



# Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners  
Doug Bruce, Township Manager  
From: Anthony F. Tallarida, P.E., Planning Coordinator  
Date: August 15, 2018  
Re: August 20, 2018 Board of Commissioners Meeting Planning Report

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## **Departmental Activities**

- Continued Zoning Ordinance Modifications with Solicitor for uses such as Breweries, Micro Breweries, Brew Pubs, Food Trucks, LED Signs, and Vehicle and Traffic Signs

## **Board of Commissioners New Business**

### **- Meals on Wheels Site Plan Addition: Preliminary/ Final Plan**

The applicant has previously submitted plans for a 9,000 square foot addition at their current site. At its November 27, 2017, meeting, the Planning Commission tabled the Plan to Administrative Review. In 2017, the applicant received 2 variances from the Zoning Hearing Board regarding Maximum Lot Coverage and Paving Setbacks to their Building. A building code appeal was made regarding the comments from the BT Fire Marshall that was denied. A resubmission was made earlier this month that was reviewed by the Township and their consultants. Comments were issued by the Township's consultants, including the Fire Marshall who appears to be satisfied by the revised layout. The Planning Commission recommended engineering approval is when the comments are satisfactorily addressed. The Planning Commission also recommended:

#### Waiver

§230-24.D(1) – requiring that final plans be submitted after preliminary plan approval

#### Deferral

§230-67.A(1) – requiring sidewalks along Fritch Drive

- **Traditions of America at Green Pond PRGCC/PRD: Final Plan**

The applicant has resubmitted a Final Plan following the review and approval of the Tentative Plan submitted to the Township. The Tentative Plan was approved via the Township appointed Hearing Officer and a subsequent Findings of Fact, Conclusions of Law and Decision. Conditions set forth in the Decision have been met or are currently being met under the supervision of the Township Solicitor's Office and Township Staff. Reviewing parties for the Final Plan have submitted comment letters in the packet for consideration. While the Township Environmental Consultant, Geotechnical Engineer Consultant and Township Fire Marshall note general satisfaction with the Plan, the BTMA and the Township Engineer have completed a thorough review and provided a list of comments to be addressed. The Planning Commission recommended engineering approval is when the comments are satisfactorily addressed. Waivers and Deferrals were previously granted for this project by the Board of Commissioners. No additional Waivers and Deferrals are requested

**Current Submissions for August 27, 2018 Planning Commission Meeting**

- **St. Luke's Proposed Hospital Expansion (Tower 2), Preliminary/Final Land Development /Conditional Use Plans**
- **Birchwood Commons, Revised Final Land Development Plan**
- **Mill Creek Corporate Center Time Extension (no submission made)**