

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
AUGUST 27, 2018**

CALL TO ORDER

Mrs. Snover called the meeting to order at 7:03 p.m. The following members were present: Les Walker, Harold Powell, Mark Grandinetti, Joseph Soresi, Jim Daley, Don Wright and Lee Snover. Also present were Wendy Nicolosi, Township Solicitor, Ron Gawlik, Township Engineer, Anthony Tallarida, Planning Coordinator and Laura Zapata, Recording Secretary.

EXECUTIVE SESSION ANNOUNCEMENT

Solicitor Nicolosi announced that the Planning Commission members met in Executive Session on August 27, 2018 at 6:00 p.m. to discuss litigation matters pursuant to Section 708a of the Pennsylvania Sunshine Act.

COURTESY OF THE FLOOR

Mrs. Snover stated she would take general comments during "Courtesy of the Floor" on anything that does not deal with the agenda; however, anyone with specific, technical questions on an agenda item should wait until that agenda item is discussed to offer their comments or questions.

There were no comments during Courtesy of the Floor.

APPROVAL OF MINUTES

Mr. Daley made a motion, seconded by Mr. Soresi, to approve the minutes of the July 23, 2018 regular public meetings of the Planning Commission. The motion passed 5-0-2. Mr. Walker and Mr. Wright abstained.

CORRESPONDENCE

Mrs. Snover noted the correspondence as listed on the Planning Commission agenda of August 27, 2018 and asked that any member of the Planning Commission that did not receive any of the correspondence to please contact staff.

NEW BUSINESS

- **ST. LUKE'S PROPOSED HOSPITAL EXPANSION (TOWER 2),
PRELIMINARY/FINAL LAND DEVELOPMENT/CONDITIONAL USE PLANS**

Ray Midland of St. Luke's said that plans were submitted for the proposed Heliport/Helipad as well as revised plans for the Hospital Tower 2 Parking Lot, Driveway Access, Stormwater Sewer Lift Station and Landscaping. He said the helicopter would be used for medical emergencies such as babies in the Neonatal Intensive Care Unit. Mr. Wright asked how many trips the helicopter is estimated to make a year and will not be fueled on site. Mr. Midland said that 1 to 2 trips per month and that the Anderson campus will be a designated trauma center in the future. Mr. Daley commented that the helicopter being used is much quieter than those used by the military. Mr. Midland said they have received support letters from the Bethlehem Township Volunteer Fire Company, the Nancy Run Fire Company and EMS. Mr. Walker and Mr. Grandinetti said they support the plan.

Barry Roth, 4323 Chetwin Terrace

Mr. Roth was concerned that the noise from the helicopter will rattle the windows of the homes nearby. He said that the hospital is not a level one trauma center and believes the plan should be tabled to allow

the residents to provide their input.

Mr. Walker made a motion to approve the St. Luke's Proposed Hospital Expansion (Tower 2), Preliminary/Final Plan based on the township professionals' recommendation as conditional use and recommend preliminary/final land development plan approval to the Board of Commissioners based upon the August 23, 2018 review letter of Thomas Comitta Associates and the August 22, 2018 ARRO Consulting review letter, changing conditional use requirement number 4 on page 3 to read "The Board of Commissioners may place such necessary and reasonable conditions on the use to carry out the objectives". The motion was seconded by Mr. Daley and passed unanimously.

- **BIRCHWOOD COMMONS, REVISED FINAL LAND DEVELOPMENT PLAN**

Blake Marles, attorney for the applicant, presented revised plans for the project currently under construction. The revisions were made to the stormwater management facility on the southern end of the property. Attorney Marles said he and his client met with the township and the Northampton County Conservation District to discuss the proposal.

Mr. Wright made a motion to grant the waivers and recommend approval to the Board of Commissioners based upon the August 24, 2018 Township Engineer's review letter and the August 27, 2018 Township Geotechnical Engineer's review letter. The motion was seconded by Mr. Powell and passed unanimously.

OLD BUSINESS

- **MILL CREEK CORPORATE CENTER, PRELIMINARY PLAN**

No submission was made by the applicant.

ADMINISTRATIVE REVIEW

- **4217 FRITCH DRIVE NEW COMMERCIAL BUILDING, PRELIMINARY/FINAL PLAN**

No submission was made by the applicant.

ADJOURNMENT

Mr. Daley made a motion to adjourn the meeting at 7:50 p.m. The motion was seconded by Mr. Walker and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, September 24, 2018 – Regular Public Meeting

Respectfully submitted,

Laura Zapata
Recording Secretary

Anthony Tallarida
Planning Coordinator