

**LOWER SAUCON TOWNSHIP
PLANNING COMMISSION AGENDA
September 24, 2020**

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

- A. Call to Order- 7:00 p.m.
- B. Roll Call
- C. Pledge of Allegiance

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS

- A. Multi-Municipal Comprehensive Plan Update – review and comments needed for Council

III. BUSINESS ITEMS

- A. Bethlehem Landfill Company Land Development #LD 03-20 – Bethlehem Landfill Company – 2335 Applebutter Road – exp. 11/24/20
- B. Longridge Major Subdivision #MAJ 01-20 – BT Stonewood Longridge LP – Bergstresser Drive; Longridge Drive; Imperial Crest Lane & Royal Valley Lane – exp. 11/24/20

V. MISCELLANEOUS BUSINESS ITEMS

- A. Approval of Minutes – August 27, 2020

VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS

VII. ADJOURNMENT

Saucon Valley 2020 Comprehensive Plan Update

*This story was made with [Esri's Story Map Journal](#).
Read the interactive version on the web at <https://arcg.is/9iDe5>.*



Note for the User:

- You can use the arrow keys on your keyboard, the scroll wheel on your mouse, or the swiping functions on your laptop or phone to move up and down through this Story Map.
- Throughout the Story Map the User may return to the Table of Contents at any time by clicking on the link at the bottom of each section.
- Also, along the side is the main navigation tool. Section headers will appear while hovering over that sections dot.
- Colored words or phrases like [picture](#) or [click here](#) are links to photos, documents or websites.
- Any questions or comments can be sent through the Contact Us link above.

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What is a Comprehensive Plan?



A comprehensive plan is a document that identifies the goals and strategies for land use and growth management in a community or group of communities. The Pennsylvania Municipalities Planning Code (MPC) provides for the basic content to be included in comprehensive plans so that growth is encouraged in a coordinated manner. A comprehensive plan differs from a zoning ordinance in that it is adopted by resolution rather than as an ordinance or law. The comprehensive plan serves as a guide for a community's growth and development, to be reviewed every 10 years, whereas the zoning ordinance is a legal instrument that is used to implement land use regulations and provisions consistent with the principles of the adopted comprehensive plan.

This plan is a public document that carries no legal weight but has tremendous influence on future actions within a community and in some cases a region. While broad in scope, each part of the document goes into detail on the inner workings of the community. The complexity between the physical, social, environmental, and economic factors shaping a community is what makes comprehensive plans so influential.

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Partner History

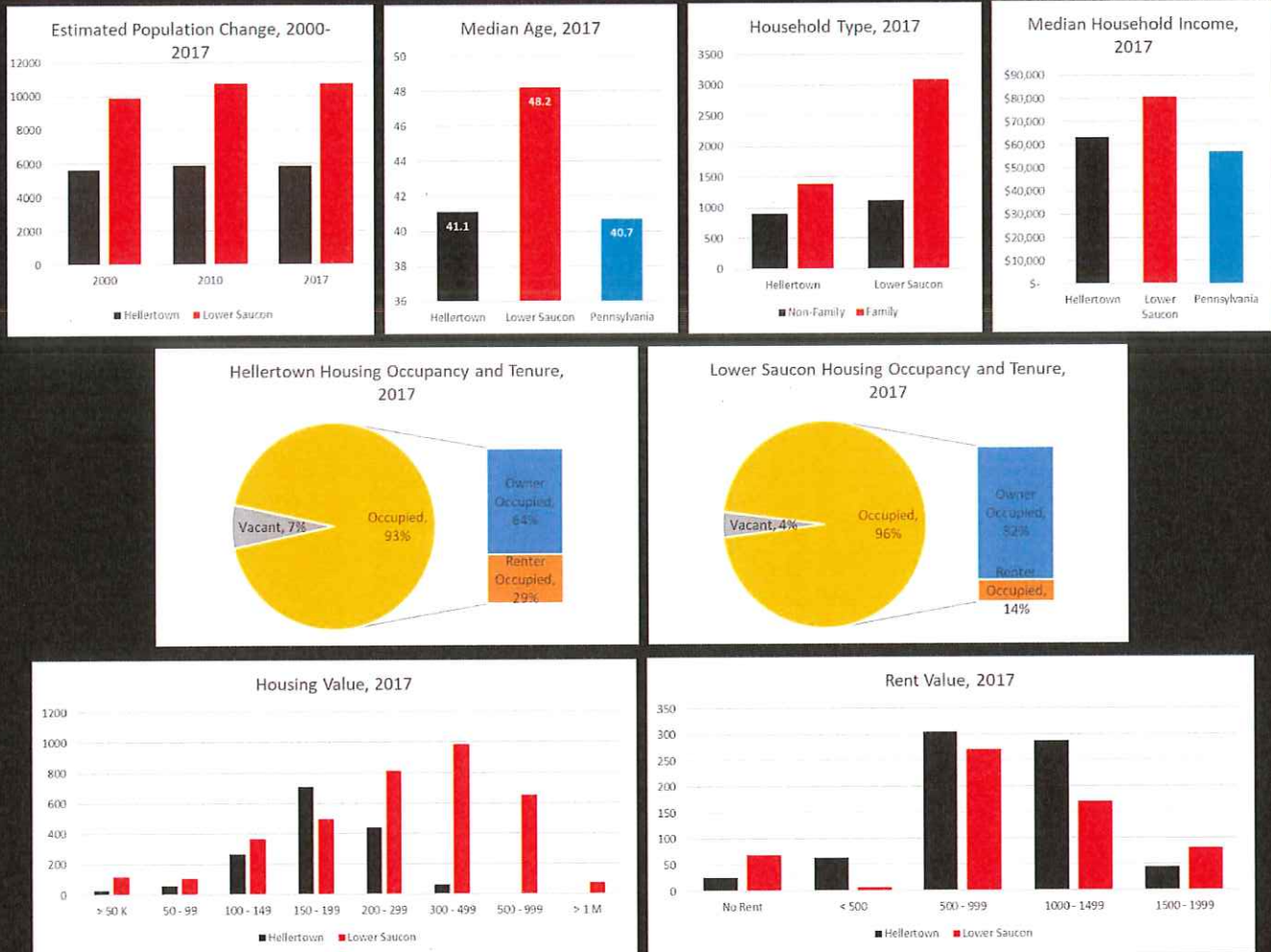


The Borough of Hellertown, the Township of Lower Saucon, and the Saucon Valley School District are charter members of the Saucon Valley Partnership, with Northampton County joining as an associate member in 2009. Established in 2004, this council of governments is comprised of elected and appointed officials designated by its respective members.

The Saucon Valley Partnership evolved from an ad-hoc committee of Hellertown Borough and Lower Saucon Township officials, who had been meeting over the years to coordinate on joint issues. Today, the Partnership is a forum for officials to discuss common interests with the goal of improving quality of life for Saucon Valley residents in the face of increasing pressures due to population and economic growth.

The Partnership will provide an opportunity for its members to foster communication, cooperation, and joint action on regional issues and problems. By working together as a group, the partners can build stronger relationships and pursue strategies that improve the efficiency and effectiveness of municipal services and save taxpayer dollars.

Demographics



The following summary identifies and evaluates characteristics and trends related to population and housing in the Saucon Valley communities. To gain an understanding of the communities' demographics within the context of the Commonwealth as a whole, data examined for Hellertown Borough and Lower Saucon Township are compared to trends occurring statewide.

For certain sets of demographic data, 2017 estimates were available from American Fact Finder. Where available, these estimates are incorporated into the demographic data and charts.

Population Count (link available only in online story)

- As seen in the top-left graph, both Hellertown and Lower Saucon experienced healthy population growth between 2000 and 2010, with Lower Saucon gaining almost 1,000 new residents. Population growth has since slowed. While Lower Saucon has the higher total population, Hellertown has a greater population density.

Median Age (link available only in online story)

- The median age of both municipalities is higher than that of the state as a whole, particularly in the case of Lower Saucon, which has a median age of 48.2 years.

Household Type (link available only in online story)

- While Lower Saucon has seen a slight increase in total households since 2010, Hellertown has actually experienced a slight decline in the estimated total number of households from 2010 to 2017.

Median Household Income (link available only in online story)

- As referenced in the top-right graph, both Hellertown and Lower Saucon have a higher median household income than the state as a whole.

Housing Occupancy (link available only in online story)

- At 7%, Hellertown has about double the estimated housing vacancy rate in Lower Saucon (4%). Lower Saucon also has a higher percentage (82%) of owner-occupied residences than Hellertown (64%).

Housing Value (link available only in online story)

- The average value of a home is \$179,700 in Hellertown and \$288,200 in Lower Saucon. Housing values in the two communities depend on size of land, proximity to amenities, and historical significance. Hellertown's housing stock consists primarily of single family homes, though with higher densities and smaller lots than what is found in Lower Saucon. Lower Saucon Township has more of a suburban single-family housing stock.

Rent Value (link available only in online story)

- As noted above, Hellertown has a higher number of renter-occupied residences than Lower Saucon. Rent Prices in the two communities are relatively balanced. The average rent in Hellertown is \$979 and the average rent in Lower Saucon is \$891.

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Work Accomplished

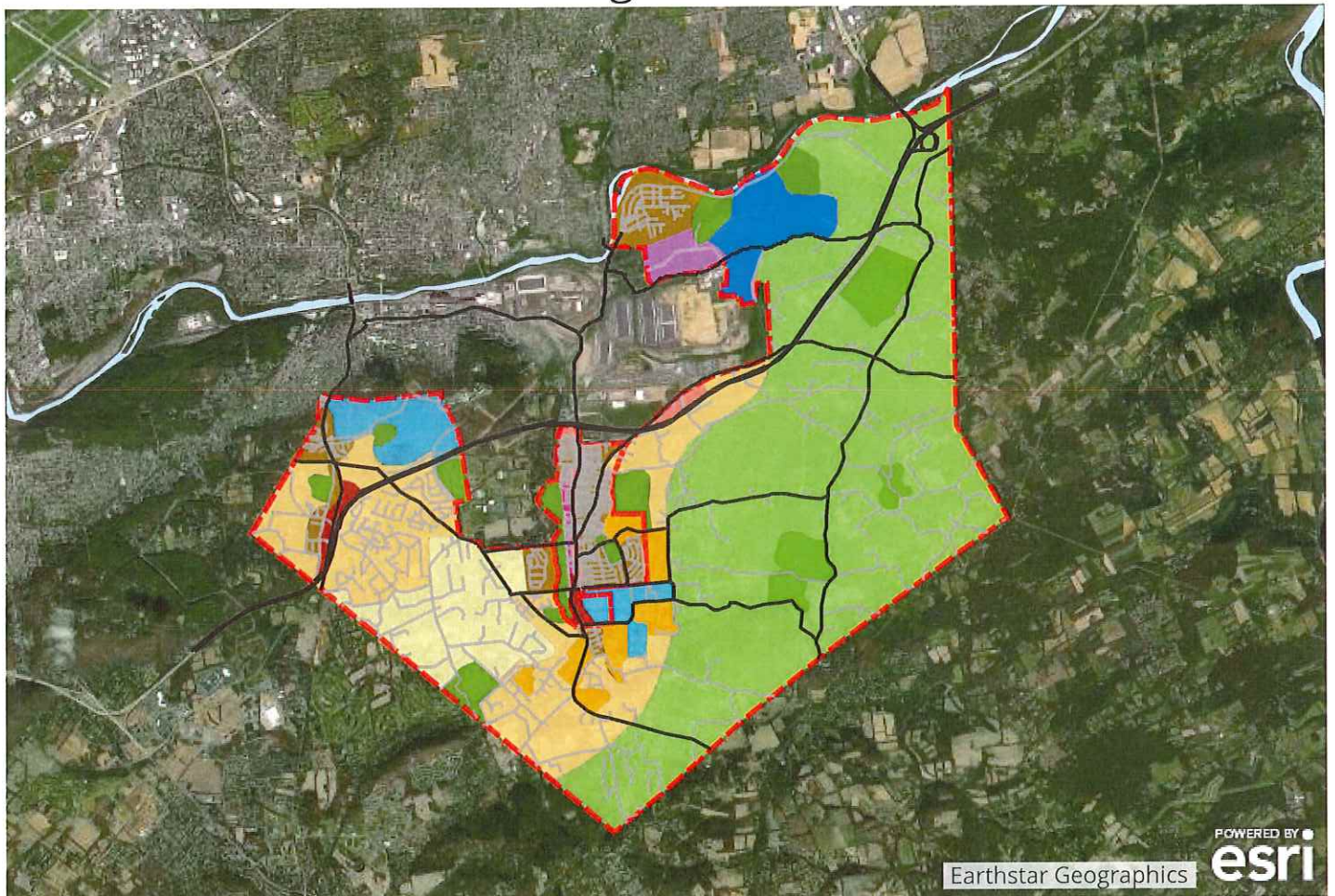


The 2009 Comprehensive Plan's Action Plan laid out a set of recommended actions to map out the Saucon Valley communities' future. These actions were associated with immediate, ongoing, short-term, and long-term timeframes. Several projects were completed among the recommendations, and several have implemented the groundwork for actions to be completed in the following years.

Projects that were completed were accomplished due to the Saucon Valley area's ability to provide opportunity and inspire success among its residents. Among the seven categories listed in the 2009 Action Plan, economic development was the most widely implemented of the categories. Creating a Commercial Overlay in north Hellertown and promoting the Water Street-Saucon Street corridor as a ground-level-retail-only district are just a few of many successful implementations from the 2009 Plan. These actions have improved the quality of life of residents, stimulated economic diversity, and conserved the resources that the Saucon Valley area has strived to maintain. Many other successful implementations have been a positive influence in creating and maintaining a thriving Saucon Valley community.

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Future Land Use and Housing



Earthstar Geographics

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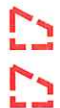
SV and neighbor Streets



SV Streets



SV_Boundary



LOWER SAUCON TOWNSHIP

HELLERTOWN BOROUGH

Open_Space



Open Space

Mixed_Reinvestment



Mixed Reinvestment

Institutional



Institutional

Rural_Residential



Rural Residential

Higher_Intensity_Residential



Higher Intensity Residential

Moderate_Intensity_Residential



Moderate Intensity
Residential

Neighborhood_Scale_Mixed_Use



Neighborhood Scale Mixed
Use

Low_Intensity_Residential



Low Intensity Residential

Industrial



Industrial

General_Commercial



General Commercial

Estate_Residential



Estate Residential

Business_Enterprise



Business Enterprise

rivers



Lehigh



Delaware

In the 2009 Comprehensive Plan, a Future Land Use and Housing Plan was recommended. Ten years later, this plan is still applicable and remains relatively unchanged. The success that Hellertown and Lower Saucon have had in balancing the preservation of natural resources and historic places with new development has led to a thriving community. Development in the Saucon Valley communities will soon begin to adapt to the trends in the Lehigh Valley region. Infill, the reuse of buildings, and redevelopment will become increasingly significant as population increases.

A list of existing land use areas, along with purpose statements and typical activities, are described below. These descriptions serve as a general pattern for the predominant types of land uses anticipated to exist within these areas.

Rural Residential (link available only in online story)

- Purpose: to protect the areas generally known for their historic open space and resource qualities.
- Typical Land Use Activity: predominantly woodlands, farmland, larger-scale natural resources area and/or large-lot single-family development (commonly greater than 2 acres) with on-lot infrastructure service.

Estate Residential (link available only in online story)

- Purpose: to accommodate existing areas generally classified as larger lot residential development with on-lot infrastructure.
- Typical Land Use Activity: predominately large-lot single-family development (commonly approximately 1 acre or greater) with on-lot infrastructure.

Low Intensity Residential (link available only in online story)

- Purpose: to accommodate existing and proposed residential areas which serve to transition between the intensities of the communities' rural environment and more intensely developed neighborhoods.
- Typical Land Use Activity: predominantly single-family development (commonly approximately one-half acre or greater) with either public or on-lot infrastructure service.

Moderate Intensity Residential (link available only in online story)

- Purpose: to accommodate existing and proposed residential areas which serve to transition between the intensities of the communities' rural/sensitive environments and more intensely existing developed neighborhoods.
- Typical Land Use Activity: a mixture of residential uses and infill activity (commonly less than one-half acre) that seek to complement the scale of surrounding existing development and the communities' overall infrastructure capacities.

Higher Intensity Residential (link available only in online story)

- Purpose: to accommodate the communities most intense areas of residential development and most varied single-family and multi-family housing stock.
- Typical Land Use Activity: a mixture of single-family and multi-family (commonly less than one-quarter acre) residential development within established neighborhoods fully served by public infrastructure.

Neighborhood Scale Mixed Use (link available only in online story)

- Purpose and typical land use activity: to accommodate for a variety of smaller-scale uses, generally non-residential in nature, typically oriented to local residents/patrons or specialty regional needs. Predominant uses range from commercial to office to public service-oriented activities. New development, redevelopment, replacement and/or infill are all potential opportunities within these land use areas. Areas of neighborhood-scale mixed use should be served by public infrastructure.

Mixed Reinvestment (link available only in online story)

- Purpose and typical land use activity: the communities' primary opportunity area for redevelopment inclusive of locally-oriented and smaller-scale non-residential and residential uses. Compatibility with surrounding existing uses should be a primary factor in determining future scale and circulation of redeveloped/replacement areas. Mixed redevelopment should be served by public infrastructure.

General Commercial (link available only in online story)

- Purpose and typical land use activity: commonly accommodating larger scale commercial development geared toward "everyday" and/or specialty needs of both local and regional audiences. General commercial areas should be served by public infrastructure.

Business Enterprise (link available only in online story)

- Purpose and typical land use activity: to accommodate larger-scale office, flex space and/or service-oriented uses that also seek to provide compatibility and transition between surrounding industrial and residential land uses. Business enterprise areas should be served by public infrastructure.

Industrial (link available only in online story)

- Purpose and typical land use activity: to accommodate generally larger-scale local and/or industrial-oriented industrial, industrial-office and/or service uses. Depending upon the type and intensity of industrial-oriented uses, public infrastructure service may be appropriate.

Institutional (link available only in online story)

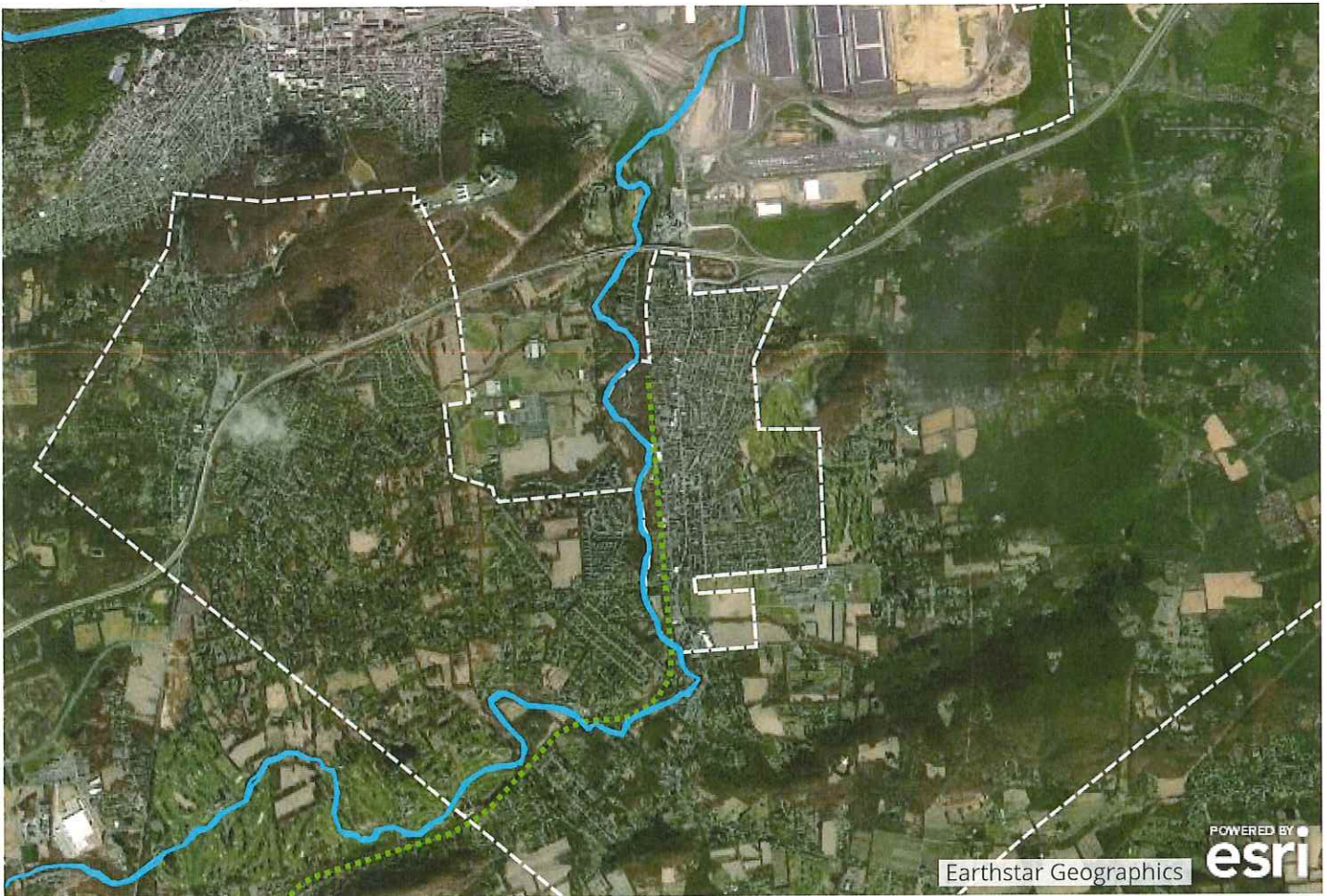
- Purpose and typical land use activity: Concentrations of academic and/or publicly oriented uses commonly containing campus-scale structures intended for larger gatherings of residents and/or nonresidents.

Open Space (link available only in online story)

- Purpose and typical land use activity: Land generally geared toward larger-scale natural resource conservation and/or recreation.

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Civic, Parks, Natural Area, and Recreation



The Saucon Valley communities have dedicated hundreds of acres of land to the rehabilitation and preservation of natural resources and the conservation of historic places. The ongoing effort to conserve land is never finished as land becomes fragmented by sprawling developments and the depletion of resources. While new development may be beneficial and not itself an issue, the manner in which development is accomplished can create setbacks in achieving the goals of conservation.

In the 2009 Comprehensive Plan, maps showing [environmentally sensitive areas](#) (link available only in online story), riparian corridors, [local greenways](#) (link available only in online story), and natural resources provided a visual representation of the inventory that the Saucon Valley communities had taken in order to better conserve and monitor these important features. Now, ten years later, development has been coordinated through a combination of zoning provisions, a conservation framework, and an urban service boundary toward the more developed western part of Lower Saucon Township.

The [parks](#) (link available only in online story) within the Saucon Valley area are an integral component of the future growth of the region. Several [parks](#) (link available only in online story) are located along the Saucon Creek. A multitude of amenities are provided within these parks such as pavilions, open fields and playgrounds. The parks along the Saucon Creek are all connected by the Saucon Rail Trail.

The [Saucon Rail Trail](#) (link available only in online story) begins in Hellertown and meanders south through Lower Saucon Township and Upper Saucon Township before terminating in Coopersburg. Plans to connect this trail to the established Bethlehem Greenway would not only provide a connection to the greater network of trails throughout the northeast but would also create an uninterrupted trail from Bethlehem to Coopersburg.

[Saucon Creek](#) (link available only in online story) creates the western municipal boundary between Hellertown Borough and Lower Saucon Township. There exists a large concentration of parks along this creek which are home to historical places, educational sites, passive and active recreational opportunities, and a wide range of amenities. Water Street Park hosts the Saucon Valley Farmer's Market from May to November.

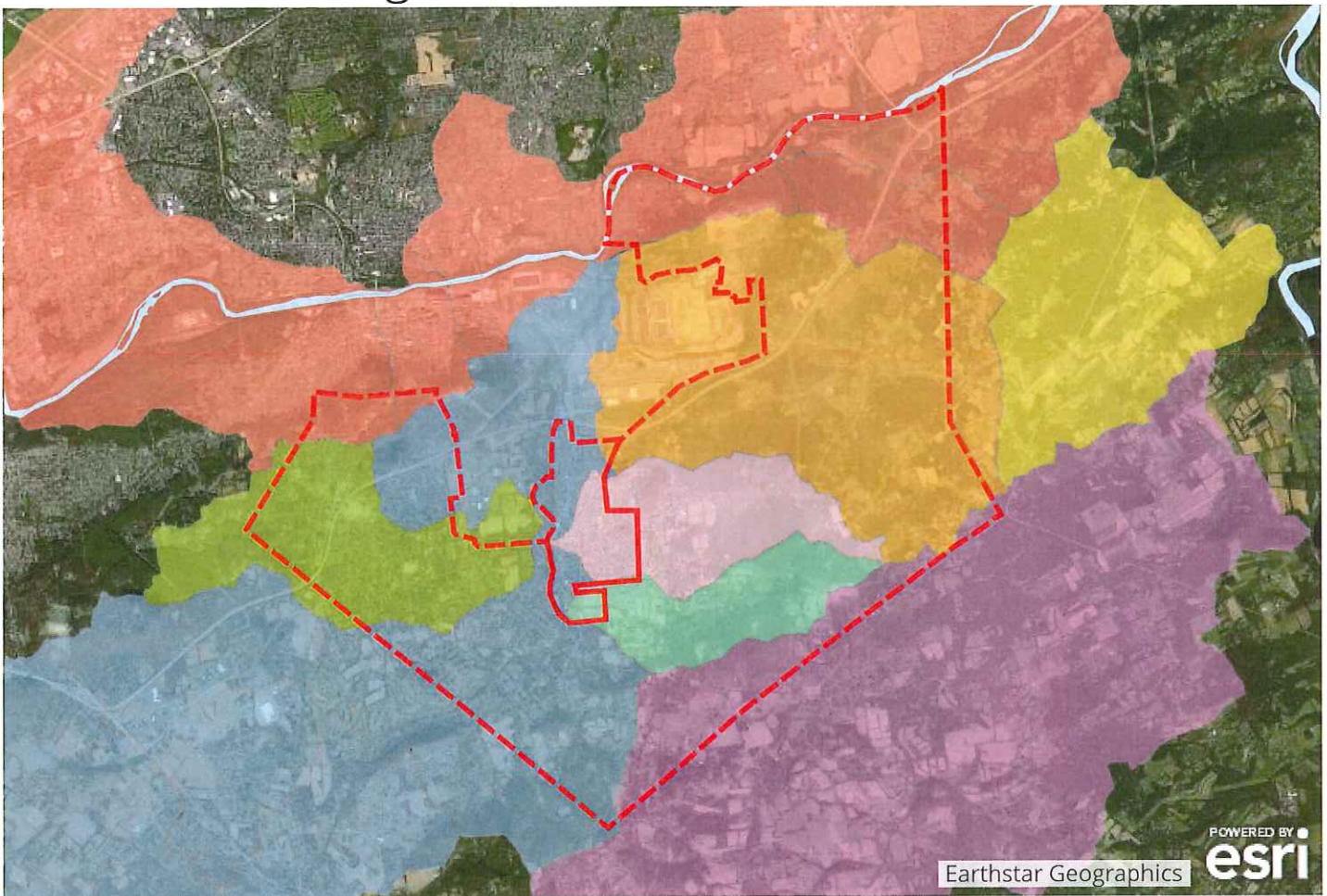
The Upper Bucks Rail Trail will be the southern extension of the Saucon Valley Rail Trail in Lehigh and Northampton Counties. It will run from Coopersburg to Quakertown and currently is in the planning and design phase. This trail extension will be a 3.3 mile long trail running along a stretch of unused track, similar to the Saucon Valley Rail Trail. The trail will be a part of both the Circuit and the

Highlands Trail Network. The Saucon Valley Rail Trail and the Upper Bucks Rail Trail are part of the greater PA Trail System which connects to larger regional and national trails, like the Industrial Heartland Trails and the Appalachian Trail.

The [Institutional buildings](#) (link available only in online story) in the Saucon Valley area play an important role in the composition of the community. The Saucon Valley Campus is in the center of the Saucon Valley School District and provides not only education to the students but also recreation and extracurricular activities. Polk Valley Park abuts the campus, providing for an abundance of open space and recreation opportunities. The [Hellertown Pool](#) (link available only in online story) also provides the community with an aquatic amenity.

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Stormwater Management



Stormwater Management is the effort to reduce runoff of rainwater and melted snow into streets, lawns and waterways while also improving water quality. This has become an increasingly crucial challenge that municipalities face as part of their growth and development. Stormwater Management is important because of the growing amount impervious surfaces and the increase in stormwater runoff that follows.

When stormwater is absorbed into the soil, it is filtered and ultimately replenishes aquifers or flows into streams and rivers. However, when heavy rainwater hits, ground saturated by water creates excess moisture that runs across the surface and into storm sewers and road ditches. This water often carries debris, chemicals, bacteria, eroded soil, and other pollutants, and carries them into streams, rivers, lakes, and wetlands.

Watershed Protection

Watersheds play an important role in Stormwater Management. A significant amount of runoff ends up in the local streams and creeks, which eventually ends up in larger bodies of water such as the Delaware Bay, Chesapeake Bay, and the Atlantic Ocean. Well protected and maintained watersheds can help mitigate some runoff in local municipalities.

Watersheds do not follow municipal boundaries; they are for the most part naturally formed areas of land that share a common drainage path. Saucon Valley is within eight different local watersheds. Most of these watersheds are small creeks and runs that ultimately flow into Saucon Creek. Saucon Creek is one of many smaller creeks that flow into the larger Lehigh River, Delaware River, and Delaware Bay and ultimately the Atlantic Ocean. The Delaware River Estuary is one of the most active bodies of water for humans and animals on the East Coast. Major cities like Philadelphia and Trenton are located directly along the Delaware River.

The eight Watersheds are:

1. [Lehigh River Watershed \(link available only in online story\)](#)
2. [Saucon River Watershed \(link available only in online story\)](#)
3. [Black River Watershed \(link available only in online story\)](#)
4. [Cooks Creek Watershed \(link available only in online story\)](#)

5. [East Saucon River Watershed \(link available only in online story\)](#)
6. [Frya Run Watershed \(link available only in online story\)](#)
7. [Polk Valley River Watershed \(link available only in online story\)](#)
8. [Silver Creek Watershed \(link available only in online story\)](#)

While there are numerous efforts throughout the Delaware Bay River Basin to reduce runoff and protect watersheds, it is local efforts that make the biggest difference. The use of Best Management Practices (BMPs) within Saucon Valley will directly address stormwater management problems.

BMPs

Stormwater (BMPs) are established, effective ways to manage stormwater without a huge impact on the environment. They are implemented during construction projects, on industrial sites, and during watershed restoration projects. Some examples are rain gardens, retention ponds, pervious concrete, and rock or vegetation swales. In recent years, these practices are becoming standard practices. While numerous watershed restoration projects have occurred in Hellertown and Lower Saucon along Saucon Creek, regional cooperation will be an important consideration in watershed protection.

PA Act 167

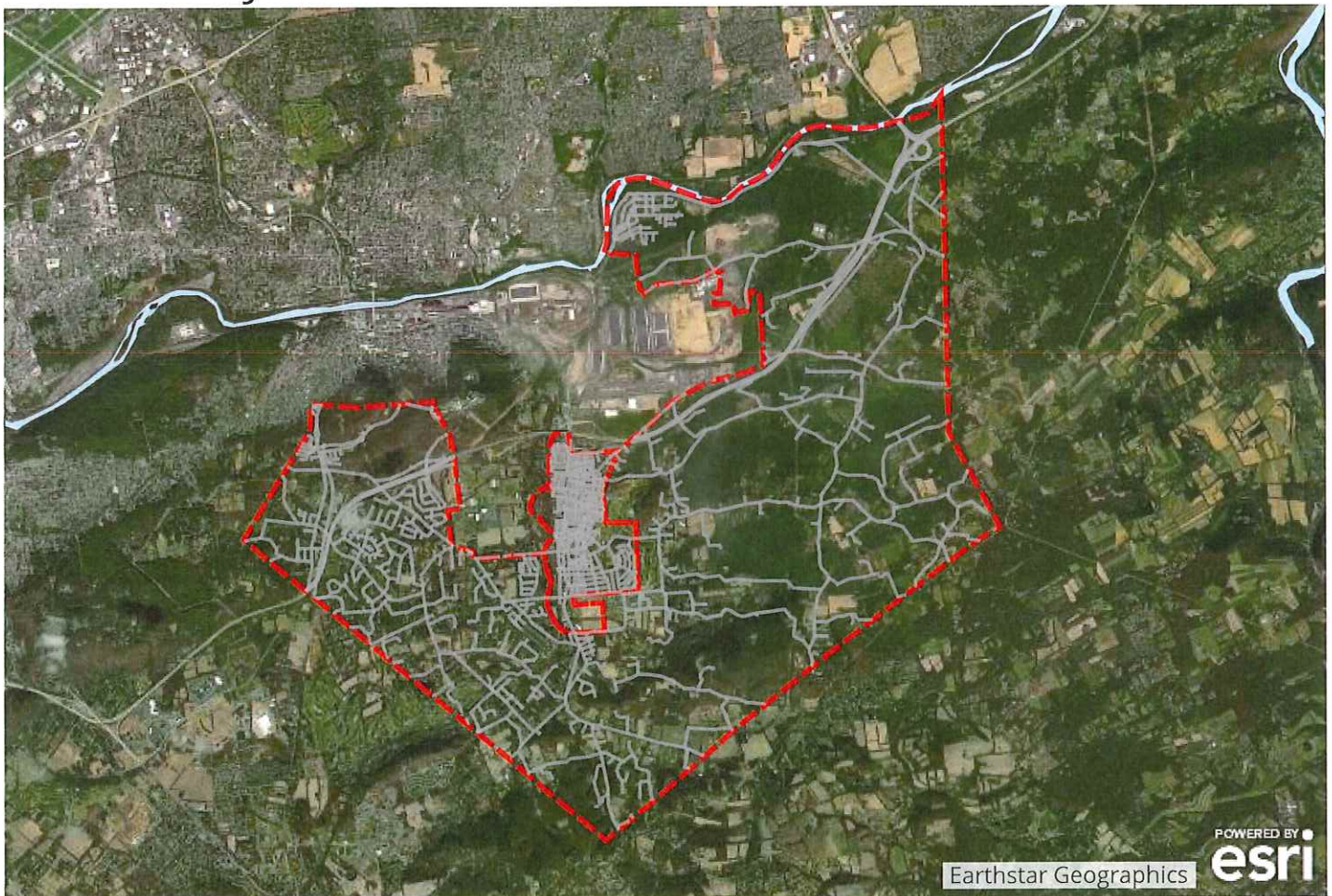
Municipalities and other entities such as universities and prisons must obtain NPDES permit coverage for discharges of stormwater from their municipal separate storm sewer systems (MS4s).

In Pennsylvania, there are two Large MS4s, no Medium MS4s, and 1,059 Small MS4s.

MS4s must apply for a NPDES permit coverage or a waiver if they are located in an urbanized area as determined by the latest Census, or if they are designated as needing a permit by the Pennsylvania DEP. The EPA has posted Urbanized Area Maps based on 2010 Census data. Hellertown is completely within the Allentown Urbanized area and Lower Saucon Township is partially within the urbanized area.

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Connectivity and Infrastructure



The road network serving Saucon Valley consists of a combination of regional and local oriented thoroughfares. Interstate 78 generally runs along the northern portion of the communities. Direct access to and from the Interstate (located at the intersection of Route 412) can be an asset for promoting business and the communities' presence in the Saucon Valley region. In the northwest and north/northeast portions of Lower Saucon Township, the interstate as well as adjacent topography do form a minor physical/visual "divide" between some residential areas. Where topography permits, a strategically located road connection exists to link land on the two sides of the highway.

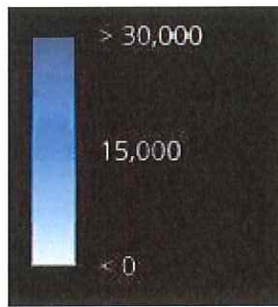
Beyond the Interstate, the primary roads for which existing data was available for comprehensive planning purposes included Route 412 - Hellertown's Main Street - and Route 378 in Lower Saucon Township. These regional corridors are arterial roadway connections to a majority of development within and outside of the communities.

In the past decade, Route 412 in Bethlehem has been the center of development for commercial and industrial growth. With the growth in industry, this has caused an increase in traffic volume in and out of Hellertown Borough. In 2009, The Sands Casino, now named Wind Creek Casino, was completed, further stimulating the Rt. 412 corridor for economic growth. As more economic development occurs along the Rt 412 corridor, traffic patterns will continue to shift causing an increase in traffic volume and a decrease in pedestrian and bicycle traffic safety. Targeted measures can be taken to improve pedestrian and bicycle traffic safety by coordinating with Bethlehem city to slow traffic speeds in and out of Hellertown, improve street crossing intersections and increase sidewalk setbacks from the edge of pavement to improve pedestrian safety.

[Traffic Volume 2000 \(link available only in online story\)](#)

[Traffic Volume 2018 \(link available only in online story\)](#)

Traffic Volume Legend



Hellertown's network of gridded streets stemming from Route 412 makes interconnections throughout the Borough relatively efficient and safe. The majority of roads within Lower Saucon Township can be categorized into two types: rural connectors and residential access drives. The Township's undulating topography shapes the roads' locations – primarily along ridges and within valleys. Based upon the limited availability of current, detailed volume data for these local roads, a significant consideration to coordinating future planning efforts will be assessing and responding to the way in which new development projects, both inside and outside the communities' boundaries, will impact the roads' capacity and overall level of service.

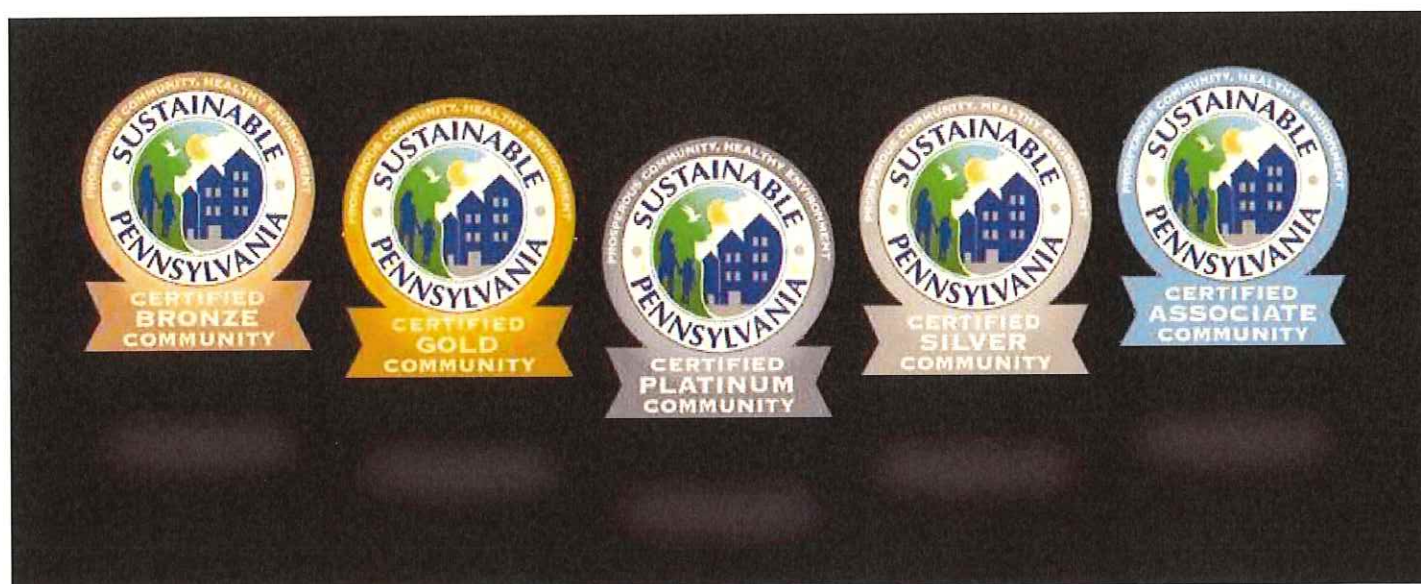
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Sustainability.....★ NEW ★



In the beginning of the new decade, Saucon Valley has an opportunity to be a leader in the state in implementing sustainable practices and policies. Whether that be in implementing energy saving goals, starting recycling educational programs, or simply continue providing recycling options to residents, a sustainable Saucon Valley is achievable.

Becoming a Sustainable Pennsylvania Community is a title that many municipalities have sought. There are five levels of accreditation; 1) Platinum, 2) Gold, 3) Silver, 4) Bronze, and 5) Associate. Originally starting in the Pittsburgh region and communities located in the greater Pittsburgh region, municipalities across the state are now striving to become accredited. Butler Township (Gold), Doylestown Township (Gold), East Lampeter Township (Bronze), Upper St. Clair Borough (Gold), and Warwick Township (Platinum) all have similar populations to Saucon Valley and have been accredited as a Sustainable Pennsylvania Community. Prosperous communities do not happen overnight but with dedication towards sustainability, the results are fruitful.



Committing to becoming a more sustainable community, can influence the entire functionality and mindset of a community. Elected officials, local government management and staff, residents, and local employers can rally behind this idea of becoming as sustainable as possible as a community. This process establishes a tool for measuring the impact of new practices or policies. This is important when comparing the before and after effect of something new, whether that be a new stormwater educational program or a new energy/waste reduction policy. The recognition of this change and the communities hard work brings the community closer and encourages further participation. This encouragement can be used to further improve sustainability because the work is never complete. While the best achievement a community can receive is a Platinum certification, there is always more work to do to further improve sustainability. Communities that achieve accreditation have the ability to learn from one another from the network of like-minded communities and begin to implement similar practices and policies tailored to their community. This proves to be invaluable as there are so many sustainable practices and each community personalizes a practice or policy based on their location, assets, and residents.

Saucon Valley has encouraged residents to participate in several sustainable practices and implemented several sustainable policies, many of which can be directly observed in the streets of Hellertown and Lower Saucon. Promoting Buying Local, cooperating with the schools and students, providing outdoor recreation, and devoting time and resources to the conservation of the local history and resources are just a few practices and policies that have been successfully implemented. By continuing to implement and promote sustainable practices and policies, the community should advance through the rankings and achieve a Gold or Platinum accreditation.

Future projections all point to the [Lehigh Valley growing](#) in population as much as 150,000 people in the next 20 years. By starting to think about their community being sustainable, Saucon Valley is preparing for the inevitable influx of people into the region. While Lower Saucon still remains largely rural, the attractiveness of the area will surely bring new development and new people into the Township. Hellertown is mostly built-out with a limited number of acres available for development. In reference to the build out scenario conducted in the 2009 Comprehensive Plan based on the current zoning and available undeveloped land, land in the communities has a general capacity of welcoming 4,300 more residents until reaching its build out. Certain sustainable practices and policies will alter this number and optimize Saucon Valleys sustainable capabilities.

Once accredited, many doors will open for Saucon Valley. Sustainability can be accomplished in so many ways making Saucon Valley a contender for many grants for improving sustainability. Promoting diverse economic services, improving walkability, and improving stormwater management will all enhance community infrastructure while also contributing to becoming more sustainable.

By implementing sustainable practices and policies, Saucon Valley will begin to see a difference in how each municipality functions. As Hellertown and Lower Saucon commit to performing such practices, residents will be encouraged to continue and even start participating in sustainable practices. Sustainability encourages healthy people, a diverse economy, and engaged communities.

Leadership in Lehigh Valley

With very few accredited communities in Eastern Pennsylvania and no communities in the Lehigh Valley, Saucon Valley can lead the Lehigh Valley in the regions efforts towards sustainability. This comprehensive plan will serve as a declaration to the residents and the region that Saucon Valley is committed to sustainability. All future pursuits will align with the sustainable goals and policies set forth in this document. Saucon Valley will be a leader in sustainability and provide confidence and encouragement to other municipalities that it can be accomplished.

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Regional Collaboration



Since the 2009 Comprehensive Plan, Saucon Valley has displayed a high level of success and determination. As two of 62 municipalities in the Lehigh Valley Region, Hellertown and Saucon Valley are competitive amongst other municipalities in the region. Saucon Valley School District is one out of 17 school districts in the region. Allentown and Bethlehem School Districts are in the top ten largest school districts in the state of Pennsylvania.

No public or private entity can achieve every goal and meet every challenge on their own. Most challenges, after all, span multiple jurisdictions. Neither obstacles nor opportunity begin and end at "corporate limits". Communities must come together and work together to face the major issues of the day. The best regional plans will always consider local communities. Likewise, the best local plans must always consider the wider region.

To make progress happen, a single, unified voice is instrumental to success on the local, state, and federal level. The economic and political realities we face demand more of our region to remain an attractive destination for visitors and residents.

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- On-Going

There are many opportunities to implement projects and policies within the communities of Saucon Valley. The timing and relationship of each of these potential activities are important considerations as priorities are established over time. Considering the significant steps that all three entities have taken through the formation and pursuit of the Saucon Valley Partnership, the following recommendations seek to continue this momentum and lay the foundation for the Comprehensive Plan's other future successes.

The significance of the following priority items is that efforts to pursue them should be initiated in the near future in order to establish momentum for preferred project and policy concepts. Some priority items may be completed within a brief timeframe; other items may require significant investments of time. Recommended priority actions are listed to the right.

The action items are subdivided into the following six categories:

1. Regional Leadership
2. Land Use and Housing
3. Economic Development
4. Infrastructure and Transportation
5. Natural Resources
6. Civic Resources
7. Stormwater Management

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Action Plan

Previously, several items were identified as part of the 2009 Comprehensive Plan as potential areas of focus for community improvement. These items were a part of the Action Plan, and the community has shown amazing drive and progress in relation to this plan. Some of the completed projects include creating a plan for the Wassergass-Lower Saucon Road area, the establishment of Downtown Hellertown as a destination, and the creation and development of a regional bicycle/pedestrian plan.

These projects and with the implementation of dozens of other initiatives, both completed and ongoing, have shown a firm commitment to continued municipal development and improvement within Saucon Valley.

Based on the observations and recommendations identified throughout the current comprehensive planning process, the entities are again presented with numerous physical, economic, and social opportunities for continued progress and development. To pursue these opportunities and implement the recommendations outlined in Part One, the Borough, the Township, and the School District will need to individually and collectively undertake a series of projects, policies, and actions. These items are put forth in the 2020 Saucon Valley Comprehensive Plan's Action Plan and address a wide range of activities and themes such as planning, zoning/subdivision, administration, and coordination/collaboration issues.

Because of the wide range of issues proposed to be addressed, a number of these initiatives will require ongoing inter-municipal collaboration while others can be completed at the individual municipal level. Each project, policy, and action will require the commitment and cooperation of civic leaders, authorities, residents, institutions, and businesses. Complex projects, such as implementing a region-wide pedestrian network, will also typically have a high level of direct involvement with elected leaders and the community's Staff. Smaller-scale projects, like enhancing gateways, should be initiated by community leaders but could be supported by other local organizations such as the Boy Scouts. In all cases, primary participants or a primary individual should be defined to see the various projects through from conceptualization to completion. Recommended primary participants are outlined in the following Action Plan.

Finally based on feedback received throughout the planning process, each project, policy, and action has been prioritized into four different timeframes. These timeframes include:

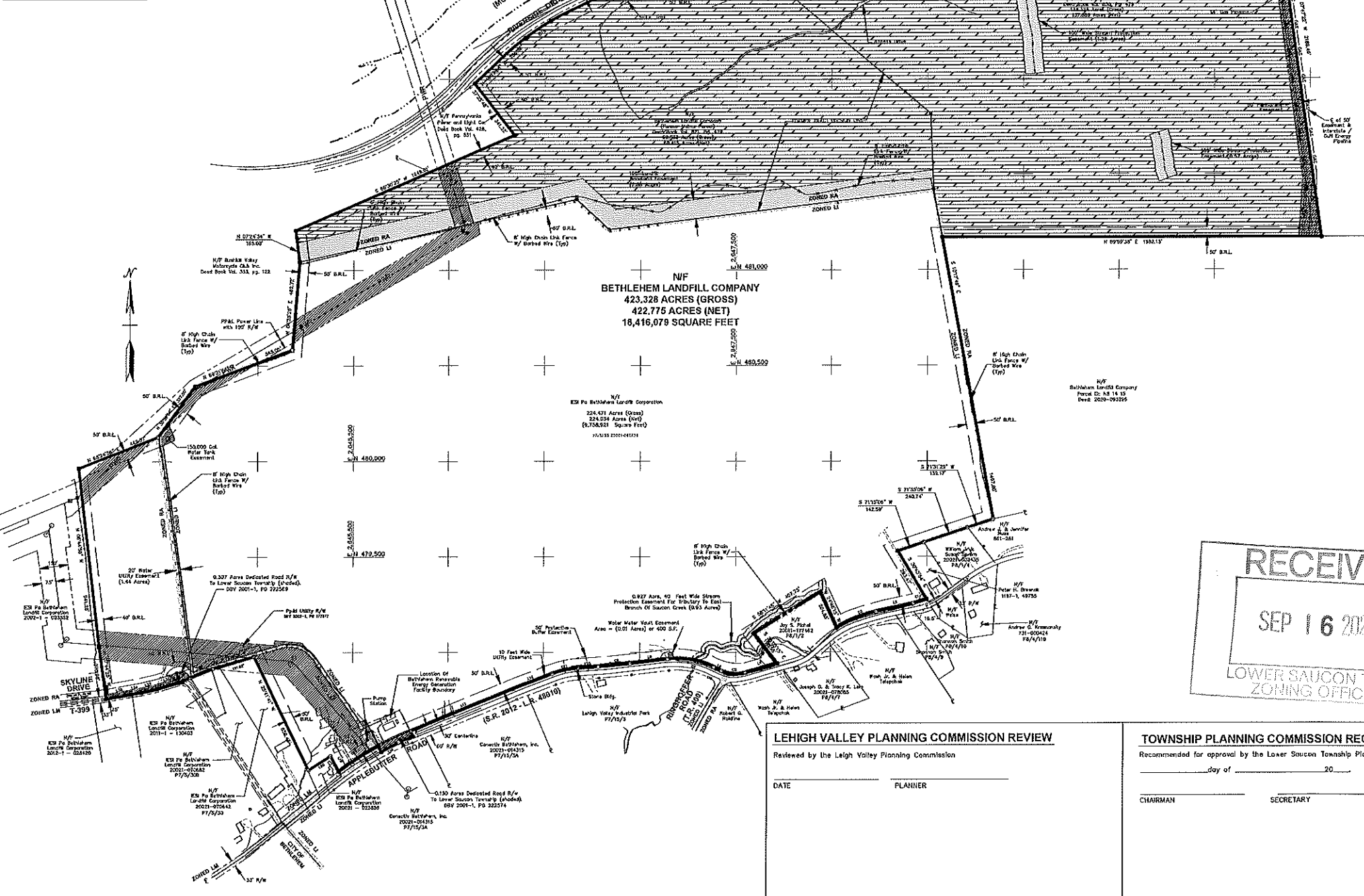
- Priority: 6 months to 2 years
- Short-Term: >2 to 5 years
- Long-Term: > 5 years

A. Regional Leadership		Primary Stakeholders	Timeframe
1	<p><i>Promote strengthening and maintaining employment opportunities in Saucon Valley</i></p> <ul style="list-style-type: none"> -Coordinate with the Greater Lehigh Valley Chamber of Commerce to encourage expansion of business and employment growth, including but not limited to professional positions for young adults/young families -Evaluate potential opportunities to encourage redevelopment/enhancement of non-residential areas -Initiate "Innovate Saucon" bringing together local entrepreneurs, business owners, students, and community leaders to creatively harness and expand local economic vitality 	SVP, GLC, LVEDC, businesses, SVSD, Univ.	On-going
2	<p><i>Conduct bi-annual meetings between the Hellertown Borough and Lower Saucon Township Planning Commissions to encourage continued coordination of the communities' planning efforts</i></p>	LPC, HPC	On-going
B. Land Use and Housing		Primary Stakeholders	Timeframe
1	<p><i>Identify specific suitable locations for development/redevelopment which promote the principles and patterns of traditional neighborhoods (traditional neighborhood development)</i></p> <ul style="list-style-type: none"> -Identify character and intensities of non-residential and residential land uses suitable for inclusion within traditional neighborhood development areas -Determine traditional neighborhood development areas and incorporate TND provisions within the communities' ordinances -Conduct public participation opportunities to evaluate and adopt provisions 	LC, HC	Long-term
2	<p><i>Develop a joint zoning ordinance and zoning map</i></p> <ul style="list-style-type: none"> -Organize and facilitate an education workshop with PA DCED identifying opportunities (i.e. fielding procedural questions) of the inter-governmental agreement and the creation of Joint Ordinance -Develop intergovernmental cooperation agreement text -Define palette of new zoning districts and zoning overlays -Create an initial joint zoning map (GIS based and compatible with the Comprehensive Plan's map exhibits) for Planning Commission review -Prepare initial joint zoning ordinance components (definitions, district descriptions, permitted uses, densities, building heights, signage standards, off-street parking requirements, landscape standards, and conditional uses/special exceptions) -Formulate standards for zoning overlays (as applicable) -Refine zoning ordinance and mapping for public review -Create final documentation for Council adoption 	HC, LC	Short-term
3	<p><i>Refine ordinance provisions applicable to Hellertown's current Mixed Use and Town Center areas</i></p> <ul style="list-style-type: none"> -Identify development character and intensities of non-residential and residential land uses suitable for inclusion within the Overlay area -Determine applicable boundary and draft Overlay ordinance text -Conduct public participation opportunities to evaluate and adopt regulations 	HC, LC	Short-term
4	<p><i>Create a Commercial Overlay in northern Hellertown to promote coordinated development/redevelopment and optimize opportunities with the Bethlehem Enterprise Zone's expansion area</i></p>	HC, business owners	Short-term
5	<p><i>Create a Specific Plan for Route 378/Old Philadelphia Corridor, Leithsville, and other critical connections near I-78 to optimize coordination of land use, access, infrastructure services, buildable area, and economic development opportunity</i></p>	LC, SVP, LPC	Immediate
6	<p><i>Maintain up-to-date reference data regarding housing characteristics and occupancy patterns (assumes support with SVP Support/Staff)</i></p> <ul style="list-style-type: none"> -Prepare a regional housing database inclusive of housing type, lot/structure size, family size and patterns of sale -Develop a rental database to identify occupants' locations, age, family size and rental rates -Update the database bi-annually based upon home sales/rental patterns 	SVP	On-going

C. Economic Development		Primary Stakeholders	Timeframe
1	Coordinate land use, parking and access needs of other portions of the Main Street/412 Corridor	HC, BBRP, SVP, TAG	Long-term
D. Infrastructure and Transportation		Primary Stakeholders	Timeframe
1	Strengthen guidelines, as applicable, to ensure long-term well protection	MA, HC, LC	Short-term
2	Adjust tap-in fees in a manner which leverages potential development, in-fill, adaptive re-use and/or redevelopment in appropriate areas as identified in the Comprehensive Plan land use recommendations	MA, HC, LC	Short-term
3	Manage stormwater to ensure existing problems are stabilized, and overall water quality improves -Adopt stormwater management ordinances in accordance with DEP approved Act 167 Plan (2006) -Seek funding to address existing stormwater management problem areas (i.e. Growing Greener, PennVEST, etc.) -Periodically investigate existing problem areas and stormwater conditions in developing areas in preparation for routine Act 167 Plan updates	HC, LC	On-going
E. Natural Resources		Primary Stakeholders	Timeframe
1	Maintain up-to-date records of Saucon Valley's stream quality -Work with Lehigh University/Kutztown University to develop regularly occurring stream quality testing/monitoring -Approach adjacent communities to participate in identifying potential "downstream" issues, if applicable -Promote public-private partnerships for completing seasonal stream clean-ups	EAC, SCWA, NCSCD, CVO	On-going
F. Civic Resources		Primary Stakeholders	Timeframe
1	Seek grant funding to complete multi-municipal Comprehensive Parks, Recreation and Open Space Plan to determine appropriate next steps for joint efforts and to assess long-term facility, administrative, maintenance and financing opportunities -Evaluate the feasibility and roles of implementing potential parks/open space improvements -Incorporate pertinent components and findings from Lower Saucon Township's Open Space Plan -Examine opportunities/challenges of cooperative operations and maintenance	SVRA, SVP, LS PARKS & REC	Short-term
2	Construct a coordinated system of major and minor gateways to increase community visibility, historic traditions and sense of pride -Determine desired areas and available rights-of-way for constructing gateways -Create a consistent design theme among the gateway components -Explore potential public and/or private funding opportunities and partnerships -Develop Phasing Strategy for constructing gateways -Incorporate defined phasing into the communities' Capital Improvement Programs	SVP, CVO	Short-term
3	Implement a Wayfinding Signage System to highlight the communities' assets and historic settlement areas as well as to improve pedestrian and vehicular mobility -Work with community groups to determine facilities/points of interest to be identified by signage -Coordinate signage placement with overall pedestrian network signage -Design hierarchy and specific standards for sign types -Explore potential public and/or private funding opportunities -Develop phasing strategy for constructing signage and incorporate into Capital Improvement Programming -Place signage in defined areas	SVP	Long-term
4	Establish a process/provisions which address developments of regional significance and impact	SVP, HC, LC	Short-term
G. Stormwater Management		Primary Stakeholders	Timeframe
1	Update construction standards to accommodate for Green Infrastructure techniques and best management practices		Short-term
2	Evaluate the balance of lot coverage provisions to accommodate and encourage Green Infrastructure and stormwater management solutions		Short-term

BOUNDARY LINE AND CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	404.09	73.63				
C2	S 77°21'06" W	197.15'				
C3	S 66°57'00" W	223.41'	222.36'	S 67°44'14" W	19°13'43"	112.77'
C4	S 73°28'59" W	175.13'				
C5	S 73°43'13" W	129.99'	126.94'	H 85°02'57" W	42°58'08"	68.20'
C6	N 63°34'53" W	42.99'				
C7	S 43°00'00" W	248.65'	245.20'	H 80°08'49" W	33°07'53"	127.91'
C8	S 83°17'15" W	196.08'				
C9	S 39°00'00" W	168.03'	168.02'	S 84°30'00" W	02°25'30"	84.03'
C10	S 85°42'45" W	103.75'				
C11	S 48°00'00" W	140.14'	139.64'	S 77°20'54" W	16°43'41"	70.57'
C12	S 68°59'04" W	219.28'				
C13	S 67°42'43" W	580.55'				
C14	S 25°59'15" E	30.06'				
C15	S 67°42'43" W	80.78'				
C16	S 60°52'38" W	104.17'				
C17	N 25°23'58" W	35.57'				
C18	S 16°30'04" W	244.82'	244.58'	S 57°25'36" W	08°38'20"	122.64'
C19	N 28°30'04" W	90.54'				
C20	S 57°59'39" W	136.51'				
C21	S 73°37'29" W	37.04'				
C22	S 68°20'51" W	123.21'				
C23	S 68°48'52" W	69.80'				
C24	S 72°52'06" W	115.94'				
C25	S 78°49'07" W	61.57'				
C26	S 79°42'41" W	49.77'				
C27	S 79°28'48" W	135.91'				
C28	S 13°52'29" E	457.50'	455.08'	S 58°19'44" W	19°33'27"	
C29	S 68°16'01" W	250.87'				
C30	S 68°16'01" W	25.72'				
C31	S 49°13'59" E	135.29'				
C32	S 49°13'59" E	13.53'				
C33	S 49°13'59" E	134.61'				
C34	N 68°16'01" E	120.50'				
C35	N 68°16'01" E	120.02'				
C36	S 21°52'47" E	119.58'				
C37	N 68°12'25" E	119.72'				
C38	S 68°16'01" W	182.16'				
C39	S 68°16'01" W	168.41'				
C40	N 21°43'59" W	120.00'				
C41	N 21°43'59" W	12.00'				



NOTES:

- This Plan is based upon a field boundary survey conducted February 17 to March 25, 1998 (existing landfill property described in DBV 1998-1, pg. 93368) and June 9 to 22, 2000 (three additional tracts) by Keystone Consulting Engineers, Inc. Information is taken from plans prepared by Keystone Consulting Engineers, Inc. entitled "Final Lot Line Change and Land Development Plan" (dated 3-3-93, revised 2-28-01), "Property Boundaries" and "Corner Details" (date 6-30-00, revised 12-4-00), and "Boundary Survey along Lands now or formerly of City of Bethlehem" (Date 3-31-1998, Revised 7-16-98).
- Utility locations have not been shown on this plan as part of this survey. Certain utility poles and high tension towers have been shown for general site orientation only. PP&L Utility easement centerline descriptions were calculated, but not field surveyed nor specified in the easements.
- Deed References: Northampton County Deed Books Vol. 1998-1, pg. 93368, Vol. 1998-1, pg. 110131, Vol. 787 pg. 84, and Vol. 1998-1, pg. 176938, Vol. 871, pg. 478, Vol. 891, pg. 140, Vol. 830, pg. 479, Vol. 672, pg. 484, Vol. 488, pg. 602, Vol. 781, pg. 614, Misc. Vol. 415, pg. 446 (Condemnation) and as shown on plan.
- This plan depicts a plane survey. Bearings and coordinates as shown upon this plan are based upon the Pennsylvania State Plane Coordinate System - NAD 83 (international foot conversion) as re-established for this survey using a baseline as indicated on City of Bethlehem Phase 3, Cells 3A and 3B, City Project LF-94-W01 drawings.
- Property line reflects boundary information taken from "Final Lot Line Change and Land Development Plan" prepared by Keystone Consulting Engineers, Inc. recorded in Map Book Volume 2001-5, Page 291, and "Boundary Survey along lands now or formerly of City of Bethlehem prepared by Keystone Consulting Engineers, Inc. Dated 3-31-1998, Revised 7-16-98.
- The woodland preservation easement on the City of Bethlehem land, recorded in Northampton County deedbook Volume 1994-6, Page 12081, is acknowledged by Bethlehem Landfill Company.
- A Scenic Conservation Easement on the Former Helms and Redington Property, Recorded in Northampton County Deedbooks 1984-6, Page 12674 and 1994-6, Page 12081, is Acknowledged by Bethlehem Landfill Company.
- Monitoring wells on the City of Bethlehem land are accessible by easement as recorded in Northampton County deedbook Volume 1998-1, Page 093435.
- Property subject to a proposed 10 foot wide utility easement along the Northernly R/W of Applebutter Road as shown.
- Lower Saucon Authority waterline easements are plotted in accordance with the following documents: Misc. 503, PG 437 (Pump Station Easement); Record Book 1994-6, PG 77678 (150,000 Gal. Water Tank and Dual Pipeline Easement) as recorded in Northampton County.
- Lands N/F of Dennis and Christine Hahn and N/F of Ryan X. Mass and Debra A. Reuss-Flowers as shown represent their Record Boundaries as described in their respective Deeds of Record. Both Deeds refer to a "Plan of Lots sold out by Abraham S. Shiner" and describe boundaries along certain roads that were never opened. The Deeds do not mention the width of the solid streets and the above mentioned plan was not recorded. This survey subject to any rights that may exist in the area of the above mentioned roads.

LEGEND

- EX. IRON PIN, IRON PIPE, RR SPIKE, PK NAIL, OR NAIL SPIKE.
- PREVIOUSLY SET IRON PIN, PK NAIL OR RR SPIKE, AS PER KEYSTONE ENGINEERING SURVEY.
- ⊙ FOUND RAILROAD MONUMENT
- ⊙ SIGNIFICANT TREE FOUND
- ⊙ FOUND STONE CORNER
- ⊙ FOUND RR TIE ON END
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ UTILITY POLE
- ⊙ HIGH TENSION TRANSMISSION LINE TOWER
- ⊙ ANGLE IRON/FENCE POST FOUND
- BUILDING RESTRICTION LINE (B.R.L.)
- PROPERTY LINE(423.328 AC. CONSOLIDATED LOT)
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE - R/W LINE
- EDGE OF ROAD
- FENCE
- CENTERLINE
- STONE ROW FOUND
- FACILITY LICENSE BOUNDARY (BETHEHEM RENEWABLE ENERGY, LLC)
- FORMER DEED DIVISION LINE
- TO ENERGY (COLUMBIA GAS TRANSMISSION)
- PP&L POWER LINE
- ZONING BOUNDARY (LI - LIGHT INDUSTRIAL, RA - RURAL AGRICULTURAL, LM - LIGHT MANUFACTURING)
- R/W AREAS = 13.77 ACRES
- EASEMENT AREAS = 16.31 ACRES
- SCENIC CONSERVATION EASEMENT ACRES = 196.837 ACRES

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 sole owners of this property in peaceful possession of the same and that no suits pending affecting the title of the same. We further depose and say that this plan was made at our direction and that we desire the same to be recorded.

DAVID PANNICCH
(OWNER) PRINT

(OWNER) SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____.

NOTARY PUBLIC

LEHIGH VALLEY PLANNING COMMISSION REVIEW

Reviewed by the Lehigh Valley Planning Commission

DATE _____ PLANNER _____

TOWNSHIP PLANNING COMMISSION RECOMENDATIONS

Recommended for approval by the Lower Saucon Township Planning Commission this

_____ day of _____, 20____.

CHAIRMAN _____ SECRETARY _____

TOWNSHIP COUNCIL APPROVAL AND TOWNSHIP ENGINEER REVIEW

Approved by the Lower Saucon Township Council this

_____ day of _____, 20____.

SECRETARY _____ COUNCIL PRESIDENT _____

Reviewed by:

TOWNSHIP ENGINEER _____

This _____ day of _____, 20____.

PROPERTY BOUNDARY AND LOT CONSOLIDATION PLAN

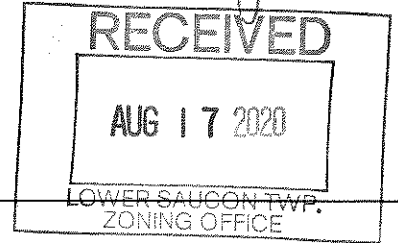
LOWER SAUCON TWP.
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN, SITE PLAN AND LOT CONSOLIDATION PLAN
NORTHAMPTON CO.
Bethlehem Landfill Company
PENNSYLVANIA

MMI martin and martin incorporated
37 south main street • suite A
phone: (717) 264-6759
chambersburg, pennsylvania • 17201

CADD FILE:
1162.4-LDP-02.dwg
DATE:
08/10/20
SCALE:
1" = 300'
DRAWING NO.
2 of 17

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

File No. Maj01-20



Type of Application: Subdivision

Date of Application _____

☐ CONDITIONAL USE ☐ REQUEST TO COUNCIL ☐ SITE PLAN ☐ MINOR SUBDIVISION

☐ LAND DEVELOPMENT ☒ MAJOR SUBDIVISION ☐ SKETCH PLAN
☐ Preliminary Plan ☒ Preliminary Plan ☐ Formal Review
☐ Final Plan ☒ Final Plan ☐ Informal Review

☐ OTHER _____

Name of Development Longridge Development

Location/Address of Property Various (Bergstresser Dr, Longridge Dr, Imperial Crest Ln & Royal Valley Ln)

Type of Request Subdivision of Condominiums into Single Family Lots

Tax Map Q8-7-13 (whole parcel), Q8-7-15-1 through 25 Zoning District R.A.

Number of Lots 24 lots Total Acreage 50.82

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

Owner BT Stonewood Longridge, L.P., by and through its General Partner Fax No. _____
BT Stonewood Longridge Management, LLC Phone No. 814-942-3032

Owner's Address 116 Union Avenue, Altoona, PA 16602

Applicant BT Stonewood Longridge, L.P., by and through its General Partner Fax No. _____
BT Stonewood Longridge Management, LLC Phone No. 814-942-3032

Applicant's Address 116 Union Avenue, Altoona, PA 16602

Registered Engineer David Touring, Wilkinson & Associates Fax No. 610-415-1220
Phone No. 610-415-1224

Engineer's Address 1220 Valley Forge Road, Suite 22, Phoenixville, PA 19460

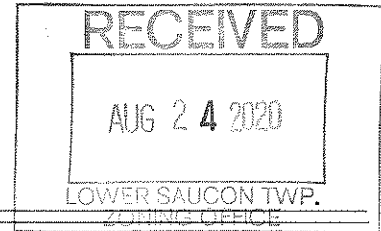
Attorney Jason A. Ulrich, Esquire, Gross McGinley, LLP Fax No. 610-820-6006
Phone No. 610-871-1352

Attorney's Address 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105

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

Mark Kahan 8/14/20
Signature of Owner Date
Mark Kahan 8/14/20
Signature of Applicant Date

For Office Use Only
Fees Received - Application \$ 6200 Escrow \$ 4250.00
ck# 10714 ck# 10715



Project Description and Narrative
Long Ridge Subdivision
Lower Saucon County
Northampton County, PA

The Applicant, BT Stonewood Longridge, L.P., is proposing to modify a previously approved residential Land Development Plan.

The original approved plan consisted of roadways, stormwater management systems, 25 building sites, and on-site water and septic services. Building site/dwelling units were offered as condominium based acquisitions, and subsequently, a disproportionate amount of common area is controlled by the HOA. The original details of the subdivision were previously constructed, including the roadway, stormwater management facilities, electric utilities, and 5 completed building lots.

That applicant intends to convert the existing condominium based dwelling units to fee simple lots via a subdivision plan. The revised plan will reduce the building sites from 25 to 24 fee simple lots. On-site water and sewer services will remain. Proposed property boundaries accommodate existing septic drain field locations. Roadway and stormwater management facilities will remain as approved and constructed.

Associated with the revised subdivision is previously requested and approved zoning variances for rear setbacks (existing condition) and minimum lot widths at the setback line have been received.

The continued development of the site includes compliance with the following previously approved documents which are still applicable.

- NPDES Approval from Northampton County Conservation District.
- Erosion and Sediment Control Plan, Dated June 20, 2013, Prepared by Cowan Associates, Inc., including the Erosion and Sediment Control Plan Narrative.
- Post Construction Stormwater Management Plan, Final Grading Plan, and Final Utility Plan, various dates, prepared by Hart Engineering, Inc. and Cowan Associates, Inc.

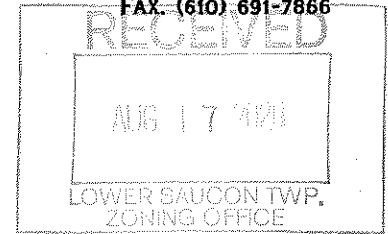
GEORGE A. HEITCZMAN

ATTORNEY AND COUNSELLOR AT LAW

18 EAST MARKET STREET
P.O. BOX 1446
BETHLEHEM, PA 18016-1446

TEL. (610) 691-5500

FAX. (610) 691-7866



JASON A ULRICH JD
GROSS MCGINLEY LLP
PO BOX 4060
ALLENTOWN PA 18105

June 23, 2020

**RE: Variance Appeal 01-2020
BT Stonewood Longridge LP**

Dear Mr. Ulrich:

Please be advised that at its regularly scheduled meeting on June 22, 2020, the Zoning Hearing Board of Lower Saucon Township voted by a vote of 4 to 0 to grant you variances from §180-22B and §180-23C of the Zoning Ordinance.

The variances are limited to variances from §180-22B and §180-23C, and the construction must be in accordance with all of the evidence and testimony and the plan presented at the hearing pertaining to the variances that were requested and granted. The variances are also granted subject to compliance with all other applicable rules, regulations, and ordinances of the Township and all other applicable rules, regulations, and ordinances.

Very truly yours,



George A. Heitzman

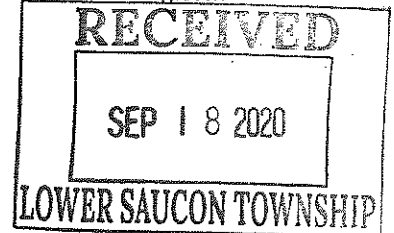
GAH:dd

cc: Lower Saucon Township Zoning Hearing Board

50 YEARS Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

September 17, 2020



Ms. Leslie Huhn, Manager
Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015-5426

RE: Longridge
Preliminary/Final Subdivision Plan
LST Project Maj 01-20
Hanover Project LS20-33

Dear Leslie:

We have reviewed the first submission of the following above-referenced Plan and supporting documentation, prepared by Wilkinson & Associates, Inc., unless noted otherwise:

1. Longridge Subdivision Plan, Sheets 1 through 6 of 6, dated August 13, 2020.
2. Lower Saucon Township Planning Application, dated August 14, 2020.
3. Lower Saucon Township Plan Submission Checklist and Lower Saucon Township Checklist for Final Plans, Preliminary Subdivisions or Land Developments, dated August 13, 2020.
4. Subdivision/Land Development Application Form Leigh Valley Planning Commission, not dated.
5. Gross McGinley LLP cover letter, dated August 17, 2020.
6. Project Description and Narrative, not dated.
7. Zoning Hearing Board decision letter, dated June 23, 2020.
8. List of all relevant property owners, not dated.
9. Northampton County Conservation District NPDES Permit renewal letter, dated July 23, 2018.
10. Northampton County Conservation District NPDES Notice of Termination Approval letter, dated September 10, 2020.
11. Erosion and Sediment Control Plan Narrative Report NPDES Individual Permit for Construction Activities for Longridge Subdivision, prepared by Cowan Associates, Inc. and last revised July 1, 2013.
12. Erosion and Sedimentation Control Plan Prepared for Longridge, Sheets 1 through 7 of 7, prepared by Cowan Associates, Inc. and last revised June 20, 2013.
13. Post Construction Stormwater Management Plan Prepared for Longridge, Sheets 1 and 2 of 2, prepared by Cowan Associates, Inc. and last revised March 20, 2013, and Longridge Final Grading and Final Utility Plans, Sheets 3 and 4 of 16, prepared by Harte Engineering, Inc. and last revised March 15, 2006.

ROUTING

- ☒ Council
- ☒ Manager
- ☐ Asst. Mgr.
- ☒ Zoning Org.
- ☐ Finance
- ☐ Police
- ☐ P. Works
- ☐ P/C
- ☐ P & R
- ☐ EAC
- ☐ Engineer
- ☐ Solicitor
- ☐ Planner
- ☐ Landfill
- ☐ EMC
- ☐ Other

The Applicant proposes to modify a previously approved residential condominium development and create a fee simple single-family cluster development located along the south side of Bergstresser Drive. The previously approved condominium plan included 25 dwellings, and the proposed single-

Envisioning and Engineering sustainable, cost-effective, and environmentally responsible projects for a half-century

family cluster development includes 24 single-family dwelling lots. A majority of the previously approved improvements (roadways, stormwater management system, etc.) have been constructed, and six (6) dwellings were constructed in the condominium development. The existing dwellings and proposed lots will be served by on-lot wells and septic systems. The Applicant was granted several Zoning Variances for proposed lot widths and rear yard setbacks.

According to the Zoning Map, the site is located in the RA – Rural Agriculture District. A single-family cluster development is a permitted by right use in the RA District.

We offer the following comments on this proposed subdivision:

A. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – CHAPTER 145

1. Section 145-9 – Any waiver/deferral requests shall be submitted in writing, with a justification for each request.
2. Section 145-19(4)(a) – Six (6) copies of the DEP sewer facilities planning modules shall be submitted at the time of plan submission.
3. Sections 145-21.B.(1)(d)[1] and 145-22.C.(1)(d) – A copy of the Lehigh Valley Planning Commission (LVPC) review letter shall be provided upon receipt.
4. Section 145-21.B.(1)(d)[2] – A note shall be added to the Plan listing the specific Zoning variances approved by the Zoning Hearing Board, along with the Variance Appeal number, the date of the decision and a brief description of each variance and any conditions.
5. Section 145-21.B.(1)(d)[7] – The Township may wish to have its emergency response personnel (police, fire, etc.) review the plan. The following emergency response comments shall be satisfactorily addressed:
 - a. We note the previously approved condominium plan included emergency access routes, and the Applicant shall indicate whether the emergency access routes will continue to be provided with this proposed subdivision plan.
 - b. The Applicant shall indicate whether the previously proposed fire protection storage tanks will continue to be provided with this proposed subdivision plan, and if so, the entity responsible for the ownership and maintenance shall be clearly identified on the Plans.
6. Sections 145-22.A and 145-33.A – Preliminary plan approval is required prior to submission of a final plan. The Planning Application indicates the Plan has been submitted as a combined Preliminary/Final Plan.
7. Sections 145-22.C.(2)(b), 145-34.D.(6) and 145-35.A – The Applicant shall complete the improvements prior to recording the Plan or execute an Improvements Agreement and provide security that is accepted and approved by the Township to secure the completion of any required improvements that have not yet been completed. The Applicant shall complete the improvements as identified on the

previously approved condominium plan, and provide security for all remaining improvements.

8. Section 145-26 – If applicable, deeds of dedication will be required for any proposed improvements offered for dedication to the Township. The Developer shall provide legal descriptions and plot plans of the property being dedicated for inclusion in the deeds of dedication.
9. Sections 145-26, 145-27 and 145-34.D.(7) – If applicable, an 18-month maintenance agreement and financial security will be required for all proposed improvements accepted for dedication by the Township.
10. Section 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 Planning Commission. The Plans are 30 inches by 42 inches in size.
11. Section 145-33.B.(3) – Each sheet shall be numbered to show its relation to the total number of sheets in the plan set.
12. Section 145-33.C – Lot 2 shown on the previously approved condominium plan shall be included on this subdivision plan set.
13. Sections 145-33.C.(1), (3) and (5) and 145-34.C.(3) – The following comments regarding the existing features shall be satisfactorily addressed:
 - a. The existing widths of all streets shall be identified on the Plans.
 - b. The location of adjacent property lines and the names of property owners, including those across adjacent roads, shall be identified on the Plans.
 - c. The existing environmental resources (wetland areas, riparian corridor buffers, steep slopes, etc.) shall be identified on the Plans.
 - d. The location of all existing utility lines and structures/appurtenances, on-lot sewage systems, wells and similar features within 500 feet of any part of the land to be subdivided or developed shall be identified on the Plans.
14. Section 145-33.C.(2) – Existing and proposed contours lines on the site and within 500 feet of the site shall be identified on the Plans. The topography must be field verified, and the plans must indicate the source and datum of the topography. The elevation control shall be the closest United States Geological Survey established benchmark, where available within a one-mile radius of the site.
15. Section 145-33.C.(3) – The following comments regarding the existing conditions shall be satisfactorily addressed:
 - a. The approximate age of the existing dwellings on the site shall be identified on the Plans.
 - b. The approximate age of wooded areas and tree rows shall be identified on the Plans.

16. Section 145-33.C.(4) – Any existing easements (including pertinent restrictions), rights-of-way and deed restrictions shall be identified, along with any maintenance responsibilities and restrictions. Additionally, a copy of the current deeds for the property and dwellings shall be submitted. We note the previously approved condominium plan identifies several easements throughout the property.
17. Sections 145-33.C.(6) and 145-33.D.(18) – The site capacity calculations shall be included on the Plans.
18. Sections 145-33.D.(1) and 145-34.C.(1) – As applicable, the Plan shall be titled Preliminary or Preliminary/Final.
19. Section 145-33.D.1 – The following comments regarding the general plan information shall be satisfactorily addressed:
 - a. The names and addresses of the record landowners and developer shall be provided on the Plans.
 - b. The deed references or sources of title and Tax Map block and lot numbers shall be provided on the Plans.
 - c. The area (in acres) of the subdivision shall be clearly identified on the Plans.
 - d. A graphic scale shall be provided on Sheet 2.
20. Sections 145-33.D.(2) and 145-34.C.(2) – The following survey related comments shall be satisfactorily addressed:
 - a. The exterior boundary on Sheet 1 does not close within acceptable limits and shall be revised accordingly. The closure error appears to be in the lengths along the southern property line.
 - b. The bearings of the southern lot lines along lots 18 through 22 are not consistent with the exterior boundary bearings on Sheet 1 and shall be revised accordingly.
 - c. We could not verify the closure of Lot 17, Longridge Drive and the open spaces along Bergstresser Drive due to missing property line information.
 - d. Right-of-way dimensions are missing along Lots 9, 18 and 24 and shall be added to the Plans.
 - e. We recommend the designer provides copies of their closure calculations with future submissions.
21. Sections 145-33.D.(6) and 145-34.C.(7) – The following comments regarding the proposed lots shall be satisfactorily addressed:
 - a. Lot numbers shall be provided for the proposed Open Space Areas.
 - b. A statement of the total number of lots and parcels shall be provided on the Plans.
 - c. The accurate lot sizes, to the nearest square foot and 0.01 acre for the net and gross areas of each lot, shall be identified on the Plans.
22. Sections 145-33.D.(7) and 145-34.C.(8) – If applicable, a reference note to all land and streets proposed for dedication to the Township shall be provided on the Plans. The Plans shall be revised to clearly identify the entity responsible for the ownership

and maintenance of the proposed road rights-of-way and stormwater management improvements located on both individual lots and within the road rights-of-way.

23. Sections 145-33.D.(10) and 145-33.E.(7) – The previously approved condominium Plan specified a light and post to be provided at every proposed driveway entrance which serves a proposed dwelling, and the Plan shall be revised to indicate whether this is a requirement of the proposed subdivision. If so, the Plans shall specify the proposed location of the lights, and the entity responsible for the ownership, maintenance and electricity costs of the lights.
24. Sections 145-33.D.(11) and 145-34.C.(5) – The distances from the proposed front yard setback lines to the right-of-way lines and tie dimensions from all existing structures to all property lines shall be identified on the Plans.
25. Section 145-33.D.(12) – The Plan shall be revised to identify the entity responsible for the ownership and maintenance of the proposed Open Space Areas, subject to review by the Township Solicitor.
26. Sections 145-33.D.(15), 145-34.C.(3) and 145-46 – All proposed easements shall be clearly labeled/identified on the Plans, and the proposed easement ownership, maintenance responsibilities and restrictions shall be described.
27. Section 145-33.D.(18) – Natural resource protection tabulations for the development of each lot shall be provided. A tabulation shall be provided on the Plans showing the area, the required protection rate and area, the maximum disturbance area, the proposed disturbance area, and the remaining allowable disturbance area for each natural resource identified in Chapter 180, Zoning, for each lot.
28. Section 145-33.D.(19) – Lot grading and post-development conditions with a realistic option for building area and driveway access, showing the limits of disturbance for that option, shall be provided for each undeveloped lot.
29. Sections 145-33.E.(1)(b) and 145-50.G – If water is to be provided by means of private wells for a residential subdivision proposing more than nine (9) new dwelling units, then the Developer shall verify adequate water quantity and quality is available as described in Section 145-50.G. Additionally, as referenced on the previously approved condominium plan, a note shall be added to the Plans stating each individual dwelling unit shall be provided with a water treatment system capable of treating the on-site well water (for the respected dwelling unit) to be within the acceptable limits of the PA DEP MCL list for drinking water standards. These requirements must be met to the satisfaction of the Township Council.
30. Sections 145-33.E.(2), 145-34.C.(12) and 130-21 – The following comments regarding the proposed on-lot sewage disposal systems shall be satisfactorily addressed:

- a. For subdivisions involving more than ten (10) residential lots, the Developer shall contact the Department of Environmental Protection via form ER-BCE-116 (PA DEP postcard).
- b. Plans must be provided as supporting documentation to a request for approval of an Official Plan revision or supplement. These plans shall show the location of soil probes and percolation tests, whether passing or failing.
- c. The Applicant requesting that the Township consider an Official Plan supplement or revision shall be responsible for completion of the appropriate components of the Department Planning Module for Land Development and for providing the required testing, supporting plans and other data.
- d. A completed Department of Environmental Protection land development planning module, including an analysis of alternatives with complete soils, slope and percolation test data shall be provided.
- e. The Plans must show easement protection areas for all soil test locations for the primary on-lot sewage disposal drainfield site and the potential secondary on-lot sewage disposal drainfield site, with the easement areas located sufficiently by survey information to be able to reproduce the location of the easement area by field survey.
- f. The Plan shall be revised to provide, identify and dimension any easements along interior lot lines or other portions of the site and demonstrate adequate horizontal isolation distances between easement lines and sewage absorption areas.
- g. The Plan shall be revised to identify the dashed line that runs inside and parallel to the tract boundary line. This line appears to be the 20-foot grading and utility easement shown on the previously approved condominium plan. If this line represents an easement, conflicts would then exist with the sewage absorption areas depicted on proposed Lots 1, 2, 3, 4, 6, 7, 8 and 18.
- h. The corner of the proposed Lot 3 primary absorption area appears to be less than ten feet (10') from the property line with proposed Lot 2 and shall be revised accordingly.
- i. The proposed Lot 5 alternate absorption area has been shifted from the location shown on the previous plans and may no longer overlie the percolation testing conducted in this area.
- j. A twenty foot (20') wide flag staff is proposed on proposed Lot 17 to incorporate the alternate absorption area into this lot. This narrow access raises concerns about the constructability of a sewage system at the alternate location should the need arise without causing earth disturbance on the adjoining lot.
- k. A house was previously constructed on proposed Lot 18. According to the sewage design for this house, the primary absorption area was constructed at the area designated as the alternate area for proposed House 20, which would be situated on proposed Lot 19 given the current layout. Two (2) absorption areas are incorporated into proposed Lot 18, but neither of them has actually been constructed. The proposed layout would therefore leave proposed Lot

- 18 with no built and functioning disposal system. A one hundred-foot (100') arc shall be provided on the plans for the existing well.
- l. A house was previously constructed on proposed Lot 19. According to the sewage design for this house, the primary absorption area was constructed at the area designated as the primary area for proposed House 20 and is incorporated into this lot. However, the area designated as the alternate area for proposed House 20 was actually constructed and is serving the house on adjoining Lot 18. The actual location and configuration of the constructed absorption areas shall be depicted on the plans based on the approved sewage designs and/or field location information. A one-hundred-foot (100') arc shall be provided on the plans for the existing well.
 - m. The Lot 20 actual location and configuration of the constructed absorption area shall be depicted on the plans based on the approved sewage design and/or field location information. A one hundred-foot (100') arc shall be provided on the plans for the existing well.
 - n. The Lot 21 actual location and configuration of the constructed absorption area shall be depicted on the plans based on the approved sewage design and/or field location information. A one hundred-foot (100') arc shall be provided on the plans for the existing well.
 - o. The Lot 22 actual location and configuration of the constructed absorption area shall be depicted on the plans based on the approved sewage design and/or field location information. A one hundred-foot (100') arc shall be provided on the plans for the existing well.
 - p. A house was previously started on proposed Lot 23, but was not completed. Two (2) absorption areas were incorporated into this lot. It does not appear that either area was constructed. A flag staff has been utilized to encompass these areas with a minimal amount of space around them. This raises concerns about the constructability of the primary area without causing earth disturbance of the alternate area or on the adjoining lot.
31. Section 145-33.E.(6) – As noted on the previously approved condominium plan, a note shall be added to the Plan stating all lot owners shall provide an individual lot E & S control plan prior to the issuance of a building permit.
 32. Sections 145-33.E.(8) and 145-34.C.(10) – A proposed construction timetable and the date set for completion of all proposed and required improvements shall be provided.
 33. Section 145-33.E.(11) – A copy of the subdivision plan reduced to 8 ½ inches by 11 inches in size and a separate location map showing the location of the site with respect to surrounding roads on a plan 8 ½ inches by 11 inches in size shall be provided.
 34. Section 145-33.D.(12) – Any Applicant submitting plans for a major subdivision shall notify all individuals or entities who own real estate adjoining or adjoining an adjoiner of the pendency of such major subdivision proposal in writing on a form attached hereto as Appendix E. Such notice shall be made by regular mail to the

landowner's last know address, and such notice shall be mailed within 15 days after the submission of the first plan submission. Verification of mailing, including a copy of the names, addresses and tax parcel numbers of each person to whom the notice was mailed, shall be given to the Township within 15 days of submission.

35. Sections 145-33.F.(1)(a) and 145-34.C.(9)(a) and Appendix B-7 – The Notices for drainage facilities and easements shall be added to the Plans.
36. Sections 145-33.F.(1)(c), 145-34.C.(9)(c) and 145-49.J.(1) and Appendix B-9 – The Notice for on-lot sewage permits shall be added to the Plans.
37. Sections 145-33.F.(1)(d), 145-34.C.(9)(d) and 145-50.D and Appendix B-10 – The Notice for on-lot water supplies shall be added to the Plans.
38. Section 145-33.F.(1)(f) and 145-34.C.(9)(f) and Appendix B-12 – The Notice for individual drip or spray irrigation on-lot sewage systems shall be added to the Plans.
39. Sections 145-33.F.(2) and 145-34.E.(3) and Appendix B-1 – The following comments regarding the Owner's Certification shall be satisfactorily addressed:
 - a. If any improvements are proposed for dedication to the Township, the last part of the Township standard owner's certification shall be added to the Certificate of Ownership on the Plans..
 - b. All property owners, including the owners of the existing dwellings, shall sign and notarize the Owner's Certification.
40. Sections 145-33.F.(3) and 145-34.E.(1) and Appendix B-2 – The design surveyor shall sign and seal the Surveyor's Certification.
41. Sections 145-33.F.(4) and 145-34.E.(2) and Appendix B-3 – The design engineer shall sign and seal the Design Engineer's Certification.
42. Section 145-34 – The Plans shall be revised to include a reference to the previously approved Long Ridge Final Land Development Plans, Sheets 1 through 16 of 16, Erosion Control Plans, Sheets E1 through E19 of E19, and Long Ridge Drive Minor Road Crossing Culvert Plan, Sheet 1 of 1, all prepared by Harte Engineering, Inc. and state that all improvements shall be completed in accordance with these plans.
43. Sections 145-34.C.(4) and 145-47 and Appendix A-8 – The location, material and size of all proposed monuments and lot pins shall be clearly identified on the Plans. A certification that all perimeter monuments and pins have been set shall be provided prior to the final plan being signed by the Township.
44. Section 145-34.C.(6) – Any proposed deed restriction, covenants and/or homeowners' association documents affecting the subdivision and/or land development of the property, including ownership, restrictions and maintenance criteria, shall be provided for review.

45. Section 145-34.C.(11) – Street addresses, to be assigned by the Township, shall be identified for all proposed lots.
46. Sections 145-34.D.(1) and 145-49.I – A copy of the verification of soil suitability for primary and alternate drain fields for each lot and a recommendation of planning module approval from the Township Sewage Enforcement Officer and approval of the planning module by the Department of Environmental Protection, as applicable, shall be provided.
47. Section 145-34.E – The Index of Drawings shall be revised to identify all plan sheets to be recorded. Additionally, a note shall be added to Sheet 1 stating all applicable signature and approval blocks on this sheet apply to all plan sheets to be recorded.
48. Section 145-34.E.(8) – The design professional responsible for the identification of any wetlands identified on the Plans shall sign and seal the Plans.
49. Section 145-43.A.(2) – Where on-lot sanitary sewage disposal is provided or planned to be provided by elevated sand mounds and/or drip irrigation systems, lot areas shall be a minimum of two (2) acres for each single-family detached dwelling.
50. Section 145-43.A.(5) – Lots shall be square or generally rectangular in shape. Lot configurations which result in L-shaped (Lots 3 and 14), or otherwise inappropriately shaped lots (Lots 10, 11, 17 and 23) shall be avoided. The Township shall determine the acceptability of the proposed lot shapes and whether a waiver may be required.
51. Section 145-43.A.(8) – The depth of residential lots (Lots 1, 11 and 13) should normally be not less than one times their width.
52. Section 145-43.B.(1) – All lots shall have frontage on an existing or proposed public street. The Applicant shall indicate whether the streets within the development will be public or private.
53. Sections 145-44.C, D, E, F and G – Proposed driveways meeting the requirements of these Sections shall be provided for all proposed lots.
54. Section 145-45.D.(1) – The proposed Longridge Drive right-of-way intersection with Bergstresser Drive shall be rounded by tangential arcs having a minimum radius of 25 feet.
55. Section 145-45.D.(2) – Clear sight triangles shall be provided at all street intersections.
56. Section 145-50.C – The following comments regarding the proposed wells shall be satisfactorily addressed:
 - a. The proposed Lot 7 well shall be located a minimum of 25 feet from the proposed Longridge Drive right-of-way line.
 - b. A proposed well location shall be identified on proposed Lot 17.

- c. The existing well on proposed Lot 21 shall be located a minimum of 25 feet from the proposed Imperial Crest Lane right-of-way line.
57. Section 145-50.D – Subdivision and land development plans shall contain a note specifying the source of the water supply.
58. Section 145-51 – If not previously addressed, the Applicant shall meet the Township Open Space and Recreation requirements for residential development. The Applicant shall dedicate or set aside 2,000 square feet of open space and recreation area for each lot or dwelling unit or pay a fee in lieu of recreation/open space in the amount of \$3,310.00 for each dwelling unit.
59. Section 145-52.A – Existing healthy trees eight inches or greater in diameter, measured at a height of 4 ½ feet above original grade shall be preserved wherever possible. Normally, trees meeting this criteria shall not be removed without the approved of the Township.

B. STORMWATER MANAGEMENT ORDINANCE – CHAPTER 137

1. Section 137-17.I.(10) – A note shall be added to the Plans stating that a certificate of occupancy for a new driveway, parking area, building or land development on a lot planned for use of one or more infiltration practices as part of the drainage plan or individual lot infiltration practice facility plan for that lot or designed to service that lot shall not be issued until the Township Engineer determines the infiltration practice size and location has been verified and the Township Engineer has received the certification of completion for the construction of the infiltration practice, and/or determine that the off-site stormwater collection and conveyance system and infiltration practices are complete and operational.
2. Section 137-17.Q – As noted on the previously approved condominium plan, a note shall be added to the Plan stating all dwellings in this subdivision shall have roof areas that drain to drywells that are installed, owned and maintained by the individual Lot owner. Said drywell shall be designed for a specific depth of runoff from all contributing areas. This design shall be approved by the Township prior to the issuance of a building permit. Probes shall be performed to determine the required vertical separations from limiting zones; however, no percolation testing is required.
3. Sections 137-21.C – The Applicant shall clarify the status of the NPDES Permit for this project. The Applicant has provided a NPDES Permit renewal letter from the Northampton County Conservation District (NCCD), dated July 23, 2018, which indicates the Permit expires on July 22, 2023. However, our office recently received a NPDES Notice of Termination Approval letter for this project from the NCCD, dated September 10, 2020. We note the Permit holder names and NPDES Permit Numbers are different on the two letters from the NCCD. An active NPDES Permit will be required for the proposed dwelling construction, and if necessary, the PCSM Plans shall be recorded.

4. Section 137-26.D – A statement must be included on the Plans and signed by the owner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without approvals by the Township.
5. Section 137-26.D and E, -34, -36 and -38.A and SALDO Section 145-34.D.(5) – Prior to final plan approval and recording, the owner's responsibility for stormwater management facilities and BMPs ownership, maintenance, repair and replacement shall be described in a legal agreement between the owner and the Township and recorded.
6. Appendix I – The applicable Storm Drainage Maintenance and Easement notes shall be provided on the Plans.

C. ZONING ORDINANCE – CHAPTER 180

1. Sections 180-22.B and 18-23.C – Zoning variances were previously granted for these Sections pertaining to the minimum lot width and the rear yard setback; however, the Applicant proposes a single-family cluster development, and these Sections are not applicable to the proposed single-family cluster development.
2. Section 180-92.G – The width (chord distance) between side lot lines at their foremost points (where they intersect with the street right-of-way line) shall be not less than fifty percent on culs-de-sac or street center-line curves of less than 300 foot radius. Lots 3, 4, 6 and 23 do not meet this requirement and shall be revised accordingly.
3. Section 180-92.H – A clear sight triangle shall be provided at all street intersections.
4. Section 180-94.A.(2) – A two-acre minimum lot size shall be required per dwelling unit where sanitary sewer disposal is provided by on-lot disposal facilities in which the conditions of this Section for the primary or alternate areas are met.
5. Section 180-95.A.(2) – All Applicants for any subdivision shall be required to submit a plan which clearly delineates all natural resources, as defined by this chapter, which exist on the parcel to be developed, subdivided or built upon.
6. Sections 180-95.B.(1) and (2) – The Applicant for a subdivision shall be required to identify all natural resources on a lot when submitting an application for a subdivision. Maps and accompanying calculations shall be submitted and include the following: a) all encroachments and disturbances necessary to establish the proposed use on the site, and b) calculations which indicate the area of the site with natural resources, the area of the natural resources that would be disturbed or encroached upon, and the area of the site which must be left undisturbed to protect resources under this Section.
7. Section 180-95.C.(2) – For all subdivisions, site capacity calculations shall be provided.
8. Section 180-96.C – The designer shall verify the proposed light standards meet the requirements of this Section.

9. Sections 180-97.A and B – A buffer yard and planting screen shall be provided to separate said development from noncompatible abutting land uses. The proposed residential use shall be separated from the existing agricultural use to the south.
10. Sections 180-98.B.(1)(a) and (e) – All proposed driveways shall be designed to accommodate the proposed roadside swales and shall not discharge runoff onto the street.
11. Sections 180-98.B.(1)(c) and (d) – The following comments regarding the proposed driveways shall be satisfactorily addressed:
 - a. All driveways shall be paved within the road right-of-way with a paved crushed aggregate and bituminous pavement with design thickness and construction at least equal to Township local public road construction standards.
 - b. All driveways shall be paved to a point 20 feet back from the right-of-way. A residential driveway paving specification shall be provided.
12. Section 180-98.B.(3)(e) – For single family homes, no driveway centerline shall be located the lesser of the following distances from an intersection centerline: 1) one hundred seventy-five feet; or 2) as far as possible from the intersection, but not closer than five (5) feet to an adjoining property.
13. Sections 180-98.C.(1)(a) and (b) – The off-street parking requirement listed in the Zoning Table shall be revised to one (1) space per 0.33 dwelling units.
14. Section 180-116.A.(1)(b) – The tract of land to be developed shall be in single and separate ownership or shall be the subject of an application filed jointly by all the owners of the entire tract who shall stipulate that the entire tract will be developed in accordance with the approved plan. In addition to the project Developer, several individual dwelling units with the existing condominium development are privately owned.
15. Section 180-116.A.(1)(f)[1] – All streets within a cluster development shall be constructed with a minimum right-of-way width of 60 feet. The Applicant proposes 50-foot right-of-way widths.
16. Section 180-116.A.(1)(f)[2] – Within the right-of-way, a cartway shall be constructed with a minimum width of 28 feet, or at the discretion of the Township Council. The existing cartways are 20-feet wide.
17. Section 180-116.A.(2)(b) – Open space shall be uninterrupted by unrelated buildings or drives and appropriately landscaped as open space. It shall be incumbent upon the Applicant to demonstrate that the open space configuration meets the intent of the cluster philosophy and the goals of the Township and is compatible with the surrounding areas. We note the Applicant proposes four (4) separate open space areas throughout the cluster development.

18. Section 180-116.A.(2)(c) – Any land set aside as open space which is of such size as may be capable of future subdivision under the regulations of this chapter must be made subject to deed restriction, conservation easement or agreement acceptable to the Township Council and duly recorded in the Northampton County Recorder of Deeds Office.
19. Section 180-116.A.(2)(d) – Open space shall be offered for dedication to Lower Saucon Township, which shall have the sole discretion to accept the open space. If the open space is not accepted for dedication by the Township, the landowner/developer shall provide such material as required to establish the method by which the open space shall be perpetuated, maintained and administered. The approval of the final plan of subdivision and/or land development and other materials submitted therewith shall be construed as a contract between the landowner(s) and the Township, and shall be noted on all applicable deeds.
20. Section 180-116.A.(2)(e) – Required open space shall be subject to permanent conservation easements prohibiting future development and defining the range of permitted activities. The determination of necessity shall lie with Council.
21. Section 180-116.A.(2)(f) – A portion of the open space must be potentially usable for recreation land in accordance with Section 145-51.D of Chapter 145, Subdivision and Land Development. Recreation land shall not include natural features with an 80% or greater protection standard or any portion of those natural features that may not be developed as specified in Section 180-95, Environmental protection standards. Documentation of this requirement shall be provided.
22. Section 180-116.A.(2)(g)[1] – A statement shall be provided on the Plans indicating the open space land shall not be separately sold or further subdivided, except for transfer to the municipality or a conservation organization approved by the municipality. And, a statement that the open space land shall not be further developed, except for recreation facilities.
23. Section 180-116.A.(2)(g)[2] – The use(s) of the open space shall be indicated on the Plans. In designating the use(s), one or more of the classes referenced in this Section shall be used.
24. Section 180-116.A.(2)(g)[3] – The type of facilities to be provided and extent of proposed improvements in the open space shall be noted on the Plans, including a planting plan and schedule.
25. Section 180-116.A.(2)(g)[4] – The Plans shall note the method by which the open space shall be owned and maintained.
26. Section 180-116.A.(2)(h)[1] and [2] – All open space areas shall meet the design standards of these Sections.

27. Section 180-116.A.(4)(b)[1] – Each neighborhood shall provide one centrally located pedestrian and maintenance access point to the open space per 25 lots, a minimum of 35 feet in width.
28. Section 180-116.B – The maximum density of a single-family cluster development shall not exceed the density permitted, per Section 180-95.C, Site capacity calculations, based upon the calculated net buildable area, and based upon the number of lots that would be permitted as calculated for a single-family detached dwelling subdivision in the RA zoning district. The maximum and proposed density shall be identified on the Plans.
29. Sections 180-116.C.(1) and 180-127.3.B – The following comments regarding the single-family cluster development area and dimensional requirements shall be satisfactorily addressed:
 - a. The Applicant shall document the 32.3 acre gross site area utilized in the 50% Opens Space requirement calculation.
 - b. The proposed lot areas shall be identified on the Plans to verify they meet the minimum required lot area.
 - c. The Zoning Table shall be revised to specify the 17% maximum impervious coverage is the initial permit application and also reference the 20% maximum on-lot impervious coverage (maximum allowed).
 - d. A tabulation of all proposed impervious cover based on the site capacity calculation shall be provided. The tabulation shall show the maximum site impervious coverage does not exceed 15%, and a tabulation of the allowable impervious area on each lot shall be provided, based on the site capacity calculation.
 - e. The references to the existing non-conforming rear yard setbacks on Lots 20 and 19 shall be revised to indicate variances were granted for the rear yard setbacks. Additionally, the Lot 22 rear yard setback shall be clarified, as the Plans identify a 50.9 foot rear yard setback; however, the Zoning Hearing Board minutes indicate a variance was granted to allow a 46 foot rear yard setback.
 - f. The proposed Lot 13 side and rear yards shall be reversed, so the western yard is a side yard and the northern yard is the rear yard.

Ms. Leslie Huhn
Township Manager

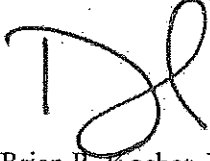
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September 17, 2020

If you have any questions concerning this review, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING

A handwritten signature in black ink, appearing to be 'B. Kocher', written over the printed name.

Brien R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\J.SauconTwp\LS20-33-LongRidgeDevelopment-2020\Docs\09-17-20-Longridge-PrelimFinalSubPlanReviewLtr.doc

cc: Mr. James Young, Zoning Officer (by email)
Ms. Molly Bender, Zoning Clerk (by email)
B. Lincoln Treadwell Jr., Esquire (by email)
Mr. Mark Thaler, BT Stonewood Longridge Management, LLC
Mr. David Touring, Wilkinson & Associates, Inc.
Jason A. Ulrich, Esquire, Gross McGinley, LLP



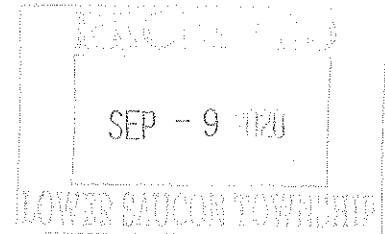
Lower Saucon Township Police Department

Thomas H. Barndt
Chief of Police



Memo

To: Zoning Department
From: Thomas Barndt, Chief of Police
Date: September 9, 2020
Re: 20-18-03 Longridge Major Plans



After reviewing the aforementioned plans the Police Department would recommend vertical red reflective strips be installed on the channel bar of each stop sign and also a painted (glass bead) stop bar on the roadway at each stop sign.

S

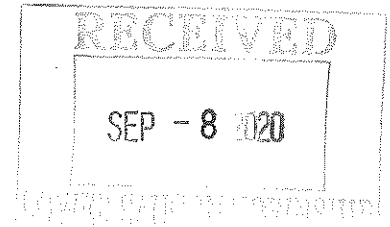
ROUTING

- ☒ Council
- ☒ Manager
- ☐ Asst. Mgr.
- ☒ Zoning
- ☐ Finance
- ☐ Police
- ☐ P. Works
- ☐ P/C
- ☐ P & R
- ☐ EAC
- ☐ Engineer
- ☐ Solicitor
- ☐ Planner
- ☐ Landfill
- ☐ EMC
- ☐ Other

orig

Molly Bender

From: F M
Sent: Monday, August 31, 2020 3:38 PM
To: James Young
Cc: Molly Bender; Ty Johnson
Subject: Long Ridge Subdivision



Jim:

Since this is an already an approved plan with changes not affecting public safety, I have no additional comments at this time.

S

ROUTING

- ☒ Council
- ☒ Manager
- ☐ Asst. Mgr.
- ☒ Zoning *my*
- ☐ Finance
- ☐ Police
- ☐ P. Works
- ☐ P/C
- ☐ P & R
- ☐ EAC
- ☐ Engineer
- ☐ Solicitor
- ☐ Planner
- ☐ Landfill
- ☐ EMC
- ☐ Other



Lehigh Valley Planning Commission

SUBDIVISION/LAND DEVELOPMENT APPLICATION FORM

LEHIGH VALLEY PLANNING COMMISSION

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

Effective 10/1/2017

RECEIVED

AUG 17 2020

LOWER SAUCON TWP.
ZONING OFFICE

Name of subdivision: BT Stonewood - Longridge
Municipality: Lower Saucon Township
Name of Applicant: BT Stonewood Longridge, L.P. by and through its General Partner, BT Stonewood
Address: Longridge Management, LLC
116 Union Avenue, Altoona, PA 16602
Phone Number: (814) 942-3032

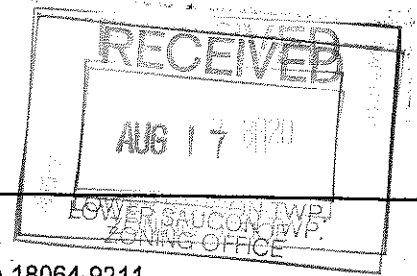
Type of Subdivision or Land Development	Base Fee	Added Fees (Fees in addition to base fee)	Enter Base Fee plus any added fee
SUBDIVISION & LAND DEVELOPMENT REVIEWS			
1. Lot Line Adjustment, Lot Consolidation; Agricultural or Recreational lot involving no proposed buildings; Residential - 6 or fewer lots and dwelling units	\$115	None	
2. Residential - 7 or more lots and dwelling units	\$115	\$20.00 for each lot and dwelling unit over 6.	
3. Non-Residential with proposed building(s) totaling 4,999 sq. ft. or less	\$300	None	
4. Non-Residential with proposed building(s) totaling 5,000 sq. ft. or more	\$300	\$15.00 for every 1,000 sq. ft. or part thereof for 5,000 sq. ft. or more.	
5. Non-Residential with no building(s) presently proposed - total size is 3 acres or less	\$115	None	
6. Non-Residential with no building(s) presently proposed - total size is more than 3 acres	\$115	\$20.00 for each acre or part thereof over 3 acres.	

STORMWATER REVIEWS: 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.			
7. Subdivision or land development proposes 10,000 sq. ft. or more of impervious cover. Disturbed area does not exceed 2 acres.	\$800	None	
8. Subdivision or land development proposes 10,000 sq. ft. or more of impervious cover. Disturbed area between 2 acres and 40 acres.	\$800	\$45 per disturbed acre or part thereof exceeding 2 acres up to 40 acres.	
9. Subdivision or land development proposes 10,000 sq. ft. or more of impervious cover. Disturbed area exceeds 40 acres.	\$800	Escrow fee of \$2,000. When escrow falls below \$250, the review process will cease until the account balance is fully funded at a minimum of \$1,000.	
TOTAL			

I hereby agree to remit the review fees as required by the Lehigh Valley Planning Commission for the review of this subdivision/land development.

(Signature)

Adopted 8/16/17



Northampton County Conservation District

Greystone Building – 14 Gracedale Avenue - Nazareth, Pennsylvania 18064-9211
Phone (610) 829-6276 - Fax (610) 746-1980 – E-mail: northamptoncd@northamptoncd.org

July 23, 2018

Bruce Thaler
BT Stonewood Longridge, LP
116 Union Avenue
Altoona PA 16602

Re: Renewal of PAG-02 Coverage Approval
Longridge Subdivision (Renewal)
NPDES Permit No. PAC480058
CTY# 19-12-1-96
Lower Saucon Township, Northampton County

Dear Mr. Thaler:

Under the authority of the federal Clean Water Act and Pennsylvania's Clean Streams Law, the Northampton County Conservation District has approved your request for a renewal for coverage under the PAG-02 NPDES General Permit for Stormwater Discharges Associated with Construction Activities ("PAG-02 General Permit"). The latest versions of the Notice of Intent (NOI) and all supporting documents, including the Erosion and Sediment Control (E&S) Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval.

Your coverage under the PAG-02 General Permit, which has been assigned NPDES Permit No. PAC480058, is effective on July 23, 2018 and will expire on July 22, 2023. If stormwater discharges associated with construction activities are expected to continue beyond the expiration date of PAG-02 General Permit coverage, you must apply to renew your coverage at least 180 days prior to the expiration date.

Please review the PAG-02 General Permit and the enclosed attachments carefully and contact this office if you have any questions. Please pay particular attention to the following requirements of the General Permit:

- In accordance with 25 Pa. Code § 102.5(h), operators who are not the permittee shall be co-permittees. An operator is a person who either has oversight responsibility of an earth disturbance activity on a project site who has the ability to make modifications to the E&S Plan, PCSM Plan or site specifications, or has day to day operational control over an earth disturbance activity on a project site. Please be advised that once an operator (contractor) has been selected for the project, the NPDES permit must either be transferred to the operator or the operator must be made a co-permittee and enter into an agreement with the permittee. Please use the enclosed Transferee/Co-Permittee Application form to transfer the permit or to

add a co-permittee. This form must be received by this office at least 30 days prior to the co-permittee/transferee action taking place.

- A pre-construction conference is required as specified in 25 Pa. Code § 102.5(e), unless otherwise notified in writing by this office. The purpose of this conference is to review all aspects of the permit with the permittee, co-permittees, operators, consultants, inspectors and licensed professionals or their designees who will be responsible for the implementation of the critical stages of the approved PCSM Plan. You must provide at least seven days notice of the pre-construction meeting to all invited attendees.
- You must conduct inspections of all best management practices (BMPs) on a weekly basis and after each measurable stormwater event to ensure effective and efficient operation. The Visual Site Inspection Report Form (3800-FM-BCW0271d) is enclosed along with instructions. This form (or an equivalent electronic form providing the same information) must be used to document the required site inspections.
- For any property containing a PCSM BMP, the permittee or co-permittee must record an instrument with the recorder of deeds which will assure disclosure of the PCSM BMP and the related obligations in the ordinary course of a title search of the subject property. The recorded instrument must identify the PCSM BMP, provide for necessary access related to long-term operation and maintenance (O&M) for PCSM BMPs, and provide notice that the responsibility for long-term O&M of the PCSM BMP is a covenant that runs with the land that is binding upon and enforceable by subsequent grantees. Unless a later date is approved by DEP in writing, the permittee shall record an instrument within 45 days from the date of this coverage approval letter. The permittee shall provide the county conservation district and DEP with the date and place of recording along with a reference to the docket, deed book or other record, within 90 days from the date of this coverage approval letter, unless a later date is approved by DEP in writing.
- The Notice of Termination (NOT) form is also enclosed and must be completed and filed when construction activities have ceased and final stabilization has been achieved. The NOT must identify the responsible person(s) for the long-term O&M of the PCSM BMPs. Please be advised that the permittee and any co-permittees remain responsible for all operational maintenance for this project site until the NOT has been filed and acknowledged.

Please note that the permit number associated with your approval under the PAG-02 General Permit has been changed to conform to EPA NPDES permit numbering requirements. All future correspondence will reference this new permit application number.

Persons aggrieved by an action of a conservation district under 25 Pa. Code Chapter 102 may request an informal hearing with DEP within 30 days of publication of this notice in the *Pennsylvania Bulletin*, pursuant to 25 Pa. Code § 102.32(c). DEP will schedule this informal hearing within 30 days of the request. After this informal hearing, any final determination by DEP may be appealed to the Environmental Hearing Board as provided below.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board
Rachel Carson State Office Building, Second Floor
400 Market Street
P.O. Box 8457
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800-654-5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717-787-3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717-787-3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.

IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.

If you have additional questions, please contact Nicholas DiPaolo at 610-829-6276.

Sincerely,



Sharon Pletchan
District Manager
Northampton County Conservation District

cc: Mike Sodi, PE
Wilkinson Associates, Inc.
1220 Valley Forge Rd., Ste. 22
Phoenixville PA 19460

Lower Saucon Township

Hanover Engineering Associates, Inc.
252 Brodhead Rd., Suite 100
Bethlehem PA 18017

LVPC – Geoffrey Reese

ecc: DEP Bureau of Clean Water (NOI only)

Attachments: PAG-02 General Permit
Sample legal instrument for the declaration of Restrictions and Covenants
Transferee/Co-permittee Application Form
Visual Site Inspection Report Form
Co-Permittee Release Form
Notice of Termination Form
Sample new Property Owner PCSM Notification and O&M Agreement

bcc: Project File
ICIS

NPDES3R

PAG-02
AUTHORIZATION TO DISCHARGE UNDER THE
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
GENERAL PERMIT FOR DISCHARGES OF
STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES

NPDES PERMIT NO: PAC480058

In compliance with the provisions of the Clean Water Act, 33 U.S.C. Section 1251 *et seq.* and Pennsylvania's Clean Streams Law, as amended, 35 P.S. Section 691.1 *et seq.*, the Department of Environmental Protection (DEP) authorizes the permittee named below to discharge stormwater associated with small construction activities from an earth disturbance activity that involves earth disturbance greater than or equal to one acre, or an earth disturbance on any portion, part, or during any stage of a larger common plan of development or sale that involves earth disturbance greater than or equal to one acre:

Permittee

BT Stonewood Longridge, LP
116 Union Avenue
Altoona PA 16602


Project Site

Longridge Subdivision
Lower Saucon Township, Northampton County

This authorization is subject to DEP's enclosed PAG-02 General Permit which incorporates all effluent limitations, monitoring and reporting requirements, and other terms, conditions, criteria, and special requirements for the discharge of stormwater composed entirely of stormwater associated, in whole or in part, with construction activity, as defined in this General Permit, to surface waters of this Commonwealth, including through municipal separate storm sewers and non-municipal separate storm sewers. Authorization to discharge is subject to the implementation of the plans and additional associated information submitted as part of the Notice of Intent (NOI).

APPROVAL TO DISCHARGE IN ACCORDANCE WITH THE TERMS AND CONDITIONS HEREIN IS AUTHORIZED BEGINNING ON JULY 23, 2018, AND WILL EXPIRE ON July 22, 2023 WHEN CONDUCTED PURSUANT TO THE TERMS AND CONDITIONS OF THE APPLICABLE PERMIT. COVERAGE MAY BE EXTENDED BY DEP OR AUTHORIZED CONSERVATION DISTRICT IF A TIMELY, ADMINISTRATIVELY COMPLETE AND ACCEPTABLE RENEWAL NOI IS SUBMITTED TO DEP OR AUTHORIZED CONSERVATION DISTRICT AT LEAST 180 DAYS PRIOR TO DATE OF COVERAGE EXPIRATION. THE PERMIT MAY BE TERMINATED PRIOR TO THE EXPIRATION DATE UPON RECEIPT AND ACKNOWLEDGEMENT OF A NOTICE OF TERMINATION FORM AND APPROVAL BY DEP OR AUTHORIZED CONSERVATION DISTRICT. NO CONDITION OF THIS PERMIT SHALL RELEASE THE PERMITTEE OR CO-PERMITTEE FROM ANY RESPONSIBILITY OR REQUIREMENT UNDER PENNSYLVANIA, OR FEDERAL ENVIRONMENTAL STATUTES, REGULATIONS, OR LOCAL ORDINANCES.

Coverage under the PAG-02 General Permit is authorized by:



Sharon Pletchan
District Manager
Northampton County Conservation District



Northampton County Conservation District

Greystone Building – 14 Gracedale Avenue - Nazareth, Pennsylvania 18064-9211
Phone (610) 829-6276 - Fax (610) 746-1980 – E-mail: northamptoncd@northamptoncd.org

April 10, 2018

CERTIFIED MAIL # 7017 0530 0000 5201 4586

Ashley Development Corporation
Richard Brooks
559 Main Street
Bethlehem, PA 18018

CERTIFIED MAIL # 7017 0530 0000 5201 4593

Gigliotti Group, Inc.
P.O. Box 270
Newton, PA 18940

RE: NPDES Site Inspection
NPDES Permit Application No. PAG02004812021
Longridge Subdivision
Cty.#: 19-12-1-96
Lower Saucon Township
Northampton County

Dear Owner/Earthmover:

On April 9, 2018, the Northampton County Conservation District conducted a field inspection of earthmoving activities at the above captioned project/property. A copy of the inspection report is enclosed.

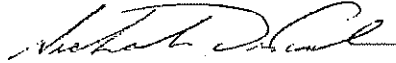
The Northampton County Conservation District, by delegation with the Department of Environmental Protection, is authorized to determine compliance with Chapter 102, Erosion Control Rules and Regulations and the Clean Streams Law.

The inspection revealed that earthmoving activities at the site are in violation of the Rules and Regulations of the Department of Environmental Protection, the Clean Streams Law and the Federal Water Pollution Control Act.

Please be advised that the Conservation District will conduct additional inspections of the property. If future inspections reveal that required corrective actions have not been made and additional violations have occurred, the District may initiate enforcement action.

Please submit a written reply to this letter detailing corrective measures taken or planned to correct the violations referenced above. Your cooperation in resolving these matters is greatly appreciated. If you have any questions regarding this matter, please contact me at the address or 610-829-6276.

Sincerely,



Nicholas DiPaolo
Conservation Specialist

Enclosure

cc: Long Ridge Construction
Eric Schrock
116 Union Ave
Altoona, PA 16602

Lower Saucon Township

Project File
District Manager (ICIS)



pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATERSHED MANAGEMENT

Permit No. PAG02004812021
Report No. 9

EARTH DISTURBANCE INSPECTION REPORT

Project Name Longridge Subdivision Inspection Date 4/9/18 Inspection Time 1:00PM
Weather Conditions Sunny 40 - 50 deg Breezy Total Project Area 18.3Ac
Location Bergstresser Dr Total Disturbed Area 10.8Ac
Municipality Lower Saucon Township County Northampton
Receiving Water(s) UNT to Saucon Creek Designated/Existing Use CWF, MF

Responsible Party(s) Ashley Development Corporation

(name & address) 559 Main Street

Bethlehem, PA 18018

Phone (610) 332-3300

Gigliotti Group, Inc

P.O. Box 270

Newton, PA 18940

(215) 860-8700

Site Representative (name) Eric Schrock, Long Ridge Construction

(title) VP Operations

Inspector (name) Nicholas DiPaolo

(title) Conservation Specialist

Type of Inspection (check only one)

Photographs Taken Yes ☐ No ☒

Routine complete ☐ Routine partial ☒ Follow-up ☐ Complaint ☐ Final ☐

Site Description & Observations Inspection conducted by the Northampton County Conservation District. Also in attendance was Sharon Pletchan, NCCD District Manager.

1. Failure to maintain effective E&S BMPs per plan. (e, u, w)
 - a. Sediment Basin A not maintained per approved E&S plan. Skimmer head appeared to be broken. Skimmer disconnected from 6" ADS outlet pipe. Skimmer head not resting at the cleanout elevation. Baffle system not maintained. Brush and woody growth in basin and on side slopes.
 - b. Sediment Basin B not maintained per approved E&S plan. Skimmer heads do not appear to be resting at the cleanout elevation. Woody growth observed through the skimmer heads. Baffle system not maintained. Brush and woody growth observed in basin.

☐ Continued on page 3 of _____

* = Repeat Violation

Permit and Plan Requirements		Type of Activity (check as many as appropriate)	
Y	N		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pub. Road Constr./Maint. (PRC)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Res. Subdivision (RSBD)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Govmt. Facilities (GOV)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utilities Facilities (UTL)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewer/Water Systems (SWS)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remediation/Restoration (RRES)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pvt. Road/Residence (PRRS)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comm./Indust. Dev. (CMIN)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Facilities (RECF)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricul. Activities (AGA)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pipeline (PL)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Silviculture (SILV)

Permit #: PAG02004812021 Exp. Date: 7/1/2018
Cty. #: 19-12-1-96



EARTH DISTURBANCE INSPECTION REPORT

Project Name Longridge Subdivision Inspection Date 4/9/18 Inspection Time 1:00PM

Inspection Findings

Reference

- No violations observed at this time:
- a. Failure to develop a written Erosion and Sediment (E&S) Plan. ☐ (N/A)
- b. Failure to have an E&S Plan available on site. ☐ (102.4)
- c. Failure to submit E&S Plan as requested. ☐ (102.4)
- d. Failure to implement effective E&S Best Management Practices (BMPs). ☐ (102.4)
- e. Failure to maintain effective E&S BMPs. ☒ (102.4)
- f. Failure to use Antidegradation Best Available Combination of Technologies (ABACT) BMPs discharges to High Quality or Exceptional Value Waters. ☐ (102.4)
- g. Failure to obtain an NPDES Permit for Stormwater Discharges Associated With Construction Activities. ☐ (102.5)
- h. Failure to obtain an E&S Permit. ☐ (102.5)
- i. Failure to prepare and implement a Preparedness, Prevention, and Contingency (PPC) Plan. ☐ (102.5)
- j. Failure to submit Notice of Termination (NOT). ☐ (102.7)
- k. Failure to develop written Post Construction Stormwater Management (PCSM) Plan. ☐ (102.8)
- l. Failure to have PCSM Plan available onsite. ☐ (102.8)
- m. Failure to submit Post Construction Stormwater Management Plan as requested. ☐ (102.8)
- n. Failure to implement effective PCSM BMPs. ☐ (102.8)
- o. Failure to maintain effective PCSM BMPs. ☐ (102.8)
- p. Failure to perform reporting and recordkeeping as required. ☐ (102.8)
- q. Failure to implement riparian buffer or riparian forest buffer. ☐ (102.14)
- r. Failure to meet regulatory requirements for riparian forest buffer. ☐ (102.14)
- s. Failure to provide temporary stabilization of the earth disturbance site. ☐ (102.22)
- t. Failure to provide permanent stabilization of the earth disturbance site. ☐ (102.22)
- u. Failure to comply with permit conditions. ☒ (402 CSL)
- v. Sediment or other pollutant was discharged into waters of the Commonwealth. ☐ (401 CSL)
- w. Site conditions present a potential for pollution to waters of the Commonwealth. ☒ (402 CSL)
- x. Failure to comply with a Department Order. ☐ (402, 611 CSL)
- y. Failure to comply with PCSM long-term operation and maintenance requirements. ☐ (102.8)
- z. Failure to conduct a preconstruction meeting. ☐ (102.5)
- aa. Failure to provide proof of consultation with the Pennsylvania Natural Heritage Program regarding the presence of a State of Feral threatened species on a project site requiring a Chapter 102 permit. ☐ (102.6)
- bb. Failure to withhold a building or other permit or approval from those proposing or conducting earth disturbance activities, which required Department permit, until the Department or conservation district has approved/acknowledged the Chapter 102 permit. ☐ (102.43)
- ☒ Inspection of this project has revealed site conditions which constitute violations of 25 Pa. Code Chapters 92 and/or 102 and the Clean Streams Law, the act of June 22, 1937, P.L. 1987, 35 P.S. §691.1 et seq.

Additional information regarding these violations can be found on the last page.



EARTH DISTURBANCE INSPECTION REPORT

Project Name Longridge Subdivision Inspection Date 4/9/18 Inspection Time 1:00PM

Continuation Sheet

Compliance Assistance Measures

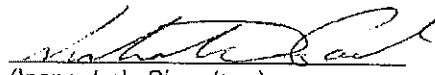
Full and Complete implementation and maintenance of the approved Erosion and Sedimentation Control Plan (and/or Post-construction Stormwater Management Plan).

1. Best Management Practices (BMPs) should continue to be implemented and maintained per the approved E&S plan.[i.e. Sediment Basins A and B, skimmers, baffle systems, riprap aprons, etc...]
2. In reviewing the approved plans, per field discussion, NCCD has determined that construction on lot 1 may occur concurrently with basin remediation.

Follow-up Inspection will occur on or about (date) TBD

Sent Via Certified Mail.
(Signature of Site Representative)

4/10/18
(Date)


(Inspector's Signature)

4/10/18
(Date)

The Site Representatives' signature acknowledges that they have read the report and received a copy and that they were given an opportunity to discuss it with the inspector. The signature does not necessarily mean the signee agrees with the report.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATERSHED MANAGEMENT

This report is official notification that a representative of the Department of Environmental Protection has conducted an inspection of your earth disturbance activity to determine compliance with Title 25, Chapter 92, National Pollutant Discharge Elimination System, Title 25, Chapter 102, Erosion and Sediment Control, and the Pennsylvania Clean Streams Law. This representative may be an employee of the local County Conservation District, which by delegation agreement with the Department of Environmental Protection, is authorized to investigate complaints, inspect earth disturbance activities and conduct compliance actions. Any violations observed by the Department/Conservation District have been noted on this report form and constitute unlawful conduct as defined in Section 611 of the Clean Streams Law.

There will be no written confirmation of those violations from the Department. Failure to take corrective actions to resolve the violations may result in administrative, civil and/or criminal penalties being instituted by the Department of Environmental Protection as defined in Section 602 of the Clean Streams Law of Pennsylvania. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.

This report does not constitute an Order or appealable action of the Department. Nothing contained herein shall be deemed to grant or imply immunity from legal action for any violation noted herein.

For further information or assistance please contact:

Northampton County Conservation District
14 Gracedale Ave, Greystone Building
Nazareth, PA 18064
Phone- (610) 829-6276
Fax - (610) 746-1980
E-Mail- northamptoncd@northamptoncd.org

**LEHIGH COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
SUBDIVISION APPROVAL APPLICATION FORM**

Type of Subdivision: (check one)

Sketch _____ Preliminary _____ Final X Minor _____

Name of Subdivision: BT Stonewood - Longridge

Date of Application: 08/20/2020

Owner's Name: BT Stonewood Longridge, L.P., by and through its General Partner
BT Stonewood Longridge Management, LLC

Address: 116 Union Avenue
Altoona, PA 16602

Phone #: 814-942-3032

Applicant's Name: BT Stonewood Longridge, L.P., by and through its General Partner
BT Stonewood Longridge Management, LLC

Address: 116 Union Avenue
Altoona, PA 16602

Phone #: 814-942-3032

Engineer or Surveyor Responsible for Plan: David Touring, Wilkinson & Associates

Address: 1220 Valley Forge Road, Suite 22
Phoenixville, PA 19460

Phone #: 610-415-1220

Municipality in Which Site is Located: Lower Saucon

Number of Lots Proposed: 24 Lots


Total Acreage of Site: 50.82

Lineal Feet of New Streets: --0--

Water Supply: (check one) Public ~~X~~ On-Lot X None _____

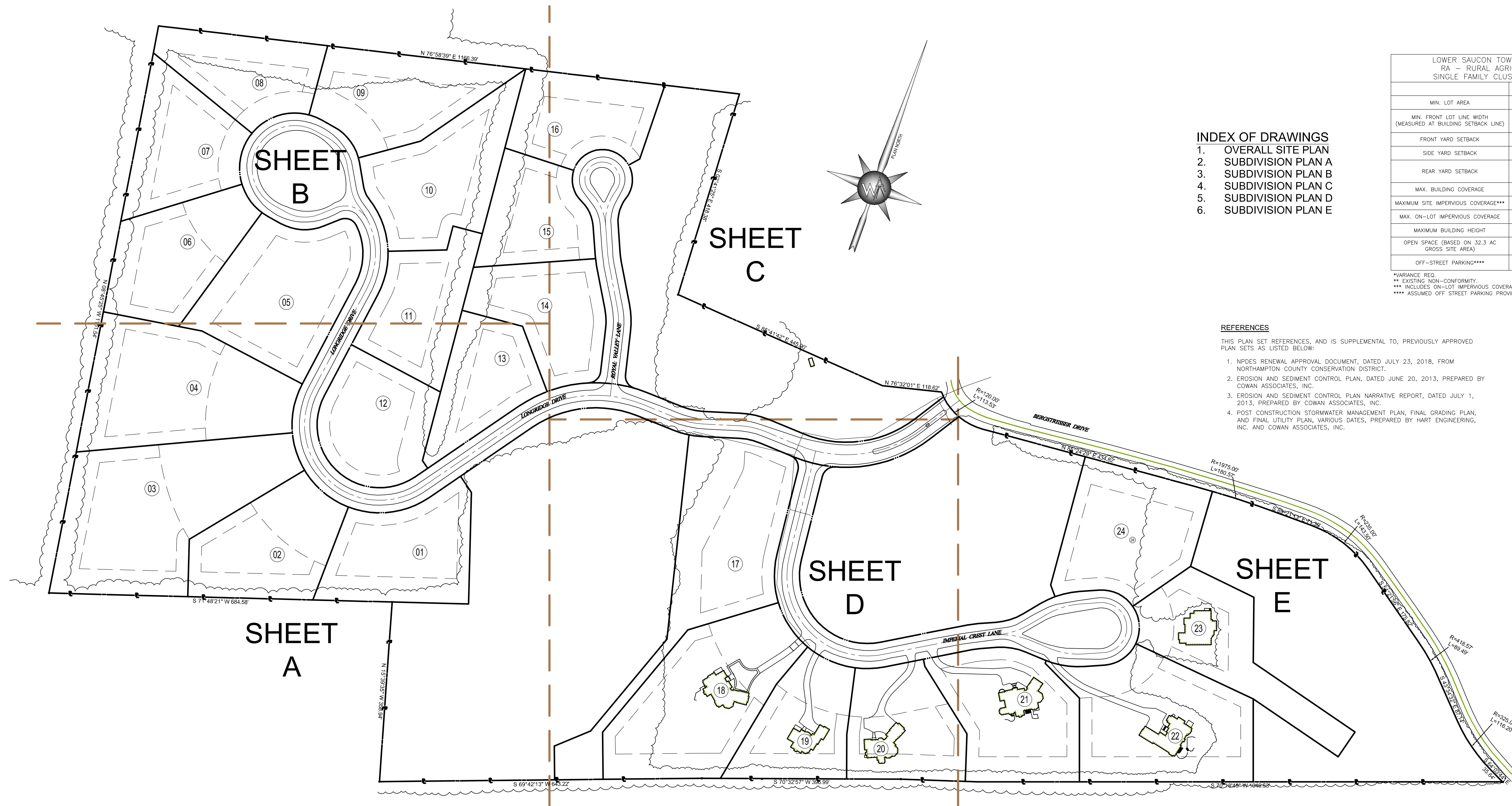
Sewerage System: (check one) Public ~~X~~ On-Lot X None _____

I hereby agree to pay the Lehigh Valley Planning Commission for all review fees required by the Lehigh County Subdivision and Land Development Ordinance.



Signature of Applicant

SITE LOCATION MAP
SCALE 1" = 2000'



1. OVERALL SITE PLAN
2. SUBDIVISION PLAN A
3. SUBDIVISION PLAN B
4. SUBDIVISION PLAN C
5. SUBDIVISION PLAN D
6. SUBDIVISION PLAN E

LOWER SAUCON TOWNSHIP ZONING TABLE RA – RURAL AGRICULTURAL DISTRICT SINGLE FAMILY CLUSTERED DEVELOPMENT		
	REQUIRED	PROPOSED
MIN. LOT AREA	40,000 SF	>40,000 SF
MIN. FRONT LOT LINE WIDTH (MEASURED AT BUILDING SETBACK LINE)	200 FT	150' (LOT 6.7 33P) 160' (LOT 19P, 19P, 19P & ALL OTHERS) 200P
FRONT YARD SETBACK	25 FT	>25 FT
SIDE YARD SETBACK	25 FT	>25 FT
REAR YARD SETBACK	50 FT	31.1 FT (LOT 30P) 48.3 FT (LOT 19P ALL OTHERS) 35P
MAX. BUILDING COVERAGE	10%	<10%
MAXIMUM SITE IMPERVIOUS COVERAGE**	15%	<15%
MAX. ON-LOT IMPERVIOUS COVERAGE	17%	<17%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
OPEN SPACE (BASED ON 32.3 AC GROSS SITE AREA)	50%	>59.0% (19.071 AC)
OFF-STREET PARKING****	0.33 SPACES/DU	>0.33 SPACES/DU

THIS PLAN SET REFERENCES, AND IS SUPPLEMENTAL TO, PREVIOUSLY APPROVED
PLAN SETS AS LISTED BELOW:

1. NPDES RENEWAL APPROVAL DOCUMENT, DATED JULY 23, 2018, FROM NORTHAMPTON COUNTY CONSERVATION DISTRICT.
2. EROSION AND SEDIMENT CONTROL PLAN, DATED JUNE 20, 2013, PREPARED BY COWAN ASSOCIATES, INC.
3. EROSION AND SEDIMENT CONTROL PLAN NARRATIVE REPORT, DATED JULY 1, 2013, PREPARED BY COWAN ASSOCIATES, INC.
4. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, FINAL GRADING PLAN, AND FINAL UTILITY PLAN, VARIOUS DATES, PREPARED BY HART ENGINEERING, INC. AND COWAN ASSOCIATES, INC.

1. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.

2. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FAITHFULNESS OF THE DRAWING. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

3. COPYRIGHT © 2020 WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR BY ANY INFORMATION STORAGE, RETRIEVAL, OR TRANSMISSION SYSTEM, OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE UNLAWFUL.

I HEREBY CERTIFY THAT I HAVE DESIGNED ALL SITE AND PUBLIC IMPROVEMENTS AND HAVE IDENTIFIED ALL FLOOD PLAIN LIMITS AS REQUIRED FOR THIS SUBDIVISION

DATE _____

SIGNATURE AND SEAL

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY OR FOR ME AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE

DATE _____

SIGNATURE

RECOMMENDED FOR APPROVAL BY THE LOWER SAUCON PLANNING COMMISSION
THIS _____ DAY OF _____, 2020.

SECRETARY

CHAIRMAN

APPROVED BY THE LOWER SAUCON TOWNSHIP COUNCIL
THIS _____ DAY OF _____, 2020

SECRETARY

COUNCIL PRESIDENT

TOWNSHIP ENGINEER

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

AUTHORIZED SIGNATURE

DATE _____

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 SAME. WE FURTHER DEPOSE AND SAY THAT THIS PLAN WAS MADE AT OUR DIRECTION, THAT WE DESIRE THE SAME TO BE RECORDED.

OWNER

OWNER

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 2020

MY COMMISSION EXPIRES ON _____

RECORDED IN THE OFFICE FOR RECORDING OF DEED, IN AND FOR NORTHAMPTON
COUNTY PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____, VOLUME _____
PAGE _____. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF
_____, A.D. 20_____.


RECORDED

RECORDED

PA1
 DESIGN SERV. NOS.
 20193450A086
 20193450A077
 20193450A072
 1-800-242-1776
 PENNSYLVANIA LAW REQUIRES 3
 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10
 WORKING DAYS IN DESIGN STAGE -
 STOP CALL

WILKINSON & ASSOCIATES, INC.

1220 VALLEY FORGE ROAD
THE COMMONS AT VALLEY FORGE
SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224

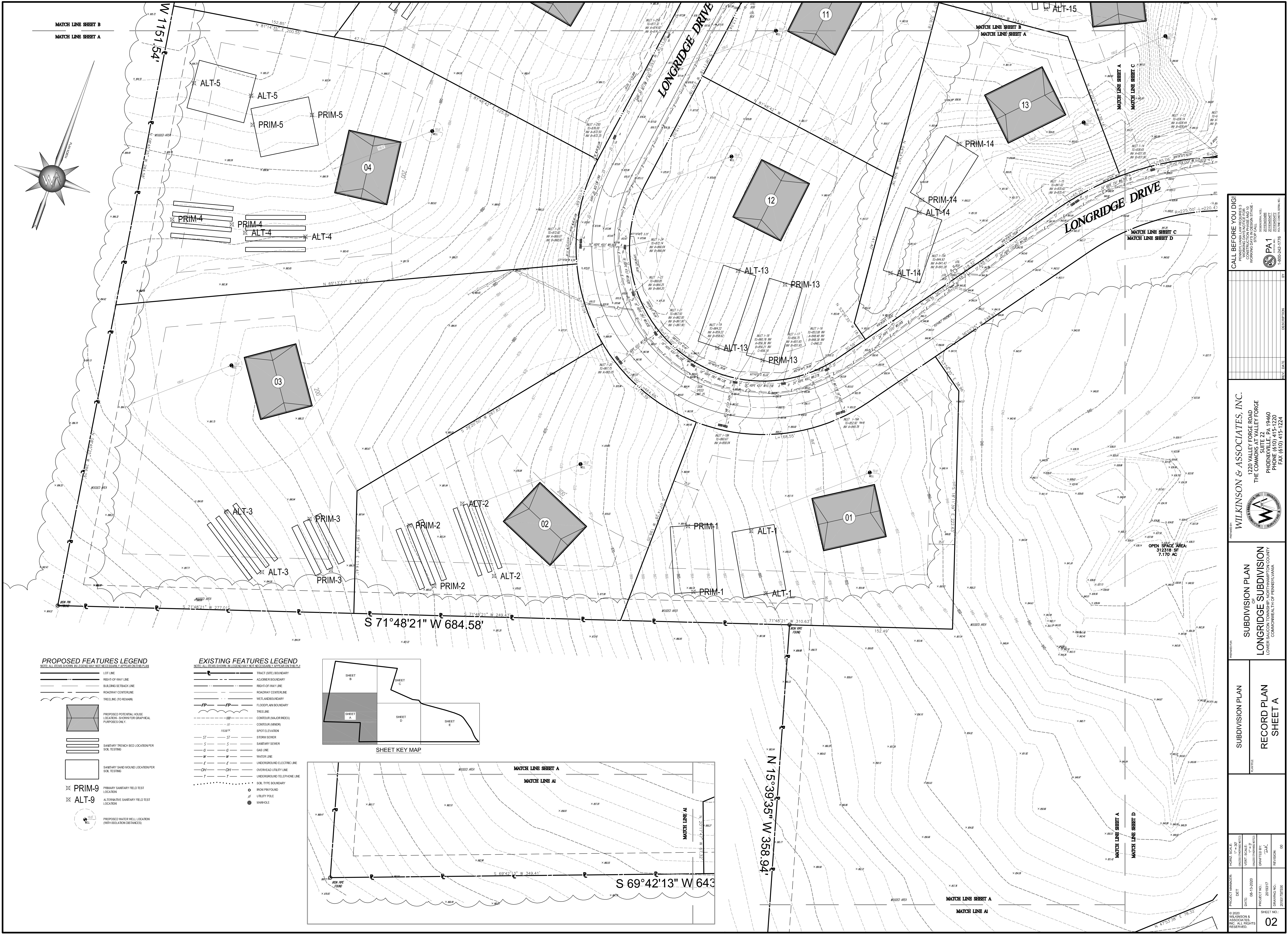


**SUBDIVISION PLAN
OF
LONGRIDGE SUBDIVISION
LOWER SAULCON TOWNSHIP, NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA**

SUBDIVISION PLAN

OVERALL SITE PLAN

DET	DATE: 08-13-2020	PROJECT NO.: 2018317	DRAFTED BY: <i>AK</i>	1" = 100' (UNLESS OTHERWISE NOTED)
2020 LIMKINSON & ASSOCIATES, P.C. ALL RIGHTS RESERVED		DRAWING NO.: 2018317/COVERALL.00	REVISION: 00	VERT. SCALE: 1" = 10' (UNLESS OTHERWISE NOTED)
SHEET NO.: 01				

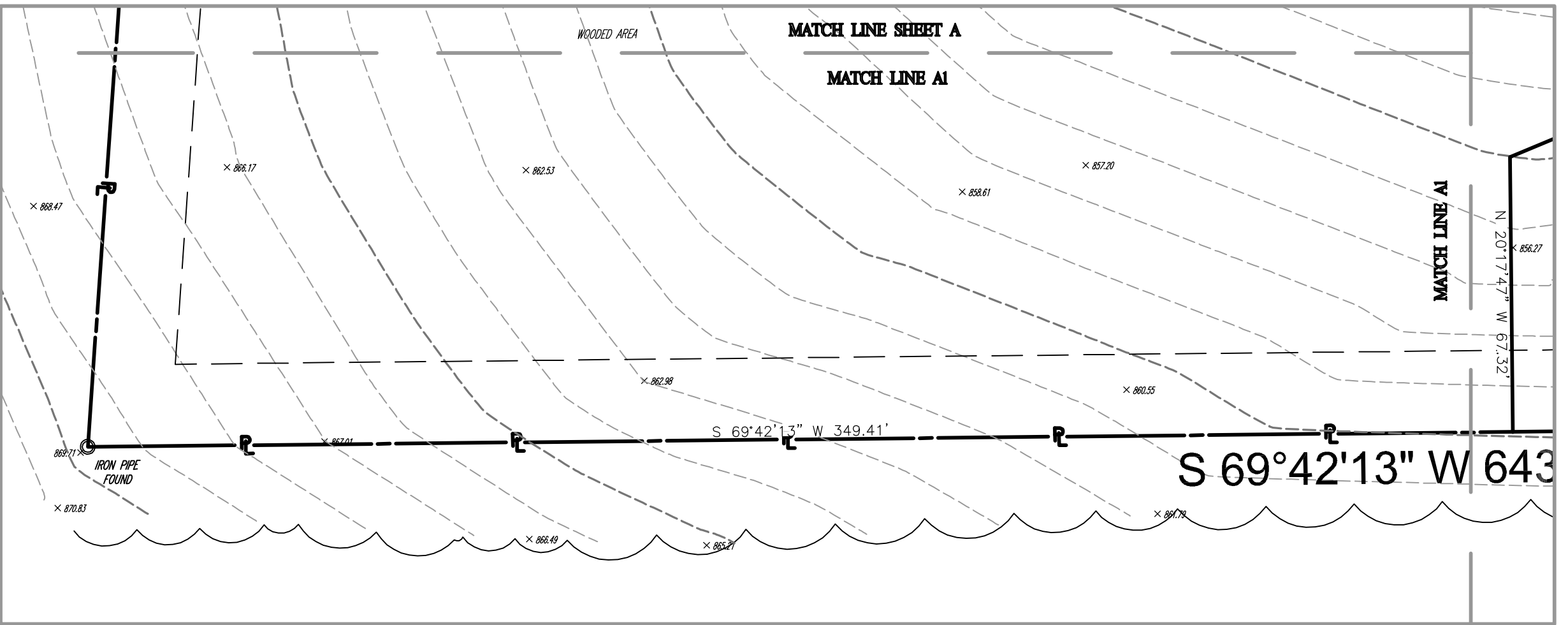
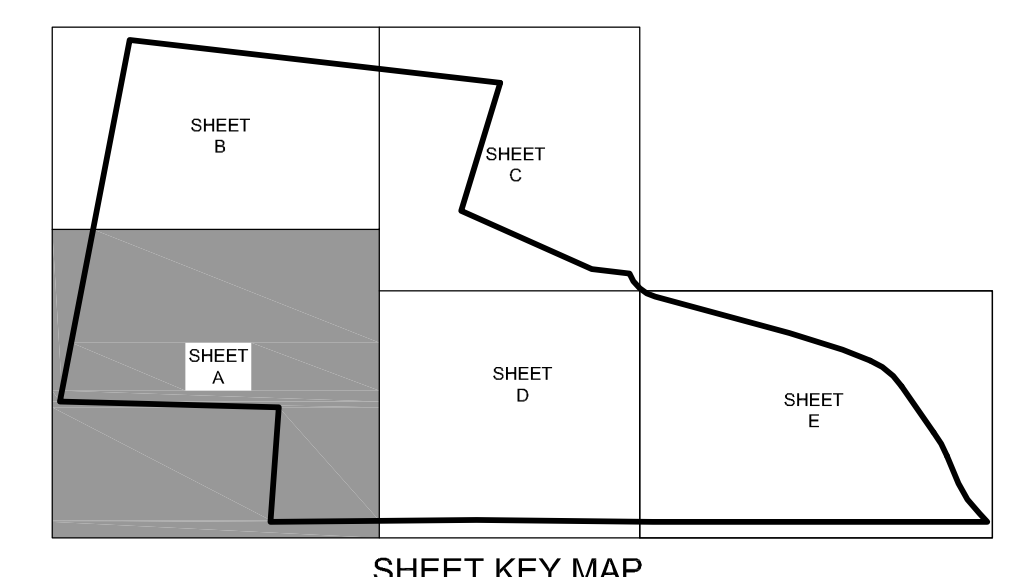


PROPOSED FEATURES LEGEND
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- LOT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ROADWAY CENTERLINE
- TREELINE (TO REMAIN)
- PROPOSED POTENTIAL HOUSE LOCATION - SHOWN FOR GRAPHICAL PURPOSES ONLY
- SANITARY FRENCH BED LOCATION PER SOIL TESTING
- SANITARY SAND MOUND LOCATION PER SOIL TESTING
- PRIM-9 PRIMARY SANITARY FIELD TEST LOCATION
- ALT-9 ALTERNATIVE SANITARY FIELD TEST LOCATION
- PROPOSED WATER WELL LOCATION (WITH ISOLATION DISTANCES)

EXISTING FEATURES LEGEND
NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- TRACT (SITE) BOUNDARY
- ADJACENT BOUNDARY
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- WETLAND BOUNDARY
- FLOODPLAIN BOUNDARY
- TREELINE
- CONTOUR (MAJOR INDEX)
- CONTOUR (MINOR)
- SPOT ELEVATION
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE LINE
- SOIL TYPE BOUNDARY
- BROWN PIN FOUND
- UTILITY POLE
- MANHOLE



CALL BEFORE YOU DIG!
PENNSYLVANIA UNIFORM STOP CALL
CONSTRUCTION PHASE AND USE
STOP CALL
PA 1
2018/04/08
2018/04/07
1-800-242-1776
PA 1
2018/04/08
2018/04/07
1-800-242-1776

WILKINSON & ASSOCIATES, INC.
1220 VALLEY FORGE ROAD
THE COMMONS AT VALLEY FORGE
SUITE 22
PIESVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224

SUBDIVISION PLAN
LONGRIDGE SUBDIVISION
LOWER MERION COUNTY
COMMONWEALTH OF PENNSYLVANIA

SUBDIVISION PLAN
RECORD PLAN
SHEET A

PROJECT MANAGER	DATE	PROJECT NO.	REVISION	DATE
WILKINSON & ASSOCIATES, INC.	06-13-2020	201017	01	06-13-2020
DATE	PROJECT NO.	REVISION	DATE	PROJECT NO.
06-13-2020	201017	01	06-13-2020	201017
SHEET NO.	02			

EXISTING FEATURES LEGEND

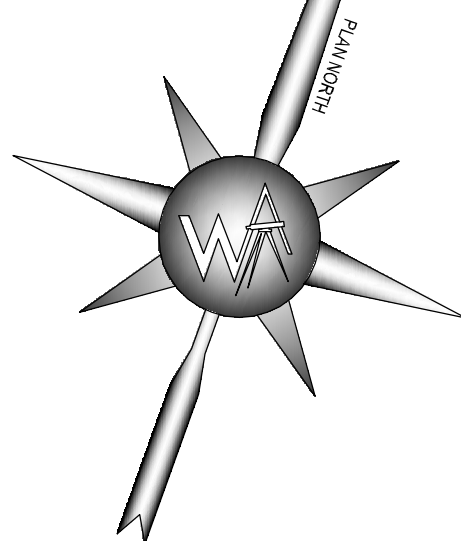
NOTE: ALL FEATURES SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- TRACT (SITE) BOUNDARY
- ADJACENT BOUNDARY
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- WETLAND BOUNDARY
- FLOODPLAIN BOUNDARY
- CONTOUR (MAJOR INDEX)
- CONTOUR (MINOR)
- SPOT ELEVATION
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE LINE
- SOIL TYPE BOUNDARY
- IRON PIN FOUND
- UTILITY POLE
- MANHOLE

PROPOSED FEATURES LEGEND

NOTE: ALL FEATURES SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

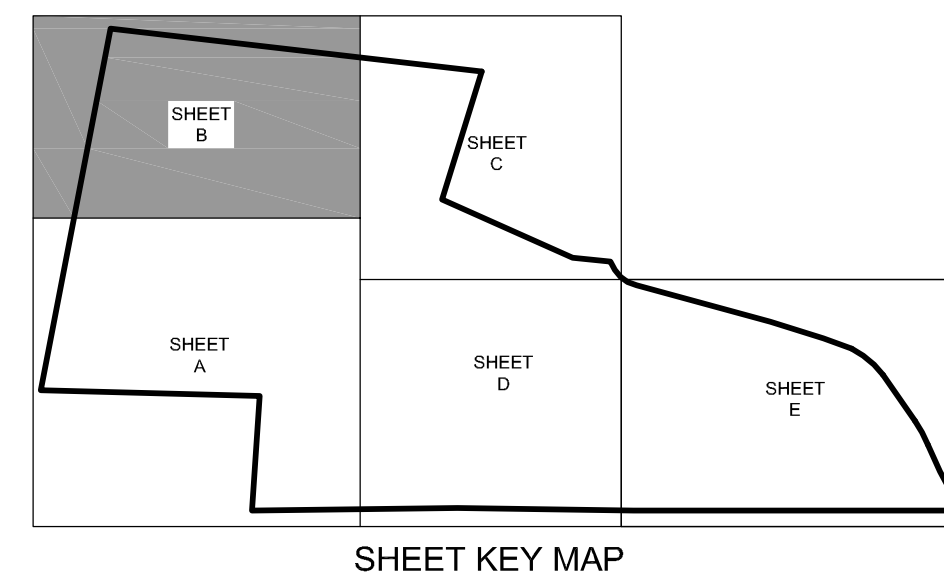
- LOT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ROADWAY CENTERLINE
- TREELINE TO REMAIN
- PROPOSED POTENTIAL HOUSE LOCATION - SHOWN FOR GRAPHICAL PURPOSES ONLY
- SANITARY TRENCH BED LOCATION PER SOIL TESTING
- SANITARY SAND MOUND LOCATION PER SOIL TESTING
- PRIM-9 PRIMARY SANITARY FIELD TEST LOCATION
- ALT-9 ALTERNATIVE SANITARY FIELD TEST LOCATION
- PROPOSED WATER WELL LOCATION (WITH ISOLATION DISTANCES)



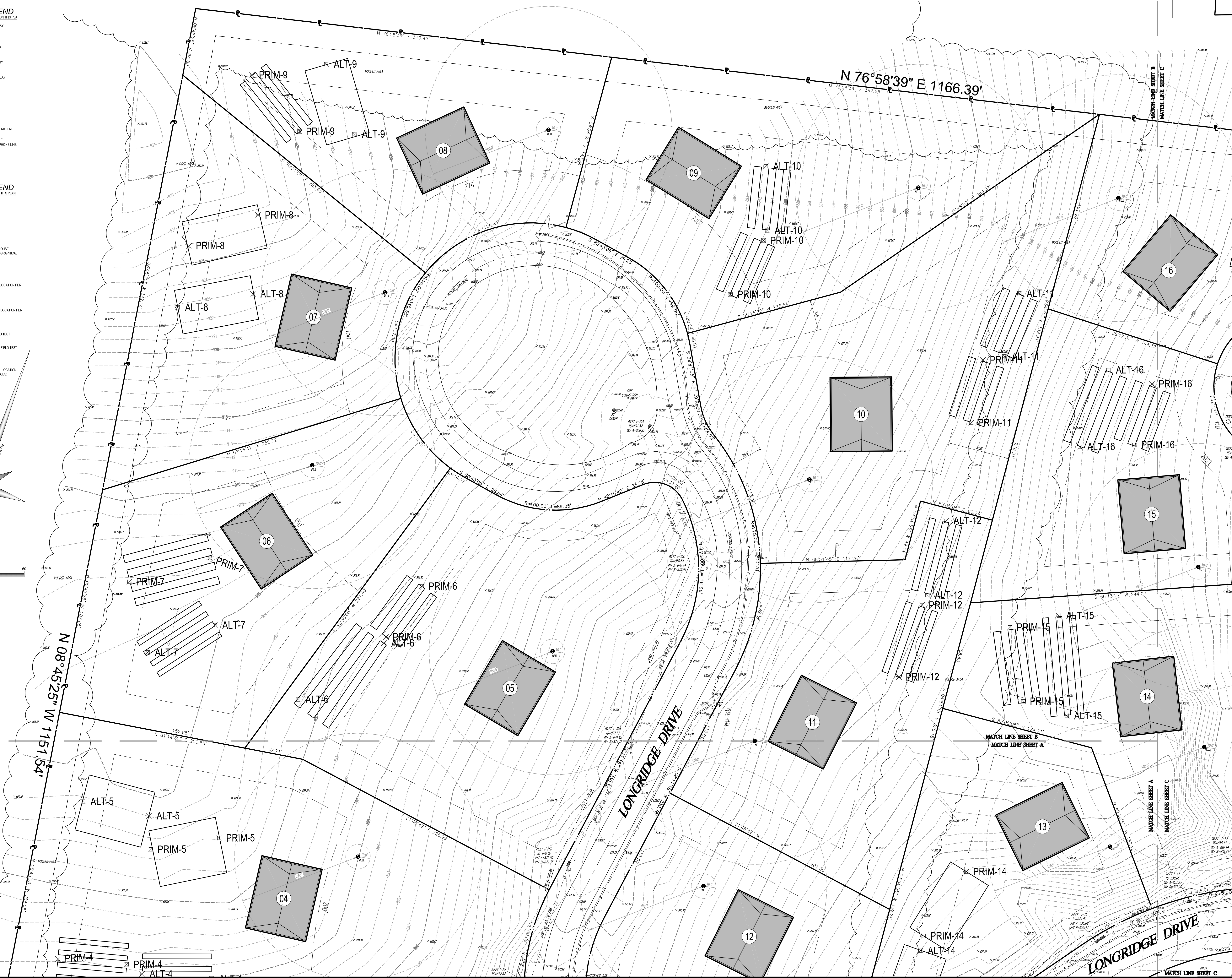
SCALE: 1" = 30'

MATCH LINE SHEET B

MATCH LINE SHEET A



SHEET KEY MAP



CALL BEFORE YOU DIG!
PENNSYLVANIA REQUIREMENT 3
CONSTRUCTION PHASE AND USE -
ADDITIONAL INFORMATION -
STOP CALL
PA 1
2018/04/08
1800-242-1776

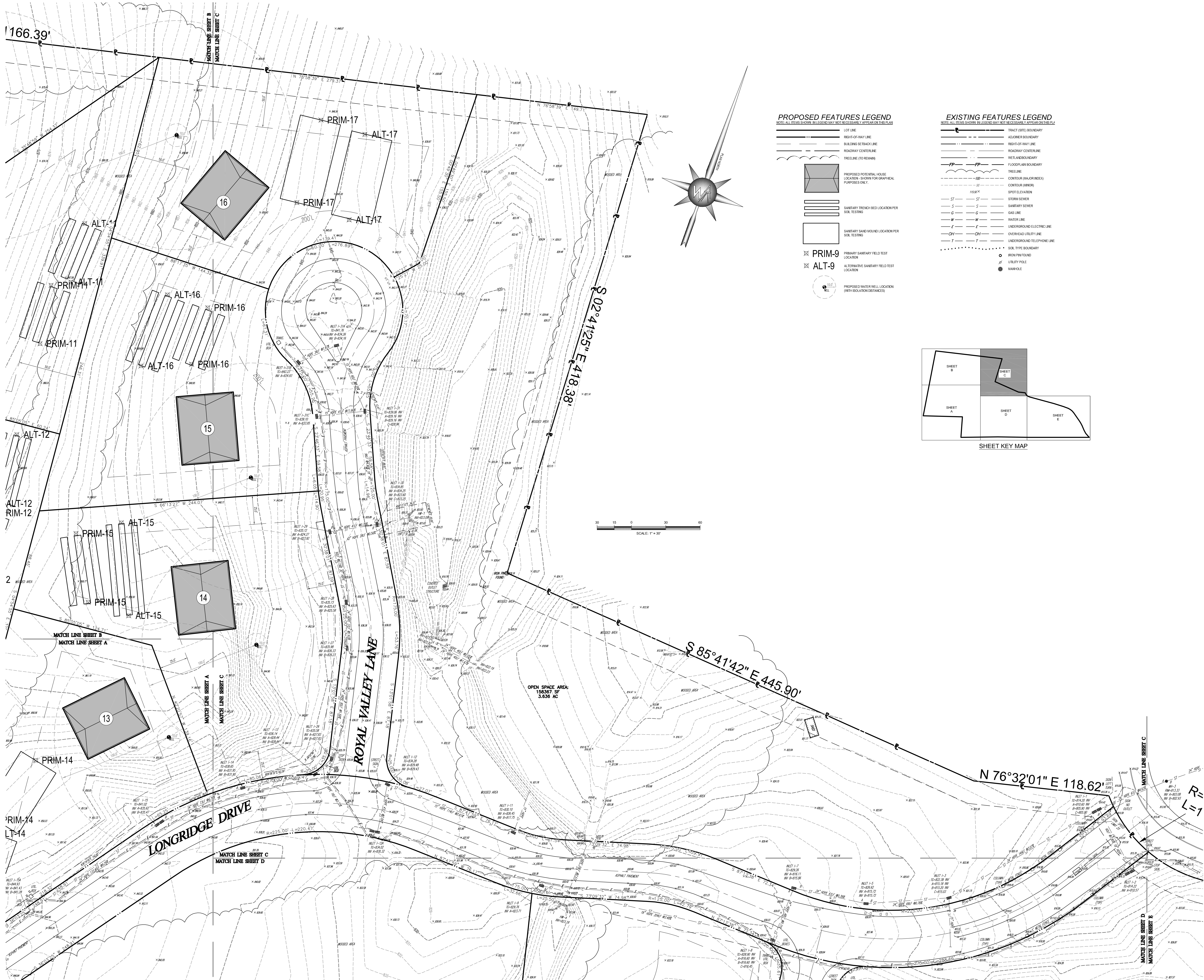
NO.	DATE	DESCRIPTION

WILKINSON & ASSOCIATES, INC.
1220 VALLEY FORGE ROAD
THE COMMONS AT VALLEY FORGE
SUITE 22
PHOENIXVILLE, PA 19360
PH: (610) 415-1220
FAX: (610) 415-1224

SUBDIVISION PLAN
LONGRIDGE SUBDIVISION
LOWER MERION COUNTY
COMMONWEALTH OF PENNSYLVANIA

SUBDIVISION PLAN
RECORD PLAN
SHEET B

PROJECT MANAGER	DATE	REVISION	NO.
WILKINSON & ASSOCIATES, INC.	06-13-2020	201917	03
DATE	06-13-2020	201917	03
PROJECT NO.	201917	201917	03
DATE	06-13-2020	201917	03



CALL BEFORE YOU DIG!
 PENNSYLVANIA REQUIREMENT 3
 CONSTRUCTION PHASE AND USE
 STOP CALL
 2018/05/07
 2018/05/07
 1-800-242-1775
 PA 1
 1-800-242-1775

WILKINSON & ASSOCIATES, INC.
 1220 VALLEY FORGE ROAD
 THE COMMONS AT VALLEY FORGE
 SUITE 22
 PHOENIXVILLE, PA 19360
 PH 610-415-1220
 FAX 610-415-1224

SUBDIVISION PLAN
 LONGRIDGE SUBDIVISION
 LOWER MERION COUNTY
 COMMONWEALTH OF PENNSYLVANIA

SUBDIVISION PLAN
 RECORD PLAN
 SHEET C

PROJECT MANAGER: WILKINSON & ASSOCIATES, INC.
 DATE: 06-13-2020
 PROJECT NO: 201917
 SHEET NO: 04

