



# Memo

4225 Easton Avenue  
Bethlehem, Pennsylvania 18020  
610.814.6441 (office)  
610.814.6445 (fax)  
[araudenbush@bethlehemtp.com](mailto:araudenbush@bethlehemtp.com)

To: Honorable Members of the Bethlehem Township Board of Commissioners  
Doug Bruce, Township Manager  
From: Amanda L. Raudenbush, AICP, CFM, Planning Director  
Date: December 11, 2019  
Re: December 16, 2019 Board of Commissioners Meeting Report

---

## Departmental Activities

- Staff participated in the Northampton County Historic and Cultural Assets Plan Task Force
- Staff participated in an LTAP course on active transportation
- Staff continues implementation of iWorQ system

## Pre-Application Meeting

There were two pre-application meetings this month.

- **2751 Baglyos Circle** – Representatives from Advanced Health Care Corporation are proposing a short term rehabilitation facility at 2751 Baglyos Circle. The proposal includes 38 beds with an average stay of 21 days. The 3.3 acre property is currently zoned Light Industrial – Office Campus. There are a number of zoning issues that would need to be resolved should the project move forward.
- **Wawa** – Wagner Homes, Co. is considering a proposal to build a Wawa with gas pumps and twenty apartments on the southeast corner of Freemansburg Avenue and Wagner Drive. Their current proposal would also reserve an additional building lot along Freemansburg Avenue. The 6 acre parcel is zoned as Medium High Density Residential (MHDR) with a Neighborhood Overlay. Although the apartments fit the current zoning, the proposed Wawa would have to resolve a number of zoning issues. The main concerns regarding this site are access and proximity to residential dwelling units.

**Board of Commissioners New Business**

- **Fee Schedule Update** - see memo dated December 10, 2019

**Board of Commissioners Old Business**

- **Mill Creek Extension** – The developers of Mill Creek have offered an extension of time through June 2020 for the Township to make a determination on their proposed project.

**Current Submissions for December 17, 2019 Planning Commission Meeting**

- **Basile Oakland Road Subdivision – Waiver Requests**