

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
JUNE 15, 2026**

MEMBERS PRESENT John Merhottein, President
John Gallagher, Vice President
DeAnn Lawrence, Commissioner

MEMBERS ABSENT Matthew Deckman, Commissioner
Michael Hudak, Commissioner

OTHERS PRESENT James L. Broughal, Township Solicitor
Edward D. Hozza, Jr., Township Manager
Samantha Smith, Community Development Director

CALL TO ORDER Mr. Merhottein called the meeting to order at 7:01 p.m. and led those assembled in the Pledge of Allegiance.

OATH OF OFFICE Chief Gottschall thanked everyone in the audience and spoke briefly about the importance of the duties of a police officer. Mr. Merhottein administered the police oath to Illia Suvorov and Alexander Mooney. The board congratulated Officer Suvorov and Office Mooney.

COURTESY OF THE FLOOR

**GLENN KRIER
3942 KENRICK DR.** Mr. Krier said he attended the community days event on Thursday. A storm quickly ensued and a tent fell on him. He thanked the Police Department and staff for helping him.

**BARRY ROTH
4323 CHETWIN TERR.** Mr. Roth said he attended the township carnival. The food was great and the fireworks excellent. He said it gets better every year and congratulated the fire department for their professionalism.

**ALEXIS SLAVISH
3701 KNOLLCROFT
RD.** Ms. Slavish had her property surveyed and installed a fence. The surveyor noticed that the neighbor's fence was on her property. She asked the board if the township could survey both properties since they share the paper alley. Solicitor Broughal said the township has no rights to the paper alley and suggested she seek a resolution thru an attorney.

**PAUL PULEO
4003 VICTOR'S WAY
HOA TRADITIONS OF
AMERICA GREEN
POND** Mr. Puleo informed the board that Traditions of America has done little to complete the required improvements. He also said that they have not been communicating with them. Mr. Puleo thanked Ms. Smith for coming out to see the sink hole. Mr. Puleo said he filed a Right-To-Know request for the punch list and communication between the township and Traditions of America. He asked if there was a final punch list. Ms. Smith said that they have not agreed on a final punch list. She said they are pushing as much as they can and evaluating whether or not the bond should be increased.

**BOB KOPLIN
TOA OF GREENPOND
RESIDENT** Mr. Koplin asked when was the last time the township spoke with Traditions of America and what the punch list would cost. Ms. Smith said she spoke with them last week and that the township engineer is evaluating the list and if it costs more,

they will require more security. Solicitor Broughal added that even if the township doesn't hold sufficient security, Traditions of America is still responsible.

**APPROVAL OF
MINUTES**

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the June 1, 2026, regular public meeting minutes as presented. Mr. Deckman and Mr. Hudak were absent.

PUBLIC HEARING

ORDINANCE 07-26

ORDINANCE 07-26 AMENDING ORDINANCE NO. 8-97 THE BETHLEHEM TOWNSHIP ZONING ORDINANCE, CHAPTER 275 "ZONING", OF THE TOWNSHIP OF BETHLEHEM CODE OF ORDINANCES, AS AMENDED, BY FURTHER AMENDING ARTICLE XVIII SIGNS TO ADDRESS SIGNAGE IN THE HOSPITAL HEALTH CARE VILLAGE OVERLAY DISTRICT BY ADDING NEW DEFINITIONS TO SECTION 275-150 DEFINITIONS OF SIGNS; ADDING NEW PROVISIONS TO SECTION 275-165 SIGNS IN STREETScape OVERLAY DISTRICT; ARTICLE XXX HEALTH CARE VILLAGE OVERLAY DISTRICT, SECTIONS 275-247 CONDITIONS OF ELIGIBILITY, 275-250 AREA, BULK, HEIGHT AND YARD REGULATIONS, AND 275-251 DEVELOPMENT REQUIREMENTS, TO ADDRESS ANY INCONSISTENCIES WITH THE NEW PROVISIONS OF SECTION 275-165 AND, REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

Ms. Smith Staff and solicitor have been working with St Luke's representatives and their team to update sign regulations applicable to the Healthcare Village Overlay District. As currently adopted, the Anderson Campus follows sign regulations called 'Design Guidelines', which are adopted separately from the Zoning Ordinance. The regulations are difficult, cumbersome and perpetually outdated for both parties (staff and St Luke's). This proposed amendment will move streamlined, simplified and functional sign regulations for the hospital campus into the Zoning Ordinance. The Planning Commission unanimously recommended approval.

Mr. Roth asked if the ordinance mentions anything about digital signs. Ms. Smith responded the township doesn't allow them.

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to adopt Ordinance 07-26 amending Ordinance No. 8-97 the Bethlehem Township Zoning Ordinance, Chapter 275 "Zoning", of the Township of Bethlehem Code of Ordinances, as amended, by further amending Article XVIII Signs to address signage in the Hospital Health Care Village Overlay District by adding new definitions to Section 275-150 Definitions of Signs; adding new provisions to Section 275-165 Signs in Streetscape Overlay District; Article XXX Health Care Village Overlay District, Sections 275-247 Conditions of Eligibility, 275-250 Area, Bulk, Height and Yard Regulations, and 275-251 Development Requirements, to address any inconsistencies with the new provisions of Section 275-165 and, repealing all ordinances inconsistent herewith. Mr. Deckman and Mr. Hudak were absent.

**MOTIONS OF THE
BOARD OF
COMMISSIONERS**

MOTION

A MOTION AUTHORIZING THAT ANDY FREDA BE GRANTED AN EARLY RETIREMENT WITH JOINT AND 100% SURVIVOR BENEFIT FROM THE NON-UNIFORM DEFINED BENEFIT PENSION PLAN EFFECTIVE JUNE 1, 2026

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote authorizing that Andy Freda be granted an early retirement with joint and 100% survivor benefit from the Non-Uniform Defined Benefit Pension Plan effective June 1, 2026. Mr. Deckman and Mr. Hudak were absent.

MOTION

A MOTION DESIGNATING TOWNSHIP MANAGER EDWARD HOZZA, JR., AS THE TOWNSHIP’S AGENCY OPEN RECORDS OFFICER AND AUTHORIZING HIM TO REGISTER WITH THE PENNSYLVANIA OFFICE OF OPEN RECORDS

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote designating Township Manager Edward Hozza, Jr., as the Township’s Agency Open Records Officer and authorizing him to register with the Pennsylvania Office of Open Records. Mr. Deckman and Mr. Hudak were absent.

BILL AGENDA OF JUNE 10, 2026

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of June 10, 2026. Mr. Deckman and Mr. Hudak were absent.

PURCHASE ORDERS

PO 20261175 – SIGNAL SERVICE, INC. – POLICE – \$6,970.97
PO 20261212 – MASON EAST PA INC. – PPIS – \$6,728.00
PO 20261246 – PA MUNICIPAL INC. – PW - \$2,602.06
PO 20261247 – AFFORDABLE COMFORT CONTRACTING, INC. – PD-DUI CENTER – \$11,737.00

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted by voice vote to approve purchase orders as presented. Mr. Deckman and Mr. Hudak were absent.

TREASURER’S REPORT OF MAY 31, 2026

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the treasurer’s report of May 31, 2026, subject to audit. Mr. Deckman and Mr. Hudak were absent.

ZONING HEARING BOARD MEETING OF JUNE 24, 2026

Ms. Smith noted the following appeals on the agenda:

Appeal 11-2026 – Bertrand KG Famawa & Evelyne Famawa / 3211 Highfield Circle – Requesting variance to permit a 6-foot privacy fence within front yard setback. The applicant is requesting a 0-foot setback for an asphalt patio.

Appeal 14-2026 – Ambridge and Sons, LLC / 1741 3rd Street – Appeal of Notice of Violation regarding installation of a driveway expansion without a permit and failure to obtain a Highway Occupancy Permit for driveway expansion.

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote directing the solicitor to attend the meeting and oppose Appeal 14-2026. Mr. Deckman and Mr. Hudak were absent.

MONTHLY REPORTS

All monthly reports were accepted.

COMMENDATION

The board thanked the Bethlehem Township Volunteer Fire Company for doing an excellent job with Community Days festival.

ADJOURNMENT

There being no further business, Mr. Merhottein adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary