

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
NOVEMBER 3, 2025**

MEMBERS PRESENT John J. Merhottein, President
John K. Gallagher, Vice President
Matthew C. Deckman, Commissioner
Michael D. Hudak, Commissioner
DeAnn L. Lawrence, Commissioner

OTHERS PRESENT James L. Broughal, Township Solicitor
Doug Bruce, Township Manager
Samantha Smith, Community Development Director
Ronald J. Gawlik, Township Engineer
John Bartholomew, PPIS Department

CALL TO ORDER Mr. Merhottein called the meeting to order at 7:00 p.m. and led those assembled in the Pledge of Allegiance.

COURTESY OF THE FLOOR There were no comments during Courtesy of the Floor.

APPROVAL OF MINUTES Upon motion (Hudak-Gallagher), the Board of Commissioners voted voice vote to approve the October 20, 2025 regular public meeting minutes as presented. The motion carried 3-0-2. Commissioner Lawrence and Commissioner Hudak abstained.

SUBDIVISION & LAND DEVELOPMENT

MOTION **A MOTION APPROVING AN IMPROVEMENTS SECURITY RELEASE IN THE AMOUNT OF \$116,299.72 FOR 2300 HIGHLAND AVENUE**

Ms. Smith said the project is nearing the maintenance period. Mr. Bruce asked if the amount was correct. Ms. Smith confirmed it was.

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote authorizing and approving an Improvements Security Release in the amount of \$116,299.72 for 2300 Highland Avenue.

MOTION **A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE LAND DEVELOPMENT AGREEMENT, TO FEBRUARY 7, 2027 FOR HECKTOWN ROAD BUSINESS PARK LOTS 6 & 7**

Ms. Smith said the developer's attorney requested a continuance.

Upon motion (Gallagher-Deckman), the Board of Commissioners voted unanimously by voice vote to table this motion.

MOTION **A MOTION APPROVING AN IMPROVEMENTS SECURITY RELEASE IN THE AMOUNT OF \$96,988.98 FOR 1932 FARMERSVILLE ROAD**

Mr. Merhottein said this was a standard security release for completed improvements.

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote approving an Improvements Security Release in the amount of \$96,988.98 for 1932 Farmersville Road.

MOTION

A MOTION APPROVING AN IMPROVEMENTS SECURITY RELEASE IN THE AMOUNT OF \$329,450.00 FOR ST. LUKE'S EMERGENCY DEPARTMENT RELOCATION

Mr. Merhottein said this was a standard security release for completed improvements.

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote approving an Improvements Security Release in the amount of \$329,450.00 for St. Luke's Emergency Department Relocation.

REQUEST

A REQUEST FOR ZONING ORDINANCE AMENDMENT – WAGNER ENTERPRISES LTD REQUESTS A ZONING ORDINANCE TEXT AMENDMENT INTRODUCING A NEW CONDITIONAL USE, WITH USE STANDARDS AND EXEMPTIONS

Julie Wagner-Burkhart, attorney for the developer, submitted a petition to the board for a zoning text amendment to allow for a gas station and convenience store. She said she was seeking approval to begin the process. They have already met with township staff in a preapplication meeting. A conceptual plan was included with the petition. Attorney Wagner-Burkhart said staff provided two review letters and said this was a good starting point.

Mr. Gallagher said he didn't see an illustration in his packet. And while he agreed that there is a need for this use, he was uncomfortable with the zoning text amendment. Mr. Hudak said he had no problem moving this forward to the Planning Commission. Attorney Wagner-Burkhart said the reason she is here is because they are on a time limit once the board agrees to move forward. Solicitor Broughal said the board could move this forward to the planning commission for their review so as not to waste a 30-day period. Mr. Merhottein said he had no problem moving it along. It was a better use than building more townhouses. Mr. Deckman asked what the difference was between the plan proposed previously and the present one. Attorney Wagner-Burkhart said the process was different. They are no longer seeking variances. Mr. Deckman said the applicant should work with staff on the text before sending it to the planning commission. Mr. Gallagher said he did not support spot zoning.

By consensus, the Board of Commissioners agreed the applicant should work further with staff before further consideration of the matter.

RESOLUTIONS OF THE BOARD OF COMMISSIONERS

RESOLUTION R062-25 A RESOLUTION APPOINTING A POLICE OFFICER TO THE BETHLEHEM TOWNSHIP POLICE DEPARTMENT

Mr. Merhottein called for nominations. Ms. Lawrence nominated Giovanni Pallotta.

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote to approve Resolution R062-25 appointing Giovanni Pallotta to police officer to the Bethlehem Township Police Department.

RESOLUTION R063-25 A RESOLUTION APPOINTING A POLICE OFFICER TO THE BETHLEHEM TOWNSHIP POLICE DEPARTMENT

Mr. Merhottein called for nominations. Mr. Deckman nominated Nadeed Mir.

Upon motion (Deckman-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve Resolution R063-25 appointing Nadeed Mir to police officer to the Bethlehem Township Police Department.

RESOLUTION R064-25 A RESOLUTION APPOINTING A POLICE OFFICER TO THE BETHLEHEM TOWNSHIP POLICE DEPARTMENT

Mr. Merhottein called for nominations. Mr. Gallagher nominated Illia Suvorov.

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R064-25 appointing Illia Suvorov to police officer to the Bethlehem Township Police Department.

MOTIONS OF THE BOARD OF COMMISSIONERS

MOTION

A MOTION APPOINTING A CONSULTANT FOR THE BETHLEHEM TOWNSHIP COMPREHENSIVE PLAN

Mr. Merhottein said the comprehensive plan is updated every ten years. Mr. Bruce added that the review committee recommended the appointment of Environmental Planning & Design of Pittsburgh to serve as consultant, with a proposed fee of \$143,987.00. They were the lowest bidder. The work was originally budgeted at \$300,000.00.

Upon motion (Deckman-Gallagher), the Board of Commissioners voted unanimously by voice vote appointing Environmental Planning & Design of Pittsburgh consultant for the Bethlehem Township comprehensive plan.

MOTION

A MOTION AUTHORIZING AND APPROVING A RIGHT-OF-WAY GRANT AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND PPL ELECTRIC UTILITIES CORPORATION

Solicitor Broughal said this Agreement would grant PPL right of way to install a pole on township land at 191 and Oakland Road. Mr. Gallagher asked what the distance was from the existing pole and what effect would it have on the parks master plan. Mr. Gawlik said he didn't have any information. Mr. Gallagher asked to table this motion.

Upon motion (Gallagher-Merhottein), the Board of Commissioners voted unanimously by voice vote to table this motion.

PURCHASE ORDERS

PO 20252212 – JOAO & BRADLEY CONSTR. CO. INC. – PPIS – \$13,744.85
PO 20252237 – LOWE & MOYER GARAGE INC. – PW – \$7,507.18
PO 20252228 – AMERICAN HIGHWAY PRODUCTS – PPIS – \$22,335.00
PO 20252238 – GROFF TRACTOR & EQUIPMENT – PW – \$2,676.90

PO 20252239 – SNOWSCAPES TREE REMOVAL – PW – \$2,200.00
PO 20252236 – STAR BUICK – PW – \$5,400.59

Mr. Gallagher asked what knocked the manhole out (PO 20252212). Mr. Bartholomew said farm equipment caused it.

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote to approve all the purchase orders as presented.

ADJOURNMENT

There being no further business, Mr. Merhottein adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary