



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: January 16, 2018
Re: January 16, 2018 Board of Commissioners Meeting Report

Departmental Activities

- Began implementation process of software
- Identified, researched and prepared applications for the Long Range Transportation Plan
- Reviewed food truck ordinance and will be discussed at the January 28 Planning Commission meeting

Pre-Application Meeting

No Pre-Application meetings were held this month.

Board of Commissioners New Business

- **Solebury Senior Living – Sketch Plan** - The Applicant is proposing to develop a 7.8 acre site located at 5030 Freemansburg Avenue. The sketch plan for the approximately 70,000 square foot nursing home also identifies the associated parking, loading areas and stormwater facilities. The plan also shows a fairly significant passive recreation area with an integrated trail system. Ingress access is proposed to the lot from Freemansburg Avenue as well as from Beaujolais Place. The sole point of egress is to Beaujolais Place.
- **3608 Nazareth Pike – Sketch Plan** - The Applicant is proposing to develop a 3.7 acre site located at 3608 Nazareth Pike. The sketch plan proposes a 7,600 square foot convenience store with an additional gasoline pump bay canopy with twelve pumps and a detention basin. Access to the site is through a full access driveway on Oakland Road, and a limited access (right in, right out) driveway on Nazareth Pike.

This parcel is located within a Streetscape Enhancement Overlay District. Frontages of both Nazareth Pike and Oakland Road will need to address those requirements. This parcel is also located in an area identified as a Redevelopment Area in the Comprehensive Plan, complete with a Focus Area Redevelopment Concept Plan.

Hecktown Road Business Park Lots 6 & 7 – Preliminary Site Plan – The applicant proposes to develop Lots 6 and 7 of the Hecktown Road Business Park. For Lot 6, a 108,100 square foot Flex Building (46,850 sf Office and 61,250 sf Warehouse) is proposed, along with associated parking, loading areas, and storm sewer. On Lot 7 a 67,700 sf Medical Office and associated parking and storm sewer are proposed. Both lots share one driveway from Commerce Drive. Approximately half of Lot 6 and most of Lot 7 are in Bethlehem Township while the remainder of the project is in Lower Nazareth Township. The lots are within the “LI” Light Industrial Office Campus Zoning District. The Planning Commission recommended Approval subject to the engineering comments being satisfactorily addressed. The Planning Commission recommended granting the following waivers:

1. §218-28.C – Requiring the maximum inside slope of earthen detention basin embankments shall be four horizontal to one vertical;
2. §218-28.E – Requiring the detention basin to have a minimum grade of 2% for all sheet flow.

Ebenezer Bible Fellowship Church – Preliminary/Final Major Subdivision - The plan proposes to subdivide an existing single family house from a property with an existing church. The existing lot is 10.33 acres, with approximately 0.42 acres creating a new lot. The lots are within the “MDR” Medium Density Residential Zoning District. Due to definitions listed in the SALDO, this proposal qualifies as a Major Subdivision. The Planning Commission recommended Approval subject to the engineering comments being satisfactorily addressed. The Planning Commission also recommends granting waivers of all SALDO sections, in whole or in part, applicable to Major Subdivisions, but only to the extent that they exceed the requirements applicable to Minor Subdivisions.

Nancy Run Phases 7 – 10 – Time Extension for Plan Recording – This plan was previously approved and given a timeframe in which to have the final plans recorded. The applicants have requested a time extension of one year to complete that requirement.

Current Submissions for January 28, 2018 Planning Commission Meeting

- **Lehigh Valley Underground – Preliminary/Final Site Plan**
- **4217 Fritch Drive – Preliminary/Final Site Plan**
- **Nancy Run Phases 7 – 10 – Revised Plan**