



Memo

4225 Easton Avenue
Bethlehem, Pennsylvania 18020
610.814.6441 (office)
610.814.6445 (fax)
araudenbush@bethlehemtp.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 15, 2020
Re: July 20, 2020 Board of Commissioners Meeting Report

Departmental Activities

- Staff participated in LVPC TIP session
- Staff participated in increased cyber security for online meetings

Pre-Application Meeting

There was one pre-application meeting this month.

Members 1st Federal Credit Union – The applicant is proposing a 3,500 square foot credit union at 2200 Emrick Boulevard, between Ruby Tuesday's and the Courtyard by Marriott. The plan would eliminate the western most access on the north side of the driveway and provide 25 parking spaces. An analysis will be completed to ensure the stormwater management system that exists is either adequate or modified to address any additional flow. There was brief discussion on the height of the canopy proposed over the drive-through.

Board of Commissioners New Business

Thirty22 Place – Sketch Plan – The proposed project is located on the 14.5± acre former Bethlehem Drive-in parcel on the south side of Easton Avenue (SR 2020) between Hampshire Road and Butztown Road, and within Planned Commercial (PC), Commercial Enhancement Overlay (CEO), and Streetscape Enhancement Overlay Zoning Districts. A 220-unit Garden Apartment Complex consisting of seven 3-4 story, 28-unit buildings, and one 3-story, 24-unit buildings, a 4,000 square foot Community Center Building with a pool, parking areas, driveways, a stormwater basin, and open space areas are proposed. A Garden Apartment Use is listed as a Conditional Use in the CEO District (ZO §275-229.C(2) and §275-54.A(11)(b)). A new, full-access driveway in proximity to the former Drive-in driveway, as well as an Emergency Access Drive in proximity to Butztown Road, each connecting to Easton Avenue, are proposed. Public water supply and sanitary sewage disposal services are anticipated to serve the development.

Vineyard Corner – Sketch Plan – The proposed project is located on a 5.9± acre parcel in the southeast corner of the Freemansburg Avenue/Wagner Drive intersection, within the Medium High Density Residential (MHDR) Zoning District and the Neighborhood Enhancement and Streetscape Enhancement Overlay Districts. The Plan

proposes to subdivide the tract into 3 lots. Lot 1 (2.1± acres) is proposed to contain a 5,000± square foot (s.f.) Convenience Store Building with gas pumps, parking areas, and 3 stormwater management areas. Lot 2 (1.4± acres) is proposed to contain a 4,000± s.f. Bank with a drive-thru, a parking area, and a right-out only driveway connection to Freemansburg Avenue. Lot 3 (2± acres) is proposed to contain 3 apartment buildings (2 four-unit buildings and 1 eight-unit building), parking areas, a stormwater management area, a passive recreation area, and 2 driveway connections to an extension of Beaujolais Place which is shown as being improved from Wagner Drive to Star Drive. Approximately 0.4 acres is proposed for dedication as road right-of-way. A shared right-in/right-out driveway connection to Freemansburg Avenue is proposed between Lots 1 and 2 within a cross-lot access easement. The development would be served by public water and sanitary sewer. In order for this plan to move forward, the Board would need to be willing to consider a zoning change.

Board of Commissioners Old Business

1926 7th Street – Boundary Line Adjustment – This boundary line adjustment moves the existing southern boundary line of 1926 7th Street twenty feet south. The applicant originally asked for the following waivers:

- §230-38.B(1)(c) requiring the submission of a Final Plan checklist
- §230-41.D and §230-39.E(6) regarding showing existing features on the plan
- §230-57.C(2), §230-73, §230-67 and §230-72 requiring expanded rights-of-way/cartways along 7th and Linden Streets, curb, sidewalk and concrete monuments
- §230-57.D(3) requiring the corner of Linden Street/7th Street intersection be rounded with a 15-foot radius at the ROW
- §230-57.G requiring utility and grading easements
- §230-41.A(6) requiring a legend on the plan

That request was denied at the June 1, 2020 Board meeting and the plan was tabled. The applicant is now requesting deferrals of those items.

Christine Street at Hay Street - Minor Subdivision - The applicant is proposing to subdivide an existing 0.52-acre lot into two equal lots at the corner of Christine Street and Hay Avenue. This parcel is zoned Medium Density Residential (MDR). The applicant is asking for the following waivers:

- §230-57.D(3) requiring the corner of Linden Street/7th Street intersection be rounded with a 15-foot radius at the ROW
- §230-67.A requiring sidewalks in all subdivision
- §230-73.A requiring curb along all public streets

Comments were issued by the Township's consultants and forwarded to the applicant. The applicant requested their request be tabled at the June 1, 2020 Board of Commissioner's Meeting.

Current Submissions for July 27, 2020 Planning Commission Meeting

- None – Meeting has been cancelled



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

Commissioners:
Malina Davis
John K. Gallagher
Michael Fiodak
John J. Merhottain
Dale A. Soutback

Treasurer:
Rosalia Italiano-Cacciabeve

Township Manager:
Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

06/01/2020 TO 06/30/2020

	Total
Building	
Count	27
Electrical	
Count	11
Energy	
Count	0
Fire Protection	
Count	0
Grading	
Count	0
Mechanical	
Count	0
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)	
Count	5
Plumbing	
Count	0
Re-Roof/Re-Cover	
Count	5
Residential	
Count	0
Zoning	
Count	59
Total Count	107



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Non-res. Permit Summary Report (Total Fees Paid)

06/01/2020 TO 06/30/2020

	Total
Alteration Count	1
Bethlehem Twp. Project Count	0
Bonfire Count	0
Building Count	1
Electrical Count	2
Fire Protection/Detection Count	6
Fire Works Count	1
High Rack Storage Installation Count	0
Mechanical Count	0
Plumbing Count	0
Re-Roof Count	0
Site Work Construction Count	0
Temporary Tent Count	0
Tenant Fit Out Count	1
Total Count	12



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Code Summary Report

	Current Month June 2020	Month Last Year June 2019	Current Yr-To-Date 1/1/2020 - 6/30/2020	Last Yr-To-Date 1/1/2019 - 6/30/2019
Bethlehem, PA 18020				
Count	6	0	32	0
Easton, PA 18045				
Count	3	0	20	0
Total Count	9	0	52	0