



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: July 12, 2018
Re: July 16, 2018 Board of Commissioners Meeting Planning Report

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

- **2112 12th Street Minor Subdivision** – The applicant/land owner (William Barndt) has submitted a Minor Subdivision Plan for a parcel located along 12th Street, north of Walnut Street. The existing lot is 120'x200' that has a residential house, detached garage, and a pool and deck. The proposed Minor Subdivision Plan would divide the lot into 2 parcels, each 120' x 100'. Lot 1 will include the existing house and garage, and Lot 2 will include only the pool and deck, which is proposed to be removed. The existing house and garage on Lot 1 are located within the front yard and side yard setbacks. This condition is an existing non-conformity not created by the proposed subdivision. The Zoning Officer provided an opinion that the proposed Minor Subdivision does not affect nor increase the nonconformity. The Planning Commission recommended Approval subject to the engineering comments being satisfactorily addressed. The Planning Commission also recommended deferral of the requirements found in Subdivision and Land Development Ordinance Sections §230-57.C(2), §230-67.A, §230-71, §230-72, and §230-73.A.
- **Keystone Street at Ritter Avenue Minor Subdivision** – The applicant (Brian Radonavich) has submitted a Minor Subdivision Plan for a parcel located at the northeast corner of Keystone Street and Ritter Avenue. The existing lot is 160' x 110' and currently partially wooded. The proposed Minor Subdivision Plan would divide

the lot into 2 parcels, each 80' x 110', and place 2 Semi-Detached Dwellings on the tract. The applicant is requesting a deferral for installation of Concrete Curb and Sidewalk. The Zoning Officer has made a determination that the Front Yard Setback as shown on the plan is appropriate. The Planning Commission recommended Approval subject to the engineering comments being satisfactorily addressed. The Planning Commission also recommended deferrals of the requirements found in Subdivision and Land Development Ordinance Sections, §230-67.A. and §230-73.A. and waivers of the requirements found in Subdivision and Land Development Ordinance Section §230-57.C(2) and in Stormwater Management Ordinance Section §218-36.C(3).

Current Submissions for July 23, 2018 Planning Commission Meeting

- **Meals on Wheels Preliminary/Final Site Plan (Resubmission)**
- **Traditions of America at Green Pond PRGCC/PRD Final Plan (Resubmission)**