



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 16, 2020
Re: December 21, 2020 Board of Commissioners Meeting Report

Departmental Activities

- Staff worked with the Township Stormwater Engineer and PEMA on FEMA grant applications that were submitted earlier this month
- Staff participated in a compliance meeting regarding Maple Shade
- Staff participated in a number of online training opportunities
- Staff prepared hanging plans for scanning project

Pre-Application Meeting

There were two pre-application meetings this month.

1600 Freemansburg Avenue – The applicant is proposing a 964,358 square foot warehouse in the existing quarry on Freemansburg Avenue. Just over 45 acres of the 116-acre tract are located in Freemansburg Borough. All of the property's frontage on Freemansburg Avenue is in Freemansburg Borough. The majority of the Bethlehem Township portion of this parcel is zoned General Industrial (GI) with a small section in Conservation Recreation (CR). The proposed warehouse would be built on spec, with a maximum height of 45 feet, per the Bethlehem Township ordinance. Concerns regarding traffic impact were discussed at great length.

Residential Plan – Bethman Road – Kay Builders is proposing a residential subdivision on the southern portion of the Annunciation Greek Church project on Bethman Road. The 20.72 acre property is zoned Agricultural (AG). The proposal allows for 8.16 acres for the church and 12.56 acres for 52 single family houses. While the church is permitted by zoning, the proposed residential density is not and would require a zoning amendment. The proposed houses are age targeted with single floor living. This site has public sewer and public water. After discussion regarding the appropriateness of the proposed lot size in that area, the developer is going to revise the plan to reflect the feedback that was offered.

Board of Commissioners New Business

- **Star Auto Mall – Sketch Plan** – 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.

No action is needed as this is a Sketch Plan.

- **Notre Dame Auditorium Addition – Site Plan** - The applicant proposes an approximately 18,000 square foot auditorium as an addition to an existing school. The proposal also includes associated sidewalk connections and pavement overlay. Bioretention area and level spreader are proposed for stormwater management. The parcel is in the Rural Residential (RR) zoning district and is served by public water and sewer.

The Planning Commission recommended conditional approval at its November 23, 2020 meeting.

Board of Commissioners Old Business

None

Current Submissions for December 22, 2020 Planning Commission Meeting

-No new submissions