



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 16, 2022
Re: February 21, 2022 Board of Commissioners Meeting Report

Departmental Activities

- Staff worked with new conflict Solicitor on a variety of issues.
- Staff participated in pre-application meeting for Members 1st Federal Credit Union.
- Staff hosted an onboarding session with new Planning Commission members.
- Staff participated in conversations regarding the Miga property.
- Staff attended the Bipartisan Infrastructure Law session hosted by US Rep. Susan Wild.
- Staff is actively updating administrative documents.

Pre-Application Meeting

There were four pre-application meetings this month.

Wawa – The applicant is proposing a Wawa at the northwest corner of Easton Avenue and Farmersville Road. To accomplish this, they will be purchasing land that currently houses overflow parking for the Blue Grillhouse. Comments centered on the increase in traffic, stormwater management issues and issues surrounding the streetscape enhancement ordinance.

Miller Tract – The applicant is proposing a planned residential development on 51.88 acres on Farmersville Road, south of Easton Avenue. The proposal is for 166 total units, consisting of 60 single family detached, 40 townhouses and 66 apartment units. Concerns regarding density, location of pedestrian crossing to Municipal Park, and ownership/maintenance of the streets were discussed.

Willow Park Road – Twin Subdivision – The applicant is proposing to build a twin home on an existing, vacant 0.34 acre lot on the corner of Linden Street and Willow Park Road. Comments included ensuring the property is not in the floodplain and access to Willow Park Road.

Northampton County Country Club Subdivision – The applicant is proposing a residential subdivision on land it owns just north of the golf course with access from Chipman Road. The 10.34 acre lot is zoned Rural Residential (RR). The applicant proposed a 7-lot, 11-lot and 14-lot layout. Bethlehem Township representatives were interested in eliminating cul-de-sacs or loop roads that function as cul-de-sacs. The applicant is interested in dedicating the roadway.

Board of Commissioners New Business

Lehigh Valley Trade Center III – Preliminary/Final Plan – The applicant is proposing to consolidate the lot at 4733 Hanoverville Road with portions of the adjacent lot to the west and then subdivide the property into three lots. Proposed Lot 1 is proposed to be developed with a 287,478 sf industrial building and Proposed Lot 2 is proposed to be developed with a 300,837 sf industrial building. Approximately 300,837 sf of building area is within Bethlehem Township. Both Lots are proposed to also contain related site amenities and improvements inclusive of parking, access driveways, lighting, landscaping, utilities, improvements for Flora Lane, and stormwater management facilities. Proposed Lot 3 includes the quarry and will be run by a local diving company. In the event the diving company is no longer able to manage Lot 3, it will become the responsibility of the owners of Lot 1. The subject property is proposed for Warehousing and Distribution uses that are permitted by right within the GI - General Industrial District.

The Bethlehem Township Planning Commission recommended granting conditional approval of this plan at its' January 24, 2022 meeting.

Board of Commissioners Old Business

Thirty22 Easton Avenue – Conditional Use – The applicant is proposing to construct a 220-unit garden apartment complex within the tract that was formerly the Bethlehem Drive-In. The project consists of eight three-to-four story buildings, a clubhouse, common open space, an internal road network, surface parking and detached garages, stormwater management facilities, and related on and off site improvements. The existing 14.5 acre parcel is located along the south side of Easton Avenue and is located within the Planned Commercial (PC) zoning district and both the Streetscape Enhancement (SEO) and Commercial Enhancement (CEO) overlay districts, in which garden apartments are permitted as a Conditional Use. The hearing for the conditional use will take place on February 21, 2022. Action on the land development is scheduled to take place in March.

Current Submissions for February 28, 2022 Planning Commission Meeting

- 3608 Nazareth Pike - Wawa – Preliminary/Final Plan
- 2685 Opus Way – Preliminary/Final
- Medical Office Building (Farmersville & Easton) – Preliminary/Final
- Mill Creek Business Park – Final Plan
- River Hill Estates – Revised Final Plan



TOWNSHIP OF BETHLEHEM

Board of Commissioners

DEPARTMENT OF
COMMUNITY DEVELOPMENT
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Treasurer:

Rosalia Italiano-Cacciabeve

Township Manager:

Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month January 2022	Month Last Year January 2021	Current Yr-To-Date 1/1/2022 - 1/31/2022	Last Yr-To-Date 1/1/2021 - 1/31/2021
Building				
Count	6	20	6	20
Electrical				
Count	2	8	2	8
Energy				
Count	0	0	0	0
Fire Protection				
Count	0	0	0	0
Grading				
Count	0	0	0	0
Mechanical				
Count	0	0	0	0
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	6	9	6	9
Plumbing				
Count	0	0	0	0
Re-Roof/Re-Cover				
Count	0	0	0	0
Residential				
Count	6	0	6	0
Zoning				
Count	10	6	10	6
Total Count	30	43	30	43



TOWNSHIP OF BETHLEHEM

Board of Commissioners

MUNICIPAL OFFICES
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Rosalia Italiano-Czociabere

Township Manager:
Doug Bruce

Non-res.

Permit Summary Report (Total Fees Paid)

	Current Month January 2022	Month Last Year January 2021	Current Yr-To-Date 1/1/2022 - 1/31/2022	Last Yr-To-Date 1/1/2021 - 1/31/2021
Accessibility				
Count	0	0	0	0
Alteration				
Count	1	1	1	1
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	0	0
Bonfire				
Count	0	0	0	0
Building				
Count	2	0	2	0
Cell Tower-Communications				
Count	0	0	0	0
Demolition				
Count	0	1	0	1
Electrical				
Count	10	3	10	3
Fire Protection/Detection				
Count	6	3	6	3
Fire Works				
Count	0	0	0	0
High Rack Storage Installation				
Count	0	1	0	1
Mechanical				
Count	2	0	2	0
Plumbing				
Count	0	0	0	0
Public Swimming Pool				
Count	0	0	0	0
Re-Roof				
Count	0	0	0	0
Site Work Construction				
Count	2	1	2	1
Temporary Const. Trailer				
Count	0	0	0	0
Temporary Tent				

Count	0	0	0	0
Tenant Fit Out				
Count	1	0	1	0
Total Count	24	10	24	10