

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
JULY 6, 2026**

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, Jr., Township Solicitor Edward D. Hozza, Jr., Township Manager Samantha Smith, Community Development Director Ronald J. Gawlik, Township Engineer
CALL TO ORDER	Mr. Merhottein called the meeting to order at 7:01 p.m. and led those assembled in the Pledge of Allegiance.
EXECUTIVE SESSION ANNOUNCEMENT	Solicitor Broughal announced the Board of Commissioners met on July 6, 2026 at 6:00 pm to approximately 6:58 pm to discuss potential litigation pursuant to Section 708a of the Pennsylvania Sunshine Act.
COURTESY OF THE FLOOR	
TOM SCHLEGEL 3935 WHITE BARN LN.	Mr. Schlegel introduced himself as the program coordinator for the Bethlehem Township Athletic Association and invited the board to their open house on Thursday, July 8 th at 6 pm. He also thanked the board for their annual support. Mr. Merhottein thanked Mr. Schlegel for volunteering.
PAT GRUBE 1650 6TH STREET	Ms. Grube said the condition of Christian Spring Road is worsening. Mr. Merhottein said he will send Public Works out to assess the road. He added that the board understands her concern and want to do a better job of paving which is expensive. Mr. Merhottein said road paving will be discussed at the budget meetings. Mr. Hudak said the cornfield near Housenick Park is not owned by the township. The repaving of Christian Spring Road was put on hold until it was developed. Mr. Gawlik said he did some research and found that Christian Spring Road is a Cold-in-Place Recycling candidate.
GLENN KRIER 3942 KENRICK DR.	Mr. Kreier asked for a status of the retaining wall. Mr. Merhottein said they will have to move the wall in order to get the Certificate of Occupancy.
TOM KEEFER 3803 CARTER RD.	Mr. Keefer asked the board if they were aware that a second retaining wall was being built. Ms. Smith said they have a total of eight retaining walls included in their plan and are complying. Mr. Keefer also expressed concern about land being raised at the Miller tract. Ms. Smith they were only stockpiling.
SHADWICK YODER 3116 CHESTER AVE.	Mr. Yoder said Community Days was a great event and “hats off” to everyone involved in making it a success. Mr. Yoder asked if the township had a committee specifically for data centers. Ms. Smith said an ordinance was recently adopted on June 1 st regarding standards for data centers.

DAVE BUCHERER
4220 NICHOLAS ST.

Mr. Bucherer thanked Mr. Merhottein for trying to help him with his complaint about trash haulers collecting garbage before the time permitted in the ordinance. He said they were back out again at 5 am. Mr. Hudak noted that the start time was changed to 6 am when Howard Kutzler was manager. Mr. Deckman asked if this was a police matter. Noise ordinances are enforced by the police department. Mr. Bucherer said contract time is approaching and suggested a blanket layoff notice.

BRUCE LINK
3757 LOYAL LN.

Mr. Link said the Pektor development took down trees on Church Road and now he has a view of the Park and Ride. He asked when the trees will be replaced. Ms. Smith said they are unable to get a response and noted that they are also in violation with the Northampton County Conservation District. Mr. Link asked if they had any deadlines. Ms. Smith said not at this stage of the plan.

APPROVAL OF
MINUTES

Upon motion (Gallagher-Lawrence), the Board of Commissioners unanimously voted by voice vote to approve the June 15, 2026 regular public meeting minutes.

SUBDIVISIONS &
LAND
DEVELOPMENT

MOTION

A MOTION TO RELEASE PROJECT SECURITY, UPON SUCCESSFUL COMPLETION OF IMPROVEMENTS AND SATISFACTION OF THE 18-MONTH MAINTENANCE PERIOD FOR THE BIRCHES AT BETHLEHEM PROJECT

Upon motion (Hudak-Deckman) the Board of Commissioners voted unanimously by voice vote to release project security, upon successful completion of improvements and satisfaction of the 18-month maintenance period for the Birches at Bethlehem Project.

MOTION

A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE LAND DEVELOPMENT AGREEMENT, TO NOVEMBER 15, 2026 FOR GREEN POND TRADITIONS OF AMERICA (TOA) SUBDIVISION PLAN

Ms. Smith said the completion schedule required an extension request. Mr. Deckman said he appreciated the schedule but was concerned that the items on the list might not be completed by the date. He asked what the original deadline was. Ms. Smith said there wasn't one for this particular plan which is why she asked for a schedule. Mr. Gallagher said without a deadline, there are no assurances. He said many residents are disappointed in their performance. Mr. Deckman said there should be a commitment to communicate the status. Ms. Smith said with clear expectation set moving forward, the township is in a much better position. The developers must start when they say it starts.

PAUL PULEO
4003 VICTORS WAY

Mr. Puleo thanked the board and staff for putting this on the agenda and asked that keep them apprised. He said the residents have felt they had no say until now.

BARRY ROTH
4323 CHETWIN TERR.

Mr. Roth said this should be made a priority.

DAVE BUCHERER
4220 NICHOLAS ST.

Mr. Bucherer asked how it got to this point. Mr. Merhottein said it was still in the development process but township staff will keep a close watch on the work to ensure it is properly done.

Upon motion (Hudak-Lawrence), the Board of Commissioners voted unanimously by voice vote to extend the developer's obligation to complete improvements, pursuant to the land development agreement, to November 15, 2026 for Green Pond Traditions of America (TOA) Subdivision Plan.

**RESOLUTIONS OF
THE BOARD OF
COMMISSIONERS**

**RESOLUTION R057-26 A RESOLUTION AWARDING THE CONTRACT FOR THE CHURCH
ROAD ROADWAY IMPROVEMENTS PROJECT**

The scope of work is the full depth reconstruction and associated profile adjustments to existing Church Road generally from Easton Avenue to Country Club Road.

**PAUL PULEO
4003 VICTORS WAY**

Mr. Puleo asked if additional drains were proposed. Mr. Gawlik said no.

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve Resolution R057-26 awarding the contract for the Church Road Roadway Improvements Project to Northeast Site Contractors In the amount of \$1,585,528.95.

**MOTIONS OF THE
BOARD OF
COMMISSIONERS**

MOTION

**A MOTION APPROVING AN ACCESS AND HOLD HARMLESS
INDEMNIFICATION AGREEMENT BETWEEN BETHLEHEM
TOWNSHIP AND LEVEL A UNDERGROUND SOLUTIONS, INC. TO
PERFORM TEST HOLES ON CHURCH ROAD TO CONFIRM DEPTH
AND LOCATION OF CERTAIN HIGH PRESSURE GAS LINES**

Upon motion (Deckman-Lawrence) the Board of Commissioners voted unanimously by voice vote approving an Access and Hold Harmless Indemnification Agreement between Bethlehem Township and Level A Underground Solutions, Inc. to perform test holes on Church Road to confirm depth and location of certain high pressure gas lines.

MOTION

**A MOTION APPROVING A PROPOSAL OF INSURANCE FOR
TRAVELERS DESIGNATED BENEFIT PLAN FIDUCIARY LIABILITY**

Upon motion (Hudak-Gallagher) the Board of Commissioners voted unanimously by voice vote to table the motion approving a proposal of insurance for Travelers Designated Benefit Plan Fiduciary Liability.

MOTION

**A MOTION APPROVING AND AUTHORIZING THE TRAFFIC
MAINTENANCE CONTRACT RENEWAL BETWEEN BETHLEHEM
TOWNSHIP AND SIGNAL SERVICE, INC.**

Mr. Hozza said this was a two-year contract for preventive services and maintenance of traffic lights. He said he was very impressed at how quickly they fixed the traffic light at the intersection of State Route 191 and Route 22.

Upon motion (Hudak-Deckman) the Board of Commissioners voted unanimously by voice vote approving and authorizing the Traffic Maintenance Contract Renewal between Bethlehem Township and Signal Service, Inc.

PURCHASE ORDERS **PO 20261248 – ALPHA SPACE CONTROL CO. – PW – \$35,100.41**
PO 20261249 – SEALMASTER – PW – \$1,954.92
PO 20261250 – SEALMASTER – PW – \$16,615.36
PO 20261316 – DBM CONSULTING INC. – POLICE – \$7,425.00
PO 20261340 – ARBOR FENCE CO., INC. – PW – \$19,900.00
PO 20261341 – MONARCH PRECAST CONCRETE – PW – \$2,315.60
PO 20261342 – STEPHENSON EQUIPMENT, INC. – PW – \$12,020.59

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

ADJOURNMENT There being no further business, Mr. Merhottein adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary