



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: June 16, 2021
Re: June 21, 2021 Board of Commissioners Meeting Report

Departmental Activities

- Staff participated in PennDOT Hecktown Road bridge meeting regarding development north of Route 22
- Staff participated Northampton County Historic and Cultural Assets meeting
- Staff coordinated Zoning Hearing Board decision scanning project

Pre-Application Meeting

There were three pre-application meetings this month.

Miklos Apartments - The applicant is proposing to develop a 2-acre parcel on Falmer Drive. The proposal includes a three story, thirty-unit apartment building and required stormwater management area.

Concerns with this project include the stormwater management and the proximity to neighboring residential properties. Other concerns included the distance between proposed driveways and neighboring driveways and traffic impacts on the intersection of Falmer Drive and Easton Avenue.

Coffee Shop – The applicant is proposing to build a stand-alone 1,990 square foot coffee shop with drive through on a pad site at the Easton Avenue Giant Shopping Center. The site is in the eastern most corner of the property.

Discussion centered around stormwater management and emergency access.

Medical Office Building – The applicant is proposing to develop the southwest corner of Farmersville Road and Easton Avenue. The proposal includes a two-story medical clinic building that

totals approximately 45,000 square feet of gross floor area. The proposal also includes stormwater management facilities and access points to Easton Avenue and Farmersville Road.

Discussions focused on streetscape enhancement requirements and appropriateness of portions of those requirements.

Board of Commissioners New Business

Lehigh Valley Academy Subdivision – Preliminary/Final Plan – Lehigh Valley Academy has submitted a new separate subdivision plan involving reconfiguring three existing lots into three new lots. This subdivision plan is different from the plan that is in Administrative Review because it is solely for the subdivision.

The Bethlehem Township Planning Commission reviewed and recommended approval with conditions.

LVIP VI, Lot 44 (Fairfield Inn & Suites) – Preliminary Plan – The applicant is proposing a 4-story, 107-room hotel on a 3.4-acre parcel located on Emrick Boulevard and Cook Drive. This parcel is zoned Light Industrial/Office Campus and has been referred to previously as LVIP VI, Lot 44. This structure will use public water and sewer. All needed zoning relief has been granted.

The Bethlehem Township Planning Commission reviewed and recommended approval with conditions.

Board of Commissioners Old Business

St. Luke's Emergency Department Relocation – Site Plan - St. Luke's is proposing to relocate the emergency department. As part of this project, they are proposing to construct a new 112 space parking lot. The amount of additional impervious coverage requires a site plan review.

The Bethlehem Township Planning Commission reviewed and recommended approval with conditions.

Current Submissions for June 28, 2021 Planning Commission Meeting

-4406 Easton Avenue – Sketch Plan

-Grace Church – Final Plan

-Harvey's Corner (Wawa) – Preliminary Plan

-Medium High-Density Residential Zoning Text Amendment



TOWNSHIP OF BETHLEHEM

Board of Commissioners

MUNICIPAL OFFICES
4225 Easton Avenue
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Phone: 610-814-6430
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Commissioners:
Malissa Davis
John K. Gallagher
Michael Hudak
John J. Marhertain
Dale A. Sourbeck

Treasurer:
Rosalia Italiano-Caccibere

Township Manager:
Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month May 2021	Month Last Year May 2020	Current Yr-To-Date 1/1/2021 - 5/31/2021	Last Yr-To-Date 1/1/2020 - 5/31/2020
Building				
Count	35	22	143	75
Electrical				
Count	6	1	32	16
Energy				
Count	1	0	2	0
Fire Protection				
Count	0	0	0	0
Grading				
Count	0	0	0	0
Mechanical				
Count	0	0	0	2
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	26	12	64	22
Plumbing				
Count	4	0	5	1
Re-Roof/Re-Cover				
Count	1	3	6	15
Residential				
Count	9	0	21	1
Zoning				
Count	44	30	122	73
Total Count	126	68	395	205



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Non-Res

Permit Summary Report (Total Fees Paid)

	Current Month May 2021	Month Last Year May 2020	Current Yr-To-Date 1/1/2021 - 5/31/2021	Last Yr-To-Date 1/1/2020 - 5/31/2020
Alteration				
Count	4	1	8	8
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	0
Bonfire				
Count	0	0	0	1
Building				
Count	1	1	3	5
Demolition				
Count	0	0	4	0
Electrical				
Count	7	3	16	16
Fire Protection/Detection				
Count	1	0	9	6
Fire Works				
Count	0	0	0	0
High Rack Storage Installation				
Count	1	0	3	2
Mechanical				
Count	2	0	3	1
Plumbing				
Count	0	0	1	0
Public Swimming Pool				
Count	0	0	1	0
Re-Roof				
Count	0	0	2	1
Site Work Construction				
Count	0	0	1	2
Temporary Tent				
Count	1	0	3	2
Tenant Fit Out				
Count	0	1	3	1
Total Count	17	6	58	45



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Code Summary Report

	Current Month May 2021	Month Last Year May 2020	Current Yr-To-Date 1/1/2021 - 5/31/2021	Last Yr-To-Date 1/1/2020 - 5/31/2020
Bethlehem, PA 18020				
Count	12	4	33	24
Easton, PA 18045				
Count	1	3	6	9
Total Count	13	7	39	33