



Memo

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

Departmental Activities:

-The Bethlehem Township Comprehensive Plan Advisory Committee convened August 9th to review draft plan documents and provide comments. These comments shall be compiled and included into future drafts in preparation for forthcoming meetings.

The next meeting is scheduled for September 8th beginning at 6:30 PM at the Township Municipal Building. This session shall be continued review of the draft plan.

Recent Submissions:

-Please note: the Planning Commission shall meet on August 22nd at 7PM.

-The Annunciation Greek Orthodox Church of Easton, PA has made a submission to the Planning Commission for a Preliminary/ Final Plan of a new church and associated facilities.

-Nancy Run Estates Phases 7-10 have resubmitted a Final Plan addressing previous stormwater concerns from the initial review.

-Bethlehem Plaza has submitted a Modification of Plan to the existing development to enhance and enlarge the driveway/ entrance to the commercial site.

-Traditions of America Planned Residential Golf Course Community was tabled to administrative review previously and has now requested to appear before the Planning Commission in August to present and seek possible action from the Board.

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 following passage of the recent phasing plan. The other recent approval of the West Village MOB and restaurant modification has begun construction.

-Birchwood Commons site work and apartment 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 four of the apartment buildings, to date. The applicant continues to work with PENNDOT to address traffic concerns in order to gain an HOP for the project. Improvements at the intersection of Freemansburg Avenue and 12th Street (proposed extension) are the focal point of these discussions while construction continues ahead.

Additionally, the applicant is currently reviewing and addressing stormwater and site run off matters at the direction of the Township and County Conservation District. The applicant has been notified that all stormwater and run off matters must be immediately addressed under the authority of the site's NPDES permit and township ordinances.

-William Penn Commons has seen little site planning or management activity since it was determined that the approved plan remains protected under the Governor's Permit Extension Act until July, 2017.

-St. Luke's Hospital Anderson Campus has begun construction of the Medical Office Building "MOB" on the site and plans to complete streetscape enhancements in the coming weeks.

-Mill Creek Corporate Center has submitted a Phase One Preliminary Plan of the proposed professional campus just north of the PennDOT Park and Ride. The Planning Commission reviewed a brief presentation on the project recently and provided feedback to the applicants and tabled the Plan. Further design review for matters involving the Township Overlay Districts, stormwater management and traffic management are necessary for the plans to progress. This site design has been taken into account with the overall William Penn Highway Corridor Traffic Study currently underway via the Township Engineer and PennDOT.

-The Chrin- V7 Site appears to be of interest once again since initial sketch plan submission two years ago. A pre-application meeting was held with the prospective applicants to address ordinance requirements. The site has also been taken into account with the Township Engineer for the overall William Penn Highway Corridor Traffic Study currently under review with PennDOT.

-8030 William Penn Highway/ Gerber Collision has begun site work at the new facility location. Building permits are under review and the applicant has been urged to complete all public improvements prior to the start of the Farmersville Elementary school year.

-Old Dominion Freight remains under construction on Brodhead Road. Final utility work on Brodhead Road will be underway during regular business hours on weekdays from August 11th to 15th.

-Meyer Lane Apartments has begun site work at the project location on Falmer Drive and Meyer Lane. This project was approved some time ago and is now ready to begin construction. Similar to 8030 William Penn Highway, the applicants have been notified of the importance of completing public improvements in the roadway prior to the start of school at Farmersville Elementary. The project will consist of two apartment buildings and associated amenities.

-Bethlehem Area Vocational Technical School “Skills Hill” subdivision is currently underway with construction of site work as allowed under state law and via an indemnification agreement with the Township. While site work is under way, several complaints have been made regarding site run off and stormwater that are being addressed by the Township and the Northampton County Conservation District.

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