



# 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: August 12, 2020  
Re: August 17, 2020 Board of Commissioners Meeting Report

## Departmental Activities

- Staff participated in LVPC DEP Environmental Justice and Regional Equity Analysis webinar
- Staff participated in a site meeting at 4136 Bethman Road
- Staff performed a windshield survey of all structures in floodplain post-Tropical Storm Isaias
- Staff worked with Northampton County Emergency Management to provide information that will be utilized to quantify financial damage of the tropical storm

## Pre-Application Meeting

There were two pre-application meetings this month.

**Route 191 AutoMall** – Star MDD Developer, LLC is proposing an auto mall land development on Nazareth Pike across the street from the existing Star Auto Mall dealership. They are proposing to consolidate property at 3741 and 3743 Nazareth Pike to create an approximately 3.7-acre tract. These parcels are currently zoned Rural Residential (RR) with a Neighborhood Enhancement Overlay District (NEOD). Auto sales is not permitted in the RR or NEOD so the applicant would also be requesting a zoning change or applying for a use variance. Proposed full build-out includes two buildings totaling 4,400 square feet (3,400 and 1,00 square feet), two detention basin areas and a sizeable parking lot.

**Hecktown Road Subdivision** – Steeplechase Developers, LLC is proposing to subdivide a 4-acre parcel at 3618 Hecktown Road into four residential building lots and a stormwater management lot. This plan also includes a cul-de-sac for access to the residential lots, and subdividing unusable portions of the property to transfer to adjoining property owners.

## **Board of Commissioners New Business**

**None**

## **Board of Commissioners Old Business**

**Mill Creek – Conditional Use** - The applicant is applying for the Conditional Use of "Planned Business Development". If this Conditional Use is approved, the applicant has indicated that the proposed use of the four buildings totaling 500,000 square feet will be wholesale sales, research, engineering or testing laboratory, testing and repair of manufactured products, warehousing, as an accessory use, and outdoor storage accessory to a permitted use.

Comments were issued by the Township's consultants and forwarded to the Applicant. The Planning Commission reviewed and discussed this application at the May 26, 2020 Planning Commission meeting and forwarded it to the Board without a recommendation.

## **Current Submissions for August 24, 2020 Planning Commission Meeting**

- **River Hill Estates – Final Plan**
- **Grace Church – Preliminary Plan**



# TOWNSHIP OF BETHLEHEM

## Board of Commissioners

MUNICIPAL OFFICES  
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Phone: 610-814-6430  
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Commissioners:  
Malissa Davis  
John K. Gallagher  
Michael Fudak  
John J. Merhottam  
Dale A. Sourbeck

Treasurer:  
Rosalia Italiano-Cacciavere

Township Manager:  
Doug Bruce

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

	Current Month July 2020	Month Last Year July 2019	Current Yr-To-Date 1/1/2020 - 7/31/2020	Last Yr-To-Date 1/1/2019 - 7/31/2019
Building				
Count	40	18	142	50
Electrical				
Count	4	11	31	29
Energy				
Count	0	0	0	0
Fire Protection				
Count	0	0	0	0
Grading				
Count	0	0	0	0
Mechanical				
Count	2	0	4	0
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	5	4	32	6
Plumbing				
Count	2	1	3	1
Re-Roof/Re-Cover				
Count	4	14	24	30
Residential				
Count	0	0	1	0
Zoning				
Count	39	36	167	100
Total Count	96	84	404	216



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## Non-Fees Permit Summary Report (Total Fees Paid)

	Current Month July 2020	Month Last Year July 2019	Current Yr-To-Date 1/1/2020 - 7/31/2020	Last Yr-To-Date 1/1/2019 - 7/31/2019
Alteration				
Count	4	0	13	1
Bethlehem Twp. Project				
Count	0	0	1	0
Bonfire				
Count	0	0	1	0
Building				
Count	1	0	6	0
Electrical				
Count	4	0	22	0
Fire Protection/Detection				
Count	3	0	15	0
Fire Works				
Count	1	0	2	0
High Rack Storage Installation				
Count	0	0	2	0
Mechanical				
Count	1	0	2	0
Plumbing				
Count	0	0	0	0
Re-Roof				
Count	0	0	1	0
Site Work Construction				
Count	0	0	2	0
Temporary Tent				
Count	0	0	2	0
Tenant Fit Out				
Count	2	0	4	3
Total Count	16	0	73	4



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## Code Summary Report

	Current Month July 2020	Month Last Year July 2019	Current Yr-To-Date 1/1/2020 - 7/31/2020	Last Yr-To-Date 1/1/2019 - 7/31/2019
Bethlehem, PA 18020				
Count	9	0	41	0
Easton, PA 18045				
Count	11	0	24	0
Total Count	20	0	65	0