



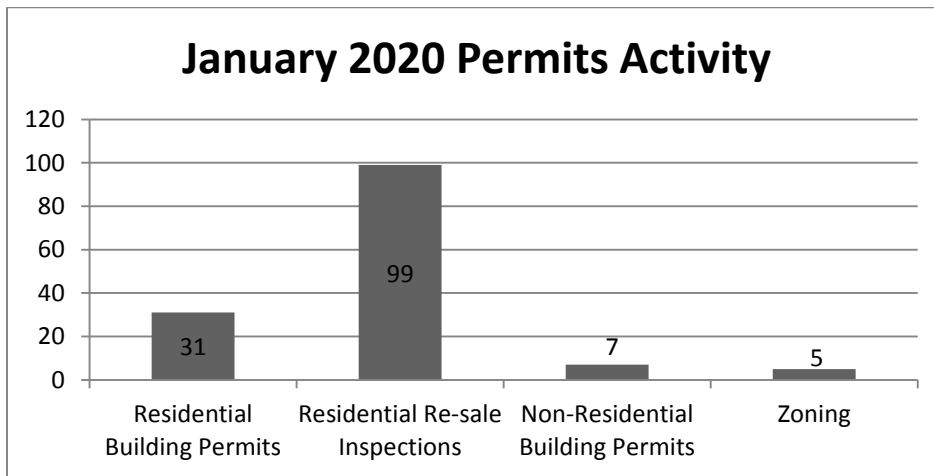
Memo

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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: February 12, 2020
Re: February 17, 2020 Board of Commissioners Meeting Report

Departmental Activities

- Staff performed annual safety inspection of Township facilities
- Staff participated in Northampton County COG meeting
- Staff participated in WorkshopLV: Housing
- Staff continues implementation of iWorQ system



Pre-Application Meeting

There were three pre-application meetings this month.

- **3608 Nazareth Pike** - The Applicant is proposing to develop a 3.7 acre site located at 3608 Nazareth Pike. The sketch plan proposes a 5,500 square foot convenience store with an additional gasoline pump bay canopy with eight pumps and a detention basin. Access to the site is proposed through a full access driveway on Oakland Road, and a limited access (right-left 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. This parcel is also located in an area identified as a Redevelopment Area in the Comprehensive Plan, complete with a Focus Area Redevelopment Concept Plan.

- **Wawa** – Wagner Homes, Co. is considering a proposal to build a Wawa with gas pumps and two apartments consisting of 16 total units on the southeast corner of Freemansburg Avenue and Wagner Drive. Their current proposal would also reserve an additional building lot along Freemansburg Avenue for a proposed bank. The 6 acre parcel is zoned as Medium High Density Residential (MHDR) with a Neighborhood Overlay. Although the apartments fit the current zoning, the proposed Wawa would have to resolve a number of zoning issues. The main concerns regarding this site are access and proximity to residential dwelling units.
- **3022 Easton Avenue** – Michael Ronca & Sons Inc. is proposing to build seven apartment buildings with 28 units each (total of 196 units), along with a community center and covered parking for residents, on Easton Avenue at Hampshire and Butztown Roads. The proposal also showed a bank, retail building and future public road as a possible part of a Phase 2. The 14.5 acre parcel is zoned as Planned Commercial (PC) with a Commercial Overlay. A large issue of concern is building 196 dwelling units with only one access to Easton Avenue. Participants expressed concern with stormwater.

Board of Commissioners New Business

- **Code Master Inspection Services** - Code Master Inspection Services has acted on behalf of the Township for all electrical permits and inspections, as well as in a variety of other capacities depending on our staffing needs. Code Master has recently been acquired by Barry Isett & Associates, a large multi-discipline firm that provides code support among its services. Barry Isett has hired most of the Code Master staff and plans on supporting the Township with the same employees and fee schedule. Staff is working with Code Master and Barry Isett to ensure a seamless transition for the April 1 changeover. This may require some action by the Board as that date gets closer.

Board of Commissioners Old Business

- None

Current Submissions for February 24, 2020 Planning Commission Meeting

- None