



# Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners  
Melissa Shafer, Township Manager  
From: Nathan D. Jones, Planning Director  
Date: February 10th, 2016  
Re: Planning, Zoning and Construction Departmental Report

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## **Departmental Activities:**

-The Bethlehem Township Comprehensive Plan Advisory Committee met for a meeting on February 4th, 2016 to discuss major critical topics of the forthcoming Plan. The meeting focused heavily on Township infrastructure needs regarding traffic and stormwater. The group began finalizing recommendations and portions of the Plan to address these issues including conceptual roadway improvements on the William Penn Highway, Easton Avenue in Butztown, Route 191 and the intersection of Freemansburg Avenue and Farmerville Road. The group also discussed stormwater mitigation improvements and program possibilities which shall hopefully be fleshed out further in an anticipated stormwater management study. The group also discussed and deliberated on funding mechanisms for such improvements.

The next meeting is scheduled for March 3<sup>rd</sup> beginning at 3:00 PM at the Township Municipal Building. This session shall be another workshop; the Comprehensive Plan Advisory Committee will begin discussions on future land use visioning, redevelopment efforts in certain areas and possible associated ordinance modifications to be incorporated into the Comprehensive Plan Update.

- The Lehigh Valley Greenways Mini-Grant application has been submitted to the D&L Trail National Heritage Corridor Offices for consideration of funding for improvements to the Lehigh Towpath Trail at Farmersville Road and Wilson Avenue westward towards Sculac Road. If awarded, improvements in the area will include enhanced trailheads and signage at access points, dog waste pick up stations, new trash bins, minor native landscaping and traffic-calming features to ensure safety of neighborhood residents and trail users in the area.

## **Recent Submissions:**

**-Please note- the Planning Commission shall meet on February 22nd at 7PM.**

-McDonald's on Route 191 has submitted a Preliminary/ Final Plan for a complete site rebuild. The application has been reviewed by Staff and the Township Engineer and is currently under review by the Township Planning Consultant. The Planning Commission highly recommended interconnectivity between adjoining developments in the area with the applicant agreeing to reach out and report on this matter at the February meeting. Additionally, final architectural designs of the proposed building are being discussed with the Township Planning Consultant.

-Nancy Run Estates has submitted a Final Plan for review of Phases 7 through 10 of the subdivision. Several concerns regarding stormwater management proposals became apparent and a technical meeting with the Township Engineer was held to discuss the issues. The applicants are currently working to examine and address these points and will appear before the Planning Commission once handled.

-Madison Farms has submitted a Preliminary/ Final Plan for Modification of the Phase 1 West Commercial Village for consideration by the Planning Commission as seen in your packets.

-Traditions of America at Green Pond has submitted a revised resubmission of their Tentative Plan which was considered by the Planning Commission and then recommended for approval. Further documentation is in your packets for consideration at this meeting.

## **Major Project Updates:**

-Master site planned Madison Farms remains active & under construction with work underway on commercial building fit outs and apartments concurrently to the proposed modification. Phase Two residential work is expected to commence in the near future. 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. The previous mild weather allowed the Developer to proceed with winter planting and construction of streetscape features on Freemansburg Avenue. These improvements are per the manual of design guidelines and the Master Site Plan.

-The BAVTS "Skills Hill" project has begun site work. Site work appears to be suspended due to winter weather, it is expected to commence again with warmer weather.

-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.

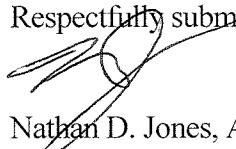
-William Penn Commons is attempting to make project progress with involved parties working to address traffic issues for the site. Site work to address two sinkholes has been necessary in the past several weeks.

-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.

-Mill Creek Corporate Office Park submitted sketch plans for review several months ago and has a subdivision approved for the property. The applicant partnered for the William Penn Highway Traffic Study with the Township and Chrin V7 applicants to determine needed infrastructure improvements. The applicant is also currently in the process of working on site concept and design to comply with Township overlay district design guidelines. A submission in early 2016 is possible.

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  
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Bethlehem Township, PA