



# Memo

4225 Easton Avenue  
Bethlehem, Pennsylvania 18020  
610.814.6441 (office)  
610.814.6445 (fax)  
[araudenbush@bethlehmtwp.com](mailto:araudenbush@bethlehmtwp.com)

To: Honorable Members of the Bethlehem Township Board of Commissioners  
Doug Bruce, Township Manager  
From: Amanda L. Raudenbush, AICP, CFM, Planning Director  
Date: July 14, 2021  
Re: July 19, 2021 Board of Commissioners Meeting Report

## Departmental Activities

- Staff participated in Final Inspection of Hecktown Road Business Park Lot 4
- Staff participated in Maintenance Inspection of Madison Farms Phases 1 & 3

## Pre-Application Meeting

There was one pre-application meeting this month.

**Charles Parc** - The applicant is proposing to develop the V-7 17-acre tract at the southwest corner of Hope Road and William Penn Highway. The property is zoned Office Business. The proposal includes 82 single-family townhomes, buffer yard, passive recreation, and stormwater management. A proposed homeowners association would own and maintain all except the interior roads, which are proposed as public. This project would require zoning relief.

Concerns with this project include density and functional capabilities of the roadway. Other concerns included the stormwater and traffic impacts on the intersection of Hope Road and William Penn Highway.

## Board of Commissioners New Business

**4406 Easton Avenue – Sketch Plan** – The applicant has submitted a sketch plan for a convenience store with fueling and a three-story apartment building housing 36 units. This property is in the General Commercial (GC) zoning district and the Commercial Enhancement Overlay District. The site is presently used as an auto salvage yard.

The Bethlehem Township Planning Commission reviewed at the June 28 Planning Commission meeting. Their comments included consolidating ingress/egress points, connectivity between the

commercial and apartment uses, and locating the gas pumps off of Easton Avenue toward the rear of the property. The opportunity for a wholistic improvement at that corner was also discussed with sketch plans submitted for the southwest and southeast corners of Farmersville Road and Easton Avenue.

**Grace Church – Final Plan** – The 24-acre site is on the west side of Hecktown Road/Butztown Road, north of Manor Road, and in the Agricultural (AG) and the Institutional Overlay (IO) Zoning Districts. The site is located primarily within Bethlehem Township, though a small strip of the land on the northern edge is within Lower Nazareth Township. The majority of the work occurring is in Bethlehem Township. The plans proposed to demolish the existing building on the site, construct a new 35,600± square foot church with associated parking, and 2 stormwater basins. Access to the site is proposed via 2 connections to Hecktown Road. Public water and sanitary sewer would serve the development.

The Bethlehem Township Planning Commission reviewed and recommended approval with conditions.

**Board of Commissioners Old Business**

None

**Current Submissions for July 26, 2021 Planning Commission Meeting**

**-Medical Office Building (SW corner of William Penn and Farmersville) – Sketch Plan**

**-Lehigh Valley Trade Center III – Preliminary/Final Plan**

**-Thirty22 Easton Ave – Preliminary/Final Plan & Conditional Use**



# TOWNSHIP OF BETHLEHEM

## Board of Commissioners

MUNICIPAL OFFICES  
4225 Easton Avenue  
Bethlehem, Pa. 180020

Phone: 610-814-6430  
Fax No: 610-814-6445

[www.bethlehetownship.org](http://www.bethlehetownship.org)

Commissioners:  
Malissa Davis  
John K. Gallagher  
Michael Hudak  
John J. Merhottam  
Dale A. Sourbeck

Treasurer:  
Rosalia Italiano-Cacciabene

Township Manager:  
Doug Bruce

## Res. Permit Summary Report (Total Fees Paid)

	Current Month June 2021	Month Last Year June 2020	Current Yr-To-Date 1/1/2021 - 6/30/2021	Last Yr-To-Date 1/1/2020 - 6/30/2020
Building Count	21	28	164	103
Electrical Count	3	11	35	27
Energy Count	0	0	2	0
Fire Protection Count	0	0	0	0
Grading Count	0	0	0	0
Mechanical Count	0	0	0	2
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning) Count	15	5	79	27
Plumbing Count	5	0	10	1
Re-Roof/Re-Cover Count	2	5	8	20
Residential Count	12	0	32	1
Zoning Count	30	53	152	126
<b>Total Count</b>	<b>88</b>	<b>102</b>	<b>482</b>	<b>307</b>



# TOWNSHIP OF BETHLEHEM

## Board of Commissioners

MUNICIPAL OFFICES  
4225 Easton Avenue  
Bethlehem, Pa. 18020

Phone: 610-814-6430  
Fax No: 610-814-6445  
[www.bethlehemtownship.org](http://www.bethlehemtownship.org)

Commissioners:  
Malissa Davis  
John K. Gallagher  
Michael Hudak  
John J. Markottam  
Dale A. Sourbeck

Treasurer:  
Rosalia Italiano-Cacciabene

Township Managers:  
Doug Bruce

*Non-Res.* **Permit Summary Report (Total Fees Paid)**

	Current Month June 2021	Month Last Year June 2020	Current Yr-To-Date 1/1/2021 - 6/30/2021	Last Yr-To-Date 1/1/2020 - 6/30/2020
Alteration				
Count	2	1	9	9
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	0
Bonfire				
Count	0	0	0	1
Building				
Count	0	1	3	6
Demolition				
Count	0	0	4	0
Electrical				
Count	7	1	23	17
Fire Protection/Detection				
Count	3	6	12	12
Fire Works				
Count	1	1	1	1
High Rack Storage Installation				
Count	1	0	5	2
Mechanical				
Count	0	0	3	1
Plumbing				
Count	0	0	1	0
Public Swimming Pool				
Count	0	0	1	0
Re-Roof				
Count	0	0	2	1
Site Work Construction				
Count	1	0	2	2
Temporary Tent				
Count	3	0	6	2
Tenant Fit Out				
Count	2	0	5	1
<b>Total Count</b>	<b>20</b>	<b>10</b>	<b>78</b>	<b>55</b>



# TOWNSHIP OF BETHLEHEM

## Board of Commissioners

MUNICIPAL OFFICES  
4225 Easton Avenue  
Bethlehem, Pa. 180020

Phone: 610-814-6430  
Fax No: 610-814-6445  
[www.bethlehemtownship.org](http://www.bethlehemtownship.org)

Commissioners:  
Malissa Davis  
John K. Gallagher  
Michael Hudak  
John I. Meschotta  
Dale A. Sourbeck

Treasurer:  
Rosalia Italiano-Cacciabene

Township Manager:  
Doug Bruce

## Code Summary Report

	Current Month June 2021	Month Last Year June 2020	Current Yr-To-Date 1/1/2021 - 6/30/2021	Last Yr-To-Date 1/1/2020 - 6/30/2020
Bethlehem, PA 18020				
Count	7	6	43	30
Easton, PA 18045				
Count	4	3	5	12
Total Count	11	9	48	42