



Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners
Doug Bruce, Township Manager
From: Amanda L. Raudenbush, AICP, CFM, Planning Director
Date: December 15, 2021
Re: December 20, 2021 Board of Commissioners Meeting Report

Departmental Activities

- Staff participated in discussions regarding amendments to the Municipalities Planning Code
- Staff participated in discussions with Collier's Engineering regarding surveying issues in the River Hill Estates development
- Staff participated in finalizing FEMA grant applications
- Staff participated in discussions regarding the document scanning project
- Staff hired a new Residential Code Inspector who will start on January 3, 2022

Pre-Application Meeting

There were no pre-application meetings this month.

Board of Commissioners New Business

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.

2685 Opus Way – Final Plan Revision – The applicant is proposing to revise the previously approved and recorded plan. The revised plan consists of constructing 33 employee parking spaces on an existing paved area, while repurposing the majority of the dock spaces for new mechanical and electrical equipment. Per the Township's Subdivision and Land Development Ordinance, this revision represents a change to a recorded plan and therefore needs to be reviewed by the Planning Commission and Board of Commissioners. The Planning Commission recommended granting conditional approval at its November 22 meeting.

Board of Commissioners Old Business

None

Current Submissions for December 21, 2021 Planning Commission Meeting

- 2251 Willow Park Road – Sketch Plan
- Green Pond TOA – Final Plan Revision



TOWNSHIP OF BETHLEHEM

Board of Commissioners

MUNICIPAL OFFICES
4225 Easton Avenue
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Phone: 610-814-6430
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www.bethlehetownship.org

Commissioners:
Malissa Davis
John K. Gallagher
Michael Fudak
John J. Merhettim
Dale A. Scurbeck

Treasurer:
Rossia Italiano-Cacciabere

Township Manager:
Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month November 2021	Month Last Year November 2020	Current Yr-To-Date 1/1/2021 - 11/30/2021	Last Yr-To-Date 1/1/2020 - 11/30/2020
Building				
Count	10	24	242	238
Electrical				
Count	4	5	52	65
Energy				
Count	0	1	4	1
Fire Protection				
Count	0	0	0	1
Grading				
Count	0	0	0	0
Mechanical				
Count	0	1	3	7
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	18	9	155	62
Plumbing				
Count	3	0	24	8
Re-Roof/Re-Cover				
Count	0	3	14	40
Residential				
Count	4	1	50	3
Zoning				
Count	24	15	282	262
Total Count	63	59	826	687



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Rosalia Italiano-Cacciabene

Township Manager:
Doug Bruce

Non-Res

Permit Summary Report (Total Fees Paid)

	Current Month November 2021	Month Last Year November 2020	Current Yr-To-Date 1/1/2021 - 11/30/2021	Last Yr-To-Date 1/1/2020 - 11/30/2020
Accessibility				
Count	0	0	0	0
Alteration				
Count	1	0	14	15
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	0
Bonfire				
Count	0	0	3	1
Building				
Count	3	0	8	9
Cell Tower-Communications				
Count	0	0	1	0
Demolition				
Count	1	0	7	0
Electrical				
Count	3	4	42	43
Fire Protection/Detection				
Count	3	6	27	26
Fire Works				
Count	0	0	1	2
High Rack Storage Installation				
Count	1	0	8	2
Mechanical				
Count	0	1	6	4
Plumbing				
Count	0	0	5	2
Public Swimming Pool				
Count	0	0	1	0
Re-Roof				
Count	0	0	3	1
Site Work Construction				
Count	0	0	4	2
Temporary Const. Trailer				
Count	0	0	2	0
Temporary Tent				
Count	0	0	13	5
Tenant Fit Out				
Count	1	0	11	7