

**BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
FEBRUARY 3, 2020**

- MEMBERS PRESENT** Michael D. Hudak, President
Malissa K. Davis, Vice President
John K. Gallagher, Commissioner
John J. Merhottein Commissioner
Dale A. Sourbeck, Commissioner
- OTHERS PRESENT** James L. Broughal, Township Solicitor
Ronald Gawlik, Township Engineer
Doug Bruce, Township Manager
Amanda Raudenbush, Planning Director
Richard Grube, Public Works Director
Steve Hunsberger, PPIS Director
- CALL TO ORDER** President Hudak called the meeting to order at 7:02 p.m., and led those in attendance in reciting the Pledge of Allegiance.
- OATH OF OFFICE** The Honorable Abraham Kassis administered the Oath of Office to Commissioner Elect Dale A. Sourbeck.
- COURTESY OF THE FLOOR**
- DON WRIGHT
2815 HOPE RIDGE DR.** Mr. Wright commented that if the Penneast Pipeline decides to put in a station, the township should ask for more money. Solicitor Broughal said he hasn't heard from the company.
- BARRY ROTH
4323 CHETWIN TERR.** Mr. Roth said he is concerned about the cars making a hard left onto Country Club Road from William Penn Highway. He said many people are turning left from the hash area.
- DAVID BUCHERER
4220 NICHOLAS ST.** Mr. Bucherer expressed concern about the construction going on his neighborhood. He said too many trees are being cut down and the mounds of dirt have a foul odor.
- APPROVAL OF MINUTES** Upon motion (Gallagher-Merhottein), the Board of Commissioners voted by voice vote to approve the minutes of the January 20, 2020 regular public meeting. The motion passed 4-0-1. Mr. Sourbeck abstained.
- After the minutes were approved, Mr. Gallagher asked if concerns made during Courtesy of the Floor at the last meeting could be addressed. Ms. Raudenbush said the "for sale" signs along Margate Road and Gloucester Road were promptly removed. Concerning the complaints about the rental properties on Clifton Avenue and Santee Road, Ms. Raudenbush said that the inspector drove by and found no visible violations. Concerning Mr. Frey's request for a 4-way stop sign on Schweitzer Avenue and Christine Street, Mr. Hudak said that they are still working on a solution. Concerning the Eagle Scout project, Mr. Bruce said he is waiting to hear back from Mr. Kreidler.
- PRESENTATION**
- STORMWATER REPORT, FLOOD** David Petrik gave a background on the chronic flooding in the township and said eight problem areas were identified: Sculac Drive & Wilson Avenue, Chetwin

**MITIGATION – DAVID
PETRIK, T&M
ASSOCIATES**

Terrace, Blue Grillhouse, Walnut Street & 10th Street-Miller Heights, Santee Road & Sunset Drive and Willow Park Road. Mr. Gallagher asked if the process for getting an easement on Country Club Road would be easy. Mr. Petrik said it is an extensive process. Mr. Merhottein asked if the City of Bethlehem would work with the township to mitigate stormwater on Santee Road and Sunset Drive. Mr. Hudak said they spoke with the City of Bethlehem ten years ago and were told it's not their property. Mr. Hudak commended Mr. Petrik for working with Public Works to determine the major areas with the potential solutions.

**SANTA WRIGHT
2815 HOPE RIDGE DR.**

Mrs. Wright complimented Mr. Petrik on his depth of knowledge of stormwater management.

**TOM KEEFER
3803 CARTER RD.**

Mr. Keefer commented that it was ridiculous to spend the amount of money on a report that confirmed what he already knew.

**RESOLUTIONS OF
THE BOARD OF
COMMISSIONERS**

RESOLUTION R017-20 A RESOLUTION APPROVING AN AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE BETHLEHEM TOWNSHIP MUNICIPAL AUTHORITY BY REDUCING THE NUMBER OF MEMBERS FROM SEVEN TO FIVE

Solicitor Broughal said that at the last Bethlehem Township Municipal Authority Meeting, the members voted to amend the number of members from seven to five. Mr. Gallagher asked why the number was being reduced. Mr. Hunsberger said there is no clear advantage to having seven members and it is difficult to fill the 2 vacancies.

Upon motion (Merhottein-Davis), the Board of Commissioners voted unanimously by voice vote to approve Resolution R017-20 approving an amendment to the articles of incorporation of the Bethlehem Township Municipal Authority by reducing the number of members from seven to five.

RESOLUTION R018-20 A RESOLUTION AUTHORIZING THE DISPOSITION OF CERTAIN MUNICIPAL PUBLIC RECORDS PURSUANT TO THE SCHEDULES AND PROCEDURES APPROVED BY THE LOCAL GOVERNMENT RECORDS COMMITTEE IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPAL RECORDS ACT

Upon motion (Merhottein-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve Resolution R018-20 authorizing the disposition of certain municipal public records pursuant to the schedules and procedures approved by the Local Government Records Committee in accordance with the Pennsylvania Municipal Records Act.

RESOLUTION R019-20 A RESOLUTION APPROVING AN “AGREEMENT TO AUTHORIZE ELECTRONIC ACCESS TO PENNDOT SYSTEMS (POLITICAL SUBDIVISIONS)”

Upon motion (Gallagher-Sourbeck), the Board of Commissioners voted unanimously by voice vote to approve Resolution R019-20 approving an “Agreement To Authorize Electronic Access to PennDOT Systems (Political Subdivisions).”

**MOTION OF THE
BOARD OF
COMMISSIONERS**

MOTION

**A MOTION GRANTING THE BETHLEHEM TOWNSHIP MUNICIPAL
AUTHORITY WAIVERS FROM ALL REQUIREMENTS IN THE
BETHLEHEM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE FOR PUMP STATION #11, 3689 CHURCH ROAD**

Upon motion (Gallagher-Davis), the Board of Commissioners voted unanimously by voice vote to approve a motion granting the Bethlehem Township Municipal Authority waivers from all requirements in the Bethlehem Township Subdivision and Land Development Ordinance for Pump Station #11, 3689 Church Road.

MOTION

**A MOTION AUTHORIZING THE TOWNSHIP MANAGER TO
ADVERTISE FOR BID THE TOWNSHIP LINE ROAD FULL DEPTH
RECLAMATION AND OVERLAY PROJECT**

Upon motion (Merhottein-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve a motion authorizing the township manager to advertise for bid the Township Line Road Full Depth Reclamation and Overlay Project.

MOTION

**A MOTION AUTHORIZING THE TOWNSHIP MANAGER TO ENTER
INTO AN AGREEMENT WITH ENTECH ENGINEERING INC. FOR
ARCHITECTURAL AND ENGINEERING SERVICES FOR THE
COMMUNITY CENTER STEAM ROOM BOILER REPLACEMENT
PROJECT**

Upon motion (Davis-Sourbeck), the Board of Commissioners voted unanimously by voice vote to approve a motion authorizing the township manager to enter into an agreement with Entech Engineering Inc. for architectural and engineering services for the Community Center steam room boiler replacement project.

**APPROVAL OF
PURCHASE ORDERS**

PO 20200176 – SCHOOLLOCKERS.COM – PPIS – \$2,009.00
PO 20200191 – GLASSPEC CORP. – POLICE – \$2,279.00
PO 20200193 – GENERAL HIGHWAY PRODUCTS – POLICE – \$7,730.00

Upon motion (Gallagher-Sourbeck), the Board of Commissioners unanimously voted by voice to approve Purchase Orders 20200176, 20200191 and 20200193 as presented.

DISCUSSION ITEMS

**TOWNSHIP-OWNED
HOPE ROAD
PROPERTY**

Mr. Hudak began the discussion by saying the 30 acres property was purchased about 10 years ago with the ideas of putting an athletic complex or public utility building. The property has been sitting dormant with the exception of a cell tower on it. There has been an interest in purchasing it. Mr. Hudak said it should be rezoned and appraised. He said the money received from the sale could be used to realign Farmersville Road and the fix the Public Works building without burdening the taxpayers or borrowing money. Mr. Gallagher said he believes the property is a community asset and would be opposed to selling it. Ms. Davis said she would like to know the uses and the SALDO requirements are. Solicitor Broughal said the township would have to sell it to the highest bidder. The township has the option to subdivide the property, sell as is or rezone to maximize the money. He said the

township has received inquiries over the years and is bringing it before the board to get a consensus so as not to waste money on appraisals or staff time. Ms. Davis said she was still on the fence as the sale of it could create more traffic problems. Mr. Sourbeck said he would like to review the information before making a decision.

DON WRIGHT
2815 HOPE RIDGE DR.

Mr. Wright said the property was supposed to be developed as a park and is opposed to the sale of it. Mr. Wright encourage the audience to attend the Planning Commission meetings and the Board of Commissioner meetings to get an understanding of what is going on and to ensure their voice is heard.

SANTA WRIGHT
2815 HOPE RIDGE DR.

Mrs. Wright said a big box store doesn't belong there and she is opposed to the sale.

ED ROLLINN
5131 WILLIAM PENN
HWY.

Mr. Rollin said he opposed the sale of the property. He said it was because of the open space that he moved into the township. Mr. Rolon said he has a hard time getting out of his property because of the traffic.

LOUISE DEVERY
5131 WILLIAM PENN
HWY.

Ms. Devery asked why the residents were not informed of the potential sale. Mr. Hudak said this is the first time the board is discussing it. The item was on the agenda which was made public in the lobby of the municipal building and on the township website.

BARRY ROTH
4323 CHETWIN TERR.

Mr. Roth said the property has always been park land and believes if it is sold there will be that much less open space in the township.

JOHN CORTEZ
286 HOPE RIDGE DR.

Mr. Cortez, HOA President, said that the majority of the residents of Hope Ridge are opposed to the sale. He said more retail is not what is needed and would negatively impact the quality of life.

TOM KEEFER
3803 CARTER RD.

Mr. Keefer said the meeting information was not on the website. He also commented that he is opposed to the pipeline project and the sale of Hope Road.

DAVID BUCHERER
4220 NICHOLAS ST.

Mr. Bucherer said that the township website is difficult to see on his cell phone. He said he believes the pipeline should not go near the Hope Road property. Instead, he believes the space should be used as a park for the children to play.

NESTOR DEMICHELIS
4945 CHURCH ST.

Mr. Demichelis said his back yard faces the Hope Road property and is opposed to selling it. He believes it is not fair to have the Hope Ridge residents face retail stores. Mr. Demichelis commented that the money gained from the sale won't solve the financial problems in the township.

STEVE ASBATH
2870 HOPE RIDGE DR.

Mr. Asbath asked the board if the residents have any influence over the matters of the township. Mr. Hudak replied that the only power the residents have is electing their Commissioners.

Mr. Sourbeck asked if the pipeline was a done deal. Solicitor Broughal said the pipeline company has acquired all the property but have not yet started any construction. Mr. Sourbeck believes it is important to communicate to the residents.

Mr. Merhottein said the V7 will get developed as it is a by-right use. He can't tell people what to build if it is a permitted use.

No action was taken as this was a discussion item.

ADJOURNMENT

There being no other business, upon motion (Merhottein-Sourbeck), the Board of Commissioners unanimously voted by voice vote to adjourn the meeting at 9:15 p.m.

Respectfully submitted,

Laura Zapata
Recording Secretary