

**REGULAR PUBLIC MEETING  
SEPTEMBER 16, 2019**

**MEMBERS PRESENT**

Michael Hudak, President  
Malissa Davis, Vice President  
Kristine Blake, Commissioner  
John Gallagher, Commissioner  
John Merhottein, Commissioner

**OTHERS PRESENT**

James Broughal, Solicitor  
Doug Bruce, Manager  
Ronald Gawlik, Engineer  
Amanda Raudenbush, Planning Director

**CALL TO ORDER**

Mr. Hudak called the meeting to order at 7:00 p.m. Mr. Hudak said Lester Smith, the township's first canine police officer, passed away last week and expressed condolences on behalf of the board and staff.

**COURTESY OF THE FLOOR  
(NON-AGENDA ITEMS)**

**LONA PEERSON  
4103 PINEL LANE**

Ms. Peerson said she was concerned about traffic problems on Freemansburg Avenue, particularly the difficulty in making a left turn onto the road. She said last week's fatal motorcycle accident on the road was of particular concern. Mr. Hudak said the board was well aware of traffic concerns about Freemansburg Avenue, but it is a state road and the township has limited jurisdiction over it.

**APPROVAL OF MINUTES**

Upon motion (Gallagher-Merhottein) the Board of Commissioners voted 5-0 by voice vote to approve the minutes of the regular public meeting of September 3, 2019, as presented.

**SUBDIVISIONS AND LAND DEVELOPMENT****SKETCH PLAN****NOTRE DAME HIGH SCHOOL AUDITORIUM**

Ms. Raudenbush said the plan proposes an 18,000-square-foot auditorium expansion on the north side of existing Notre Dame High School over an existing lawn area. Additionally, three parking spaces are proposed to be relocated, and curb or berm is proposed along the western edge of an existing parking area to direct runoff to a proposed Stormwater Management BMP. The high school is located on a 39-acre parcel west of Church Road and east of Farmersville Road, and is in the Rural Residential (RR) Zoning District. A note on the plan indicates that water and sanitary sewer services will be provided from the existing building. A private secondary school is listed as a Conditional Use in the RR Zoning District. Per the Zoning Ordinance, this is reviewed as a Site Plan.

Mr. Gallagher asked if the high school had an auditorium now. Principal Andrew D'Angelo said the school does not have an auditorium and uses its gymnasium for events such as plays and masses. Mr. D'Angelo said the gym seats 800 people for such events and the new auditorium will seat 600.

Mr. Hudak asked if the existing stage in the gymnasium would be kept. Mr. D'Angelo said yes.

Ms. Davis asked if there was further information available about stormwater plans for the site. Phillip Malitsch, of Hanover Engineering, said the stormwater plans are not yet ready.

The Board of Commissioners took no formal action on the sketch plan.

## **SKETCH PLAN**

### **LEHIGH VALLEY ACADEMY**

Ms. Raudenbush said the plan proposes development of a new K-12 regional charter school for 1,950 students, two parking areas (401 spaces total), a bus drop-off area (35-bus capacity), two soccer fields, and a stormwater management facility on an existing 60-acre lot located north of Route 22, east of Hecktown Road, and west of Farmersville Road. Access to the school is proposed via a new road connection to Hecktown Road over an adjacent 29-acre parcel. The project is located within the Agricultural (AG) Zoning District. The applicant proposes to bring public water and public sewer to the site.

Ms. Davis asked if the proposed access road would line up with existing Brodhead Road. Justin Massie, an engineer with TerraForm, said yes. Ms. Davis said the proposal would likely cause traffic problems and asked if the new school could have two access roads to accommodate emergency vehicles. Mr. Massie said he understood these concerns but providing two roads in and out of the site was not feasible.

Mr. Gallagher asked how many vehicle trips the proposed school would generate. Mr. Massie said the traffic study was being conducted now. Mr. Gallagher, Mr. Merhottein, and Mr. Hudak all expressed concerns about traffic generated by the proposed school. "Traffic will be quite a hurdle when this comes before the Planning Commission," Mr. Hudak said.

Mr. Massie said the township engineer's review letter had stated concerns about internal traffic circulation on the proposed campus; he said these concerns are in the process of being addressed. He said Lehigh Valley Academy would like to dedicate the access road to the township.

"Why would we want to take it?" said Mr. Merhottein, who said the township would then be responsible for snowplowing and maintenance of the road.

Mr. Gallagher asked about plans for the 29-acre parcel to the south. Mr. Massie said that property "remains under control" of the Jaindl development company.

Mr. Massie said Lehigh Valley Academy's goal was to provide safe access to and within the site, including creating a separate bus loop from the large rear parking lot.

### **BARRY ROTH 4323 CHETWIN TERRACE**

Mr. Roth said he also had concerns about traffic generated by the proposed school. He said if school buses begin utilizing Brodhead Road between Hecktown Road and Route 191, then Brodhead Road would have to be widened and signalized. Mr. Roth said there is already heavy traffic moving south on Hecktown Road towards Northampton Community College. He said the east end of the project should have an emergency route.

The Board of Commissioners took no formal action on the sketch plan.

## **RESOLUTIONS OF THE BOARD OF COMMISSIONERS**

**RESOLUTION****RESOLUTION R049-19 AUTHORIZING ZONING OFFICER MATT LUBITZ TO ATTEND THE PENNSYLVANIA CHAPTER OF THE AMERICA PLANNING ASSOCIATION'S 2019 ANNUAL CONFERENCE IN READING, PA.**

Mr. Gallagher asked for a total cost for lodging, registration, and travel for this conference. Mr. Bruce said the information would be provided as soon as possible.

Upon motion (Davis-Blake), the Board of Commissioners voted 5-0 by voice vote to approve Resolution R049-19 as presented.

**MOTIONS OF THE BOARD OF COMMISSIONERS****MOTION****A MOTION AUTHORIZING AND APPROVING A RIPARIAN PLANTING HABITAT RESTORATION AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND WILDLANDS CONSERVANCY.**

Mr. Hudak said this agreement was related to the wildflower meadow project in the municipal park.

Mr. Merhottein said there should be a foot bridge or path through the meadow to allow for easier access to the main pavilion from the parking lot.

**BARRY ROTH**  
**4323 CHETWIN TERRACE**

Mr. Roth said any such access through the meadow should be a path, not a bridge.

Upon motion (Gallagher-Merhottein), the Board of Commissioners voted 5-0 by voice vote to approve the motion as presented.

**PURCHASE ORDER, BILL, AND CHECK REGISTER APPROVAL****BILL AGENDA**

Upon motion (Merhottein-Gallagher), the Board of Commissioners voted 5-0 by voice vote to approve the bill agenda.

**PURCHASE ORDERS**

Mr. Hudak noted three of the 14 purchase orders were for new firetrucks: PO 20192236 for a pumper-engine for Bethlehem Township Volunteer Fire Company; PO 20192237 for a light rescue truck for Bethlehem Township Volunteer Fire Company; and PO 20200001 for a pumper-engine for Nancy Run Fire Company.

**DAVE BUCHERER**  
**4220 NICHOLAS STREET**

Mr. Bucherer asked if the firetrucks were replacements for obsolete vehicles. Mr. Hudak and fire company representatives in the audience responded in the affirmative.

Ms. Davis asked if the firetrucks were sufficiently warrantied. Fire company representatives responded in the affirmative.

Upon motion (Davis-Blake), the Board of Commissioners voted 5-0 by voice vote to approve all 14 purchase orders as presented.

Ms. Blake left the meeting at this time.

**APPROVAL OF TREASURER'S REPORT**

Upon motion (Merhottein-Davis), the Board of Commissioners voted 4-0 by voice vote to accept the treasurer's report, subject to audit. Ms. Blake was absent.

#### **ZONING HEARING BOARD MEETING**

Ms. Raudenbush said there was one appeal on the September 25 Zoning Hearing Board agenda. The appeal involves a dental practice on William Penn Highway requesting a variance related to sign size.

The Board of Commissioners took no action related to the Zoning Hearing Board agenda.

#### **MONTHLY REPORTS**

Mr. Gallagher said there was no police report included; Mr. Bruce said he would provide the report as soon as possible.

Mr. Bruce said the monthly financial reports also included information on the 2020 Minimum Municipal Obligation toward pension funds. No action is required on this matter, he said.

#### **ANNOUNCEMENTS**

Mr. Merhottein said there had been 289 items checked out of the Coolidge satellite library from July 16 to July 31.

#### **ADJOURNMENT**

Upon motion (Merhottein-Gallagher), the Board of Commissioners voted 4-0 by voice vote to adjourn the meeting at 7:38 p.m. Ms. Blake was absent.

Submitted,

Doug Bruce  
Manager