



# Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners  
Doug Bruce, Township Manager  
From: Amanda L. Raudenbush, AICP, Planning Director  
Date: April 10, 2019  
Re: April 15, 2019 Board of Commissioners Meeting Report

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## Departmental Activities

- Continue implementation process of permitting software
- Began utilization of planning software

## Pre-Application Meeting

No Pre-Application meetings were held this month.

## Board of Commissioners New Business

- **4217 Fritch Drive New Commercial Building – Preliminary/Final Plan** – The project site is a 3.2± acre parcel located between Fritch Drive and Tracy Lane with frontage on both streets. The site is located within the General Industrial (GI) District and the Gaming Uses (GU) Overlay District. A 6,000-square foot (sf) building, a paved parking/storage area, and 2 driveways to Fritch Drive exist on the site. The Plan proposes a 20,000± sf commercial building, an 8,400± sf fenced storage and loading yard, 19 parking spaces, 2 driveway connections to Tracy Lane, (this plan submission proposes an additional access driveway connection to Tracy Lane as compared to the prior submission) and connections to the existing paved area on the site. The Plan notes public water and sewer will serve the development.

Comments were issued by the Township's consultants, and forwarded to the Applicant.

## **Board of Commissioners Old Business**

- **Nancy Run Phases 7 – 10, Revised Resolution** – The previous resolution for this project stipulated the dedication of certain property to adjoining property owners. Subsequently the developer learned that the adjoining property owners did not want to accept the dedication, therefore the developer is now proposing that the property in question become a part of the Homeowners' Association. This revised resolution addresses that change.

## **Current Submissions for April 22, 2019 Planning Commission Meeting**

- **Fairfield Inn & Suites (Lot 44, LVIP VI) Preliminary Land Development Plan**
- **Justice Grown, Conditional Use**

## **Informational**

- **Building Code Official (BCO)** – In order to avoid being without a designated BCO in opt-in municipalities, the State has introduced a form to designate multiple BCO's. I am proposing to have a second and third BCO designated by the Board of Commissioners so that the Township will be covered in the event of extended absences.
- **Route 248 Development, Lower Nazareth Township** - LVPC has provided the Township with a review of a Land Use of Regional Significance in Lower Nazareth Township, as Bethlehem Township is a neighboring municipality. The application proposes to construct two warehouses totaling 645,050 square feet. This proposed project is located on Easton-Nazareth Pike near Hollo Road. The LVPC review letter is attached.