, there's just a couple of those lots that don't quite meet what the ordinance asks for there. They're very large lots.

Kathy McGovern stated they had to have x-number of feet of road frontage.

Kevin Chimics stated they meet all the required road frontage and widths. The the lots are, with one single road going through the middle, we had some lots that are very deep.

Jim Illegash stated Number 8 – Section 145-45 A – General requirements. All new streets and widened portions of all existing right-of-way intended for public use shall be dedicated to the Township or state. All new streets or roads and widened portions of existing streets or roads shall be designed and installed in accordance with the following requirements, unless provided otherwise by this chapter.

Jim Illegash stated that this is parts of Hafler Road and it also gets into your request for a slightly narrower road. Is this an overlap Kevin?

Linc Treadwell stated I think everybody's okay with not widening the existing roads. I think the question is what's the new road going to look like.

Kevin Chimics stated 145A we kind of covered under where we talked about Hafler and adding Spring Valley. So, I think we're good with that one.

Jim Illegash stated the next one is 145-45 B(1) – Street Width. The minimum widths of the right-of-way and the paving shall not be less than those of an existing street, of which the new street is to be a continuation, nor less than the following: Local Street paving width – 28 feet.

John Noble stated at this point you guys have asked for a 24 foot wide road which is probably a little bit more in character with this type of road that's not a thoroughfare. I know Kevin, you might have some concerns with turning a radius. What's the consensus on having a little less pavement out there with a 24 as long as we can do it safely with a good turning radius?

Kathy McGovern stated that's always a concern back there - the turning radius. When you go back with the fire trucks.

John Noble asked are cul-de-sac ends designed with our full road spec, right? Kevin Chimics answered yes.

John Noble stated that every fire truck has the ability to do a circle turn at the end of all these cul-de-sacs. If you do some overlays on turning radius for trucks, we can make sure that none of these roads have a conflict.

Linc Treadwell stated that I think I would like to hear from the Director of Public Works on his opinion since this is going to be a Township road. So, if he has some issues with snow plowing and stuff like that that he wants it a little bit wider, I'd like to know that.

John Noble stated that I think with this waiver, it would have to be contingent upon the DPW's input.

Rob DeBeer stated obviously we were trying to keep as much disturbance and coverage down by going to a more narrow street; but, we didn't sort of pick the 24 feet out of thin air. We did look at there are several other sort of similar looking developments between 10 and 30 homes or so that have the same type of street width that also don't have curbs, don't have sidewalks and they're kind of much more rural and passive in nature. We just tried to mimick those. I think the biggest concern you have when you cut down this road width is parking. These homes are well back from the main road, they're all going to have long driveways with turnarounds. The idea that there's going to be anyone parking on this street is going to be rare if ever. And, to your point on the safety, the cul-de-sacs were designed to meet the full turning standard for emergency vehicles. So, to the extent that something were to happen, obviously the emergency vehicles can get in and turn around. And, also Jim correct me if I'm wrong, the right-of-way outside of the road width itself is flat for some periods so that way in the event that something does need to get past, there's no impediment to or if a car or tire has to go over a little patch of grass for a small bit of time, there's no impediment there. Am I right, Jim?

Jim Illegash stated we have about 5 or 6 feet on each side of the cartway, so if emergency services, fire truck or ambulance, is coming by, you have the room to pull over and nothing is prohibiting in that.

Linc Treadwell stated I don't think we have a problem with that, I just want to make sure that the guy who actually has to plow it and maintain it is okay with it.

Rob DeBeer stated we have the snow bank areas in the cul-de-sacs, right? Jim Illegash answered yes.

Rob DeBeer stated we agree to have that conversation with the DPW director.

John Noble stated that so dimensionally we would probably find what we need the DPW to just sign off on it and being okay. We'll just modify this waiver.

Linc Treadwell asked that's the same for number 10, right? It's the same issue? Rob DeBeer answered correct.

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John Noble stated so 9 and 10 are DPW. Does anyone on Planning Commission have any questions on number 10? This is for the right-of-way – 50 feet instead of 60 feet. No questions, then why don't we go onto 11.

Jim Illegash stated number 11 is 145.45 C(1) – Single access streets, cul-de-sac and stub streets. Single access streets shall have a minimum length of 250 feet and a maximum length of 600 feet. Single access streets shall not provide access to more than seven dwelling units or to more than four nonresidential lots or businesses with more than 100 employees.

John Noble stated so this is basically them designing from our original guidance back in February in 2018.

Linc Treadwell stated I may add the emergency access to give them a second point, second way in and out.

John Noble stated are they any questions, if not next one.

Jim Illegash stated number 12 is 145-45 C(3) – Single access streets, cul-de-sac and stub streets. Stub Streets. To provide an integrated street system, all stub streets of abutting subdivisions shall be incorporated into the proposed street system. Also, stub streets shall be provided to undeveloped land to meet the planning and design criteria of this chapter.

Kevin Chimics stated the only thing you would look at is maybe the property to the south. I believe in discussing this with the developer that they had actually approached that adjoining property owner and he has no intentions of developing his property, so it's really, does the Township from a planning perspective want to look at extending a road. And, probably in the Lower Saucon area, it wouldn't be the best place to do it. It's probably best to do it from the Upper Saucon cul-de-sac because that a little closer to the property line.

Linc Treadwell stated we have more problems when we have stub streets than we do when we don't.

Jim Illegash stated number 13 is 145-45 D(7)(b)[1] - The centerlines of two streets intersecting a third street from the same side shall be separated by 800 feet if any of the streets is a collector road.

John Noble stated this is an issue along Spring Valley, I think you don't have the land to actually comply here period. This is a hardship and not even close to complying.

Kevin Chimics stated the adjoining street across is actually closer to the intersection; so, this one is further out.

Jim Illegash stated number 14 is 180-102 C(2)(a) – The plan shall be drawn to a scale of not less than one-inch equals 50 feet, unless modified by the Planning Commission.

Kevin Chimics stated this is under the site plan for zoning; so, the Planning Commission does have the ability to waive these couple small sections in the site plan requirements for zoning. The scale does meet the SALDO.

Jim Illegash stated number 15 is 180-102 C(2){k} – An elevation view of all proposed structures shall be provided, unless waived by the Planning Commission.

Kathy McGovern stated elevation views of all structures, these are homes, correct?

Kevin Chimics stated yes. I think that requirements is geared more towards commercial or businesses and things like that.

John Noble stated that they will still need to get building permits for these houses anyway. That's it for this letter, do you want to go through the next one?

Jim Illegash stated sure. Number 1 on the stormwater waiver letter is 137-13 A(1) – To the extent that a site is determined suitable, a volume of stormwater runoff shall be infiltrated during the one-hundred-year storm equal to the one-hundred-year pre-development storm runoff volume subtracted from the one-hundred-year post-development storm runoff volume.

Linc Treadwell stated Kevin, this is going to start getting really technical. Is there anything in these stormwater waivers that you want to discuss?

Kevin Chimics stated I think I have one or two, just let me flip through my notes here.

John Noble stated that's a good idea to flip this around and if anyone on the Planning Commission has a question on one of these waivers or if Kevin has a question, let's discuss it.

Scott Kennedy stated I'd like to talk about number 3. Based on the explanations, it sends an underlying soil and geology does not lend itself to multiple basins. What's going to happen with this? What's proposed?

Kevin Chimics stated typically number 3 is geared more towards when we have road runoff that's going to be kind of concentrated to one basin. We usually try to limit that. In this case, we do actually have 4 basins throughout the entire site. They do meet the stormwater BMP loading ratios which is basically how much total drainage area and how much impervious drainage area gets to each basin. Actually, we only have 2 that they're infiltrating. One is a small rain garden and the other is basin number 2 which is in close proximity to the wetland buffer areas. They've done testing and the soil testing out there is not conducive to a lot of small basins. There's just not a lot of areas where they were able to get the infiltration rates. We were okay with what they were proposing on the drainage area to each basin.

John Noble asked are you comfortable with that answer?

Scott Kennedy asked the other thing, wasn't there a reference to some karst formation somewhere in one of these?

Kevin Chimics stated I know they were requesting a waiver because technically according to the ordinance, if you have karst features you were supposed to line the basins. If you weren't going to line the basins, you need to basically certify that there are no karst features in the area. Well, there are karst features in the area and they do want to infiltrate so they're asking for a waiver of having to sign that certification.

Scott Kennedy asked isn't that just a concern with sinkholes?

Kevin Chimics answered right.

John Noble stated on the bright side, we're not going to own these basins when we're done.

Kevin Chimics stated they did limit it where two of the basins are spray basins where they will be lined. So, it's really just two basin areas. One is the rain garden which is small in size and the other one is near the wetland area which will help with the hydrology of the wetland area and the stream.

Kathy McGovern state Number 16 – Appendix A, Section E.1.b - ... a public road and/or from one lot and being infiltrated on another lot shall meet the requirements of Appendix E.1.b. What does this mean?

Kevin Chimics stated basically what that section would technically require is that the inlets along the street should have water quality features in them. In this case, we already have grass swales going to the inlets which will help filter the water. That comment is geared more towards public streets with curbing on them where you will have some oils and things like that that are on the surface of the roadway that could wash into an inlet. In this case we have grass lined swales that will help filter the runoff before it gets into the basins. So, we didn't object to that waiver.

Linc Treadwell asked there's going to be fencing around basins 2, 3 and 4, is that right?

Jim Illegash answered correct.

Kevin Chimics answered yes. One item I did want to touch on, we had some concern that the Township's stormwater management ordinance is very dependent on infiltration and it actually requires infiltration facilities for every residential property. In this case, they are asking for a waiver of that. Just because, again they did a lot of testing and the lots themselves aren't conducive to a lot of infiltration. We were willing to work with them on that condition or with that waiver as long as it's conditioned that they add a note to the plan that states during the individual lot grading plan preparations, they do do some exploration to try to find on-lot infiltration for each individual dwelling. I know that's something we discussed.

Linc Treadwell asked what number is that?

Kevin Chimics answered it's number 5 on the waiver request letter. We don't object to that waiver; but, we would ask that it be conditioned upon them adding a note to the plan that states "During individual lot grading plan preparation, that they do some exploration testing on the lot to try to determine if an infiltration facility is available."

Haz Hijazi asked how do you check for compliance at that time?

Kevin Chimics stated what they're required to do is they actually have to do probes to dig around to see if there is the ability to do an on-lot infiltration facility. So, our office is involved in reviewing the grading plans for each unit. So, that's something that during the grading plan review process to make sure that they do that exploration.

Kathy McGovern stated they have to do a probe according to this; but, they don't have to do a perc test.

Kevin Chimics stated no, perc tests aren't required for just residential units. Just because it's a little smaller in area. The ordinance only requires the probe.

Linc Treadwell asked does the ordinance prefer infiltration because we don't have enough ground water in Lower Saucon?

Kevin Chimics stated it's really to try to reduce the run-off.

John Noble stated so at least all the run-off is captured before it actually goes onto another property, correct? Kevin Chimics stated yes.

John Noble stated literally almost any lot here has run-off and it goes into a swale.

Kevin Chimics stated correct. It either goes into a road side swale or a natural swale or it will just follow the natural flow of the land to one of the basins.

John Noble stated if we put this note on there even if they're not able to infiltrate, we're not going to impact another homeowner.

Kevin Chimics answered correct. The only other one I'd like to discuss is 137-18S which is number 13 on the review letter. The ordinance would require any berm or a basin to be a minimum of 50 feet from a property line. In this case, the lowest point on the site is all around the property lines, so their basins are closer than 50 feet. They do have landscaping around the basins. I would ask that we add a condition to make sure the landscaping is acceptable to the Township. I know we had talked about doing a site visit with Jim or somebody from our office. There are existing tree rows, we just want to make sure that the landscaping they propose fills in any gaps.

Scott Kennedy asked how close is it to the road?

John Noble stated the closest one is the Spring Valley Road one.

Kevin Chimics stated the one at the corner of the intersection would be the only one that is close to a road.

Linc Treadwell asked we're more concerned about the neighbors, right Kevin?

Kevin Chimics answered yes. Basically, just not having a berm run right up to a property line of an adjoining neighbor.

John Noble stated so with this thing, you're okay with the waiver as long as it's subject to a landscaping review?

Kevin Chimics stated correct. The basin along Spring Valley Road is in more of a cut, so there's not really a berm. So, it shouldn't be to visible. We'll just make sure there's enough landscaping there to buffer the neighbors.

Kathy McGovern asked if you're concerned about that one, then why aren't you concerned about 15? No closer than 100 feet from adjacent property line or right-of-way and shall discharge into a drainage channel.

Kevin Chimics stated on that one, basin 3 is the one at the corner of the intersection, while a discharge is closer, it is in a pipe system, that's the one we're going to pipe along Spring Valley Road to that discharge point. There we're going in a pipe system where it's not discharging other than where they need to get the property owners' consent for that. Basin number 3, while the discharge point itself is closer to the property line, it's not directed towards the property line; it's actually directed towards that existing channel through the site. Actually, number 15 we would condition on basin number 4, the rain garden, I know we talked to them before about having them look at trying to move the location of that discharge point a little bit away from the property line. I think number 15, we would ask that they condition that one on adjusting the discharge point of rain garden 4 to the satisfaction of the Township.

John Noble asked if there is any public out there at all?

Molly Bender stated I don't see any hands raised.

John Noble asked if there are any comments from the Planning Commission members? At this point, we talked through Hanover Engineering letter and they're in a will comply and have already discussed a lot of stuff. Is there anything that you want us to say? The waiver requests I have, we've gone over those. From a site design and planning standpoint, they've kind of listened to us over the last year and a half in this design process. So, they've done what we asked in challenging lot. At this point, I think we'd probably be looking for a motion to move this on with preliminary/final approval subject to the Hanover Engineering letter and the waivers. Linc, should we vote on the Hanover letter first?

Linc Treadwell answered no, let's do the waivers first.

John Noble stated I'm going to reference this as 2 letters. One is Ordinance 145 of SALDO and I have a note on that waiver request which is dated November 16, 2020 that number 9 and number 10 relating to street design have to be reviewed by the DPW. We have no objections to the dimensions in the right-of-ways; but, there still has to be a DPW input. That's the only modification I have on those waivers.

Kathy McGovern asked can you read them, please, John?

John Noble stated okay.

Number 1 is SALDO Ordinance 145-22. A and 145-33 A – Preliminary Plan – Submission requirement to submit Preliminary Plan and Final Plan separately.

Number 2 is 145-33 B(1) – Sheet size shall be 12 inches by 18 inches, 18 inches by 24 inches, 24 inches by 36 inches or 36 inches by 48 inches, unless otherwise approved by the Commission. They're asking for a waiver in the sheet size.

Number 3 is 145-41 B(1) – Proposed streets and public utilities shall be extended to the boundary line of the tract. They're asking for a waiver on that which we're granting.

Number 4 is 145-41B(4) – When the existing road(s) adjacent to the property being developed does not meet the construction standards of this chapter and its Appendix A, then in that case, the developer shall provide those improvements. We're indicating that we're okay with the developer not improving the existing roads.

Number 5 is 145-42 B(2) – Block depth. Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except where prevented by size, topography or other inherent conditions of property, in which case the Township Council may approve a single tier of lots. We're okay with that waiver.

Number 6 is 145-43 A(7) – The lot size, width, depth, shape, orientation, and minimum building restriction lines shall be appropriate for the location of the subdivision and for the type of development use proposed in accordance with Chapter 180, Zoning, and this chapter. To avoid jurisdictional problems, lot lines shall follow municipal boundaries where feasible rather than cross them. We're okay with that.

Number 7 is 145-43 A(8) – The lot size, width, depth, shape, orientation, and minimum building restriction lines shall be appropriate for the location of the subdivision and for the type of development use proposed in accordance with Chapter 180, Zoning and this chapter. The depth of residential lots should normally not less than one not more than three times their width. This site has some challenges on depth orientation, so we're good with that.

Number 8 is 145-45 A – General requirements. All new streets and widened portions of all existing rights-of-way intended for public use shall be dedicated to the Township or state. All new streets or road and widened portions of existing streets or roads shall be designed and installed in accordance with the following requirements, unless provided otherwise by this chapter. We're good that that waiver.

Number 9 is 45-45 B(1) – Street widths. The minimum widths of the right-of-way and the paving shall not be less than those of an existing street, of which the new street is to be a continuation, nor less than the following: Local Street paving width – 28 feet. So, this is subject to the DPW review.

Number 10 is 145-45 B(4)(c)(4) – Street widths. Local streets shall have a minimum right-of-way width of 50 feet for single family detached lot subdivision and 60 feet of right-of-way for nonresidential or townhouse and multifamily subdivisions or subdivisions with densities of three dwelling units per acre or more. In residential subdivision with a density of less than one dwelling unit per acre, the local streets shall consist of at least a total paved width of 28 feet. This is approved subject to the Department of Public Works' review.

Number 11 is 145-45 C(1) – Single access streets, cul-de-sac and stub streets. Single access streets shall have a minimum length of 250 feet and a maximum length of 600 feet. Single access streets shall not provide access to more than seven dwelling units or to more than four nonresidential lots or businesses with more than 100 employees. The developer has designed according to our wishes on this; so we're granting a waiver on that.

Number 12 is 145-45 C(3) – Single access streets, cul-de-sac and stub streets. Stub streets. To provide an integrated street system, all stub streets of abutting subdivisions shall be incorporated into the proposed street system. Also, stub streets shall be provided to undeveloped land to meet the planning and design criteria of this chapter. At this point, we granted a waiver because the only adjacent property owner has indicated no desire.

Kathy McGovern stated I have to apologize, I don't know where this stub street is.

John Noble stated it's where you would design a street to potentially be connected to an adjacent property so you can have a continuous street going into an adjacent property that might be developed. In this case, the southern lot is the Koehler lot and they've indicated no desire whatsoever to connect in the future.

John Noble continued with Number 13 is 145-45 D(7)(b)[1] – The centerlines of two streets intersecting a third street from the same side shall be separated by 800 feet if any of the streets is a collector road. In this case, the streets are designed with a maximum separation, they counted the lot frontage they have on the road.

Number 14 is 180-102 C(2)(a) – The plan shall be drawn to a scale of not less than one-inch equals 50 feet, unless modified by the Planning Commission. We've granted them a waiver on this.

Number 15 is 180-102 C(2)(k) – An elevation view of all proposed structures shall be provided, unless waived by the Planning Commission. We've waived that.

John Noble stated that is the letter that is dated November 16<sup>th</sup> relating Ordinance 145 that's SALDO, is there a motion on this letter.

**MOTION BY:** Scott Kennedy moved to recommend to Council the approval of the requested waivers listed in the Pennoni letter dated November 16, 2020 relating to Ordinance 145-SALDO with the aforementioned conditions.

**SECOND BY:** Tom Carocci

**ROLL CALL:** 6-0 (Absent: Craig Kologie)

John Noble stated the second waiver letter is for Ordinance 137 Stormwater. With these lists of modifications and Kevin you will have to correct me if I don't get it correct. Number 5 is 137-17 Q, this is All stormwater runoff from residential (principal and accessory) structures which have a cumulative square footage of 1200 square feet or greater shall be infiltrated in an infiltration practice. Probes shall be performed to determine the required vertical separations from limiting zones; however, no percolation testing is required. We'd like a note on the plan indicating that this is contingent upon when the grading plan is submitted for the actual building permit of the house, it must include the effort to try to infiltrate these systems.

The other modification we have on this waiver list is Number 13 – 137-18S – The top of slope or toe of outside slope of any detention or retention basin shall be no closer than 50 feet from any property line or ultimate right-of-way line. Two of the basins are actually, because they are in low points, are relatively close to property lines; so, this waiver is contingent upon the landscaping review by our engineer before approval.

Number 15 is 137-23 K(3) – Any stormwater outlet pipe (including detention basin outlet pipe) or structure (including detention basin spillway) that discharges water to the surface of the ground shall be located no closer than 10 feet from an adjacent property line or right-of-way line and shall discharge into a drainage channel, swale or pipe within a drainage easement that has been designed, constructed and/or analyzed to receive the water discharge from that outlet. This is relating to basin number 4, you need to confirm the discharge location of that basin.

Kevin Chimics stated correct, they need to move it farther away from the property line.

John Noble stated we're trying to move it farther from the property line and confirm it with Hanover Engineering for its location.

Kathy McGovern asked Kevin, which one is where the water goes off into the owner's property?

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Kevin Chimics stated that would be basin number 3.

John Noble stated that discharge is in the Hanover Engineering letter, not the actual waivers.

Kevin Chimics stated they don't need a waiver for that, they just need some conditions that need to be addressed.

John Noble stated I'm looking for a motion on the letter dated November 16<sup>th</sup> related to our Ordinance 137 Stormwater.

**MOTION BY:** Scott Kennedy moved to recommend to Council the approval of the Pennoni letter dated November 16, 2020 relating to Ordinance 137-Stormwater with modifications to items 5, 13 and 15 as previously discussed.

**SECOND BY:** Sandy Yerger

**ROLL CALL:** 6-0 (Absent: Craig Kologie)

John Noble stated now we go into the Hanover Engineering letter. I believe at this point we've discussed a lot of things in the Hanover Engineering letter dated December 11, 2020; and, the applicant is in agreement that he will comply with that letter. Is there anything that wasn't spelled out in this letter that is not a will comply? We talked about a lot of stuff, but there was enough verbiage in here that we were comfortable with where these things were going.

Kevin Chimics stated yes.

John Noble asked Linc, no problem?

Linc Treadwell answered I'm good.

Kevin Chimics asked can I make 2 additional recommendations that are outside of the letter? The first would be that the applicant would need to satisfactorily address the comments to the satisfaction of Township staff prior to the plan being forwarded to Council for action. The second would be that if for any reason the applicant would need any additional waivers in addressing the comments that they would have to come back to the Planning Commission for any additional waivers. We hope they don't need any and we believe they can address everything.

John Noble stated I'm looking for a motion for preliminary/final approval subject to the applicant fully complying with the Township staff and the Hanover Engineering letter dated December 11, 2020. Should the applicant need waivers, they would have to come back to the Planning Commission to seek those waivers.

Linc Treadwell stated the plans need to be cleaned up before they go to Council.

**MOTION BY:** Haz Hijazi moved to recommend preliminary/final approval of Saucon Overlook Land Development #LD 04-20 subject to the applicant fully complying with the Township staff and the Hanover Engineering letter dated December 11, 2020. Should the applicant need waivers, they would have to come back to the Planning Commission to seek those waivers. The plans should be cleaned up before they request to be scheduled for review by Council.

**SECOND BY:** Tom Carocci

**ROLL CALL:** 6-0 (Absent: Craig Kologie)

Rob DeBeer stated thank you for everyone's time. We'll get to work on this and will keep with Kevin and Linc and do what we have to do to get over the finish line.

**B. JOHN'S PLACE LAND DEVELOPMENT #LD 02-20 - JOHN & SUSAN BLAIR – 3725 OLD PHILADELPHIA PIKE – exp. 03/08/21**

John Noble asked Kevin, you have two letters? One was related to sewage and the other was related to minor something.

Kevin Chimics stated one is our standard land development review and the other is the review letter for the Lower Saucon Authority.

Linc Treadwell stated December 10<sup>th</sup> is the land development review and December 14<sup>th</sup> is the LSA review.

Kevin Chimics stated the LSA review just deals with the sewer and the water for this project is going to be City of Bethlehem.

Linc Treadwell stated I don't think there was anything in the LSA letter of note.

Kevin Chimics stated I think it was get the planning module squared away, pay the fees and make sure everything is secured in the improvements agreement.

John Noble stated that's probably going to be a quick will comply. Is there someone here to give us a quick overview. I know we've seen this a number of times and we've made a number of comments on the infiltration. You have a watercourse going through there. I believe at this point most of everyone here is familiar with this plan. Can you just give us a little update on anything that you've changed and where you are with the plan.

Present were Ben Kutz, engineer with Gilmore & Associates and Attorney Steve Boell.

Ben Kutz stated that John Blair wasn't able to join the call tonight; so, I'm here representing him. I think we were here before you last month for conditional use application and was formally granted at last night's meeting by Council for the driveway crossing and utility crossings of the tributary. In the recent months, we also had additional variances that were being applied for and obtained from the Zoning Hearing Board which was for parking, driveway location and planting screens. We've taken a look at Hanover's letter and I had some conversations with Kevin and Brian either yesterday or the day before just about a few comments. I don't think that there's really much alteration that's been made to the plan. We are looking at possibly widening the radius for the driveway entrance to just improve access for vehicles turning into the property.

John Noble stated do me a favor, instead of getting into the Hanover letter randomly, if you don't mind, taking a look at the Hanover letter and start from the beginning of it and going along in a fashion if Kevin or you have any questions or concerns that you need to discuss with the Planning Commission. Do not go into the waivers until we get to the end.

Ben Kutz stated I think I can keep this pretty simple. I don't know if you need us to go through each of these comments specifically. The intent is to comply to all of these comments except for the ones where a waiver request is noted. The only ones that are still in discussion are the stormwater management ones. We've been told by the conservation district that we should have their technical review letter this month. Because there's an alternative BMP being proposed which is like that rain garden combined with the subsurface detention basins. The standards used for that alternative BMP stormwater facility differs from that of traditional stormwater facilities. So, in conversation with Hanover and with LVPC, we've been holding off on addressing stormwater management until we've been given more direction from the Conservation District. The intent is for all the SALDO comments is to comply and I don't believe there is anything zoning wise remaining.

John Noble asked Kevin, do you have anything on your letter that you had concerns with?

Kevin Chimics answered no. From an engineering standpoint, no. We feel they can address everything. Really, in my mind, the only real discussion item is comment C3 on page 9 which is really more for the Planning Commission. It actually requires an architectural review by the Planning Commission which kind of falls back on you guys.

Ben Kutz stated we have an architectural elevation that was prepared by John Blair, it was one of the buildings, but the intent was to have a similar character for both of them which I believe was in the meeting packet.

John Noble asked Linc is there any architectural review further on in this process, because these are specs that might never be built until John gets tenants.

Linc Treadwell stated I was about to suggest that maybe you don't want to lock yourself into whatever these pictures are today because it might change. So, I think it's more a question of when you decide finally what the building is going to look like, maybe you gotta come to the Planning Commission then just to get that approval. I don't want to lock you into what those pictures are today and then have you come back later and say that's not what we want to build.

Ben Kutz stated knowing John Blair, that's probably the preferred route where he doesn't mind presenting that at a meeting like this.

John Noble asked do you want to formalize that as a recommendation that it comes back here or it has to be approved by Council? Linc Treadwell answered no, I think if we're going to recommend approval here that we put in there that the architectural needs to come back when they're finalized.

John Noble asked so that's 180-65 1? Linc Treadwell answered correct.

Ben Kutz stated maybe one question I did have which is also under the zoning ordinance section, comment one – Site Plan approval is required for the proposed office buildings on Lots 2 and 3 and the single family detached dwelling on Lot 1. I just wanted to get a quick clarification on that site plan approval as it relates to the land development application.

Linc Treadwell stated in this instance your site plan and your land development plan are the same plan.

Ben Kutz stated I just wanted to make sure there wasn't something I was missing.

Linc Treadwell stated that's just quirk in the Lower Saucon ordinances. The site plan is there to catch people who aren't technically a land development. You're both so it's the same plan.

John Noble asked if those are the only questions you have, is everything else a will comply?

Ben Kutz answered yes, subject to input from the Conservation District. But, the intent would be once we've received that feedback, to discuss with Hanover where maybe there might be a slight conflict in approach.

John Noble asked are you okay with that Kevin? Kevin Chimics answered yeah, I think we can address it through any of the comments that are in the letter.

John Noble stated you've got a bunch of waiver requests here. We'll probably run this the way we did before. Some of this is the same waivers we just granted. Is there anything in here Kevin that we need to be concerned with or is there anyone on the Planning Commission that has a question?

Kevin Chimics stated I don't recall there being anything that we objected to or had any concerns or conditions that we were looking at.

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John Noble stated it's kind of the stuff we talked about the last couple of times that this project has been before us. Is there anything in here that we haven't discussed a couple times?

Ben Kutz stated I don't think this plan has been altered since it was presented at the July meeting. I thought it was reviewed favorably, it was just that they wanted to hold off on making a motion on it.

Linc Treadwell stated I think we discussed them all at a previous meeting, we just tabled it because you needed a conditional use and a couple of other clean up items.

John Noble stated so everything in this October 13<sup>th</sup> letter has been discussed. Is there anyone on Planning Commission that has any questions related to this project? Do we have anyone in the chat room that wants to ask any questions? Molly Bender answered there's nobody in the audience or any hands that are raised.

John Noble stated at this point let's discuss waivers. There's the October 13<sup>th</sup> waiver list. I'm looking for a motion to accept the waivers unless anyone wants me to go over any of them.

**MOTION BY:** Tom Carocci moved to recommend approval of the waivers listed in the letter dated October 13, 2020.  
**SECOND BY:** Scott Kennedy  
**ROLL CALL:** 6-0 (Absent: Craig Kologie)

John Noble stated that we want to do preliminary/final approval. The only thing that we want to change in the Hanover Engineering Letter at this point is Section C 3 on page 10, Section 180-65.1 where when we actually get to the point where there's going to be a building put on here, the Planning Commission would like to see some elevations for architectural review. Is everyone okay with everything else in the Hanover Engineering letter?

Linc Treadwell stated yes, and the same condition that they clean up the plans before they request to be on a Council agenda.

John Noble stated okay. So, I'm looking for a motion on preliminary/final approval contingent upon them cleaning up the plans totally; and, when they actually get to building coming back for architectural review by the Planning Commission.

**MOTION BY:** Hazem Hijazi moved to recommend preliminary/final approval of the John's Place Land Development #LD 02-20 subject to compliance with Hanover Engineering's letter dated December 10, 2020 with the modification of Section C 3 on page 10, Section 180-65.1 where when we actually get to the point where there's going to be a building put on here, the Planning Commission would like to see some elevations for architectural review and the plans should be cleaned up before they request to be scheduled for review by Council.  
**SECOND BY:** Tom Carocci  
**ROLL CALL:** 6-0 (Absent: Craig Kologie)

Ben Kutz stated one more topic, the planning exemption mailer, I know that there is a process that the Township has. We had sent a formal capacity request letter to the City of Bethlehem and we got a response back, it's a letter dated September 23<sup>rd</sup>, I don't know if the Planning Commission should be acting on that to move the planning exemption mailer forward at this time. Kevin, I don't know if that's something you can elaborate on and clarify.

John Noble asked Linc, do I have to address the December 14<sup>th</sup> letter? Linc Treadwell answered no, that was an Authority letter; and, there's nothing in it. What's the DEP mailer issue, Kevin?

Kevin Chimics stated I don't think we have an issue, because I think the Planning Commission at the July meeting approved the planning module request. I think we put that time limit of 5 years on it.

John Noble stated that's right.

Kevin Chimics stated I thought that we may have sent that to DEP. Do you recall Jim? Jim Young answered I'm pretty sure that was sent.

**IV. MICELLANEOUS BUSINESS ITEMS**

**A. APPROVAL OF MINUTES – NOVEMBER 19, 2020**

**MOTION BY:** Sandy Yerger moved to approve the November 19, 2020 Planning Commission minutes.  
**SECOND BY:** Tom Carocci  
**ROLL CALL:** 6-0 (Absent: Craig Kologie)

**V. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS – None**

**VI. ADJOURNMENT**

**MOTION BY:** Kathy McGovern moved to adjourn the meeting at 8:45 p.m.  
**SECOND BY:** Sandy Yerger  
**ROLL CALL:** 6-0 (Absent: Craig Kologie)

Submitted by:

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John Noble, Vice Chair