



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

Departmental Activities

- Staff participated in multiple meetings regarding flooding of Meadow Avenue in Palmer Township
- Staff participated in a site meeting at 1772 Zinfandel Court
- Staff participated in a FEMA webinar regarding possible funding opportunities to mitigate stormwater
- Staff was audited by PA Labor & Industry in its' 5-year audit of implementation of the building code

Pre-Application Meeting

There were two pre-application meetings this month.

Mill Creek (Novak Track) – PC Land has submitted a land development plan for the Mill Creek property to be discussed at the September 28 Planning Commission meeting. However, the developer has also expressed interest in acquiring the Novak track for possible development and inclusion in the Mill Creek project. The Novak property is 8.4 acres located on William Penn Highway across from Farmersville Elementary School and contiguous to the original 63-acre parcel.

The developer has proposed apartments, a bank and a fast-food restaurant on this site. There are two main hurdles. The first request is to move the zoning boundary line north to include approximately 5.8 acres of the larger tract in the Medium High-Density Residential zone with a Commercial overlay district, changing it from Office Business District. This is a request with no statutory requirements and is fully within the discretion of the Board of Commissioners. The result of this discussion is non-binding and will guide the developer's next steps. Secondly, the developer discussed the possibility of a Church Road realignment with Meyer Lane.

4406 Easton Avenue – The applicant is proposing development on the southeast corner of Easton Avenue and Farmersville Road. The 3.3 acre tract is zoned General Commercial (GC) with a Commercial Enhancement Overlay District. The development will consist of two components; a commercial element comprised of a 5,000 SF convenience store with fueling facilities at the hard corner and a mid-rise multi-family residential setup with 66 units in the rear behind the convenience store. The properties will be subdivided and buffers have been proposed between the two uses. A number of concerns were brought up by the participants, that included proposed access locations, both vehicular and pedestrian, and stormwater management.

Board of Commissioners New Business

River Hill Estates – Final Plan - The site is on the west side of Farmersville Road, south of Freemansburg Avenue, and in the Medium High Density Residential (MDR) zoning district. The plans propose to subdivide the existing 29-acre parcel to create 82 lots for 44 single family dwellings, 36 twin dwelling and 2 stormwater management areas. Access to the site is proposed via 2 connections to Farmersville Road and an extension of the existing Shannon Avenue stub. Public water and sanitary sewer would serve the development.

Board of Commissioners Old Business

None

Current Submissions for September 28, 2020 Planning Commission Meeting

- Mill Creek Business Park – Preliminary Plan
- St. Luke’s Design Guidelines