



Memo

4225 Easton Avenue
Bethlehem, Pennsylvania 18020
610.814.6441 (office)
610.814.6445 (fax)
njones@bethlehemtp.com

To: Honorable Members of the Bethlehem Township Board of Commissioners
Melissa Shafer, Township Manager
From: Nathan D. Jones, Planning Director
Date: March 15th, 2016
Re: Planning, Zoning and Construction Departmental Report

Departmental Activities:

-The Bethlehem Township Comprehensive Plan Advisory Committee met for a meeting on March 3rd, 2016 to discuss major critical topics of the forthcoming Plan. The workshop focused heavily on redevelopment opportunities within the Township and future land use visioning. Exercises by the Committee were coordinated by Township Planning Consultant Tom Comitta and allowed members to discuss where future areas of growth may be within the Township and how to best utilize areas currently built with service infrastructure in place. It is expected that these exercises will yield initial recommendations and plans for action to be incorporated into the Plan.

The next meeting is scheduled for April 7th beginning at 6:30 PM at the Township Municipal Building. This session shall be a continuation of the discussions from the month prior on future land use and redevelopment opportunities.

Recent Submissions:

-Please note- the Planning Commission shall meet on March 28th at 7PM.

-McDonald's on Route 191 has submitted a Preliminary/ Final Plan and Conditional Use Application for a complete site rebuild. The application has been reviewed by Staff, the Township Engineer and the Township Planning Consultant. Due to the proposed parking layout and the language in the Township Overlay Districts merits the need for a Conditional Use.

-The Zeitner Minor Subdivision shall be deliberated on at this month's Planning Commission meeting.

-The Goddard School has submitted plans for a school annex that shall be an extension of the currently existing school on Falmer Drive. The addition required minor zoning relief, which was granted and will be reviewed by the Planning Commission at this month's meeting.

-The KRE Group on behalf of Madison Farms will be appearing to finalize an administrative construction phasing plan for the residential portion of their approved development.

Major Project Updates:

-Master site planned Madison Farms remains active & under construction with work underway on commercial building fit outs and apartments. Phase Two residential work is expected to commence in the near future as noted above. Staff has also been notified that KRE intends to proceed with the construction of the remaining apartment buildings at the back of the site in between Dealtrey Drive and Cook Drive this year. The recent approval of the West Village MOB and restaurant modification will lead to anticipated construction within the next several months once final plan processing and formalities are completed.

-Birchwood Commons site work and construction is underway. The Board of Commissioners granted permission for indemnification and other agreements to be signed for building permits to be issued prior to plan recording, as such the Department has released building permits for two of the apartment buildings in December. The applicant continues to work with PENNDOT to address traffic concerns in order to gain an HOP for the project.

-William Penn Commons is attempting to make project progress with involved parties working to address traffic issues for the site. Site work to address two sinkholes was necessary over the winter. The Township awaits word for any newer project developments that would lead to construction.

-St. Luke's Hospital Anderson Campus has finalized a majority of site work for their internal roadway system and the previously approved medical office building or "MOB" with the expectation that construction will commence in the Spring.

-Traditions of America at Green Pond withdrew from a previous BOC agenda in favor of completing the engineering and design for a full revised tentative plan. The Department will await submission of this plan, at which point it will be reviewed by the Planning Commission.

For updates on any other plan submissions, project status or information; please do not hesitate to contact me with questions or concerns.

Respectfully submitted,



Nathan D. Jones, AICP, BCO
Director of Planning and Economic Development
Bethlehem Township, PA