



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: November 10, 2021
Re: November 15, 2021 Board of Commissioners Meeting Report

Departmental Activities

- Staff participated in the discussions with PEMA and HRG regarding BRIC application
- Staff participated in discussions with PennDOT and the developer for Harvey's Corner

Pre-Application Meeting

There were no pre-application meetings this month.

Board of Commissioners New Business

Mill Creek Business Park – Preliminary Plan - The applicant has submitted a preliminary plan for an approximately 62-acre site located north of the PennDOT Park and Ride, west of Route 33 and east of Church Road. This plan proposes a planned business development consisting of four flex wholesale/warehouse buildings (totaling 500,000 square feet); driveway connections to Emrick Boulevard and Church Road for emergency access only; a trailer parking field; an 8-foot high berm along southern and western property lines; and parking for 510± cars and 135± truck loading/parking spaces. This parcel is in the Office/Business District (OB), Rural Residential District (RR) and the Streetscape Enhancement Overlay District. This lot will be served by public water and public sewer. A conditional use for Planned Business Development was approved on August 17, 2020.

River Hill Estates – Waiver Request – Kay Builders, developer of River Hill Estates, is requesting a waiver of the 120-day settlement period typically required prior to installing base course of roadways. They are referencing an instance in which the Township granted this waiver in the past. Two main differences exist between Kay Builders request and the previously granted waiver request. First, in the previously granted request the Township inspected backfill as it was put in, whereas in this request that inspection would happen after the fact. Second, the previously

granted request was for roads that are not going to be accepted by the Township and will remain private. The roads in River Hill Estates will be dedicated to the Township. The Township Engineer and the Township Geotechnical Engineer have been contacted for their input.

Board of Commissioners Old Business

Thirty22 Easton Ave – 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 Bethlehem Township Planning Commission reviewed and recommended approval with conditions.

Zoning Definition Text Amendments

The Township Zoning Officer has recommended a number of changes in the definitions section of the Zoning Ordinance. Some of these definitions were also identified by previous Zoning Officers. Reasons for updates include modernizing language and clarifying purpose. No substantive changes are being proposed, rather current language is being sharpened.

The Zoning Officer worked with the Planning Director, Thomas Comitta and Associates and the Township Solicitor to draft the amendments that are presented. Township staff met with Commissioner Gallagher to work through some of his concerns. These concerns have been addressed in the draft presented for the November 15 Board of Commissioners meeting.

Current Submissions for November 22, 2021 Planning Commission Meeting

- 3608 Nazareth Pike – Sketch Plan
- 2685 Opus Way – Plan Revision



Board of Commissioners

MUNICIPAL OFFICES
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John K. Gallagher
Michael Hudak
John J. Merhoffman
Dale A. Seurbeck

Treasurer:
Rosalia Italiano-Cacciabene

Township Manager:
Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month October 2021	Month Last Year October 2020	Current Yr-To-Date 1/1/2021 - 10/31/2021	Last Yr-To-Date 1/1/2020 - 10/31/2020
Building				
Count	10	28	232	214
Electrical				
Count	5	4	48	60
Energy				
Count	0	0	4	0
Fire Protection				
Count	0	0	0	1
Grading				
Count	0	0	0	0
Mechanical				
Count	0	1	3	6
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	12	7	137	53
Plumbing				
Count	1	3	21	8
Re-Roof/Re-Cover				
Count	0	3	14	37
Residential				
Count	7	0	46	2
Zoning				
Count	35	32	267	247
Total Count	70	78	772	628



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

	Current Month October 2021	Month Last Year October 2020	Current Yr-To-Date 1/1/2021 - 10/31/2021	Last Yr-To-Date 1/1/2020 - 10/31/2020
Alteration				
Count	3	1	15	15
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	0
Bonfire				
Count	3	0	3	1
Building				
Count	1	0	5	9
Cell Tower-Communications				
Count	1	0	1	0
Demolition				
Count	1	0	7	0
Electrical				
Count	4	8	39	39
Fire Protection/Detection				
Count	6	2	24	20
Fire Works				
Count	0	0	1	2
High Rack Storage Installation				
Count	0	0	7	2
Mechanical				
Count	0	0	6	3
Plumbing				
Count	1	2	5	2
Public Swimming Pool				
Count	0	0	1	0
Re-Roof				
Count	0	0	3	1
Site Work Construction				
Count	1	0	4	2
Temporary Const. Trailer				
Count	1	0	2	0
Temporary Tent				
Count	1	2	13	5
Tenant Fit Out				
Count	1	1	8	7
Total Count	24	16	145	108