



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: April 12th, 2016
Re: Planning, Zoning and Construction Departmental Report

Departmental Activities:

-The Bethlehem Township Comprehensive Plan Advisory Committee met for a meeting on April 7th, 2016 to discuss major critical topics of the forthcoming Plan. St. Luke's University Healthcare Network gave a brief presentation about their land use visioning and planning for the Anderson Campus on the west side of Route 33 as well as a presentation about possible future buildout on the east side of Route 33. St. Luke's noted the desire to maintain the "Town Center" use on their east parcels and introduced the option of possible zoning to allow for healthcare, research and development or biotechnology uses as well. The Comprehensive Plan Committee noted they would review the proposals, take the matter under advisement and provide feedback at their next meeting.

The next meeting is scheduled for May 5th 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 April 25th at 7PM.

-Traditions of America at Green Pond Planned Residential Golf Course Community
TOA has submitted the revised Tentative Plan that was previously discussed in February. The Plan remains tabled with the Planning Commission and is being reviewed by the Township for comment at the April meeting. The proposal appears to be a full rendition of the concept from earlier in 2016.

-William Penn Highway Twin Minor Subdivision Sketch Plan

A sketch plan for a minor subdivision with a proposed twin home dwelling has been submitted for a lot 100 +/- feet west of Indiana Street on the William Penn Highway. The sketch plan proposal is under review by township staff for comment and discussion at the April Planning Commission meeting.

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 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 released building permits for two of the apartment buildings in December, 2015. 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.


-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 shortly this Spring.

-A previously approved cell phone tower that is leasing space on township land at Hope Road is currently under construction. This project was approved some time ago and is now coming to fruition.

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