

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
FEBRUARY 16, 2026**

MEMBERS PRESENT John Merhottein, President
John Gallagher, Vice President
Matthew Deckman, Commissioner
Michael Hudak, Commissioner
DeAnn Lawrence, Commissioner

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

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

**STEVE HUNT
2197 COOK DR.** Mr. Hunt thanked the township for doing a good job removing the snow in Madison Farms.

**TIMOTHY TODD
2421 RAYA WAY** Mr. Todd also thanked the township for doing a good job removing the snow in Madison Farms. Mr. Todd had concerns about vehicles illegally parking on the east side of Cook Drive specifically the end of Raya Way onto Dealtrey Drive. He has called the police several times. Mr. Todd believes the fines are minimal and suggested stricter enforcement and stenciling a sign on the street.

**TOM KEEFER
3803 CARTER RD.** Mr. Keefer said there is a possible sinkhole near Farmersville Road.

APPROVAL OF MINUTES Upon motion (Gallagher-Lawrence), the Board of Commissioners voted by voice vote to approve the February 2, 2026, meeting minutes as presented. The motion carried 4-0-1. Mr. Hudak abstained.

PRESENTATION **AUTHORITY CAPITAL SANITARY SEWER PROJECTS – STEVE HUNSBERGER, BTMA MANAGING AGENT**

Mr. Hunsberger presented updates on the Pump Station 9, North East Interceptor Meter and the Sculac Interceptor Lining projects.

PUBLIC HEARINGS

ORDINANCE 02-26 **AN ORDINANCE AMENDING CHAPTER 186, “PROPERTY MAINTENANCE” OF ITS CODE OF ORDINANCES, FOR THE PURPOSE OF ADOPTING THE “2021 INTERNATIONAL PROPERTY MAINTENANCE CODE” WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO**

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote to adopt Ordinance 02-26 amending Chapter 186, “Property

Maintenance” of its Code of Ordinances, for the purpose of adopting the “2021 International Property Maintenance Code” with certain additions, insertions, deletions and changes thereto.

ORDINANCE 03-26 AN ORDINANCE AMENDING PART II, GENERAL LEGISLATION; CHAPTER 110, UNIFORM CODES, CONSTRUCTION; PROVIDING FOR AMENDMENTS TO THE TOWNSHIP’S CODE OF ORDINANCES ADOPTING THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE’S UPDATED ADOPTION OF CERTAIN INTERNATIONAL CODES

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote to adopt Ordinance 03-26 amending Part II, General Legislation; Chapter 110, Uniform Codes, Construction; providing for Amendments to the Township’s Code of Ordinances adopting the Pennsylvania Uniform Construction Code’s Updated Adoption of Certain International Codes.

**SUBDIVISIONS
& LAND
DEVELOPMENT**

RESOLUTION R025-26 A RESOLUTION APPROVING REVISIONS TO THE TOWNSHIP OF BETHLEHEM OFFICIAL SEWAGE FACILITIES PLAN FOR FARMERSVILLE ESTATES

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R025-26 approving revisions to the Township of Bethlehem Official Sewage Facilities Plan for Farmersville Estates.

MOTION A MOTION TO APPROVE A HOLD HARMLESS INDEMNIFICATION AGREEMENT FOR FENCE INSTALLATION WITHIN A DRAINAGE AND UTILITY EASEMENT AT 4421 ANTHONY DRIVE

Upon motion (Hudak-Deckman), the board of commissioners voted unanimously by voice vote approving a Hold Harmless Indemnification Agreement for fence installation within a drainage and utility easement at 4421 Anthony Drive.

**RESOLUTIONS OF
THE BOARD OF
COMMISSIONERS**

RESOLUTION R024-26 A RESOLUTION AUTHORIZING THE ATTENDANCE OF SERGEANT ANDREW KANASKIE AND OFFICER MARK LICHTY AT THE ARMORER RECERTIFICATION TRAINING ON MARCH 16-17, 2026, IN ALTOONA, PENNSYLVANIA

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote adopt Resolution R024-26 authorizing the attendance of Sergeant Andrew Kanaskie and Officer Mark Lichty at the Armorer Recertification Training on March 16-17, 2026, in Altoona, Pennsylvania.

RESOLUTION R026-26 A RESOLUTION APPOINTING A MEMBER TO THE BETHLEHEM TOWNSHIP RECREATION COMMISSION

Mr. Gallagher nominated Charles Jaquish.

Upon motion (Gallagher-Deckman), the Board of Commissioners voted by voice

vote adopt Resolution R026-26 appointing Charles Jaquish to the Bethlehem Township Recreation Commission. The motion carried 4 to 1. Mr. Hudak opposed.

MOTIONS OF THE BOARD OF COMMISSIONERS

MOTION

A MOTION AUTHORIZING THE TAX EXONERATION OF PARCELS N7-4-1 AND N7-4-4C FOR THE BETHLEHEM AREA SCHOOL DISTRICT

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote authorizing the tax exoneration of parcels N7-4-1 and N7-4-4C for the Bethlehem Area School District.

MOTION

A MOTION AUTHORIZING THE TOWNSHIP MANAGER TO ADVERTISE FOR BID THE 2026 COLD IN-PLACE ASPHALT RECYCLE AND OVERLAY PAVING PROJECT

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote authorizing the township manager to advertise for bid the 2026 cold in-place asphalt recycle and overlay paving project.

MOTION

A MOTION APPROVING AN EQUIPMENT USE AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND NANCY RUN FIRE COMPANY RELATED TO WATER RESCUE EQUIPMENT

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote approving an equipment use agreement between Bethlehem Township and Nancy Run Fire Company related to water rescue equipment.

BILL AGENDA OF FEBRUARY 11, 2026

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of February 11, 2026.

PURCHASE ORDERS

PO 20260287 – WHITESTONE ASSOCIATES – ADMIN – \$11,175.00
PO 20260317 – RAPIDVIEW, LLC – PPIS – \$441,420.43
PO 20260363 – NORTHWESTERN UNIVERSITY CENTER FOR PUBLIC SAFETY – POLICE – \$10,000.00
PO 20260379 – M&J OUTDOOR SERVICE – PUBLIC WORKS – \$28,789.00
PO 20260378 – TRANSEdge TRUCK CTRS – PUBLIC WORKS – \$2,274.14
PO 20260376 – CHEMUNG SUPPLY CORP. – PUBLIC WORKS – \$4,588.70

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

TREASURER’S REPORT OF JANUARY 31, 2026

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote to approve the treasurer’s report of January 31, 2026, subject to audit.

ZONING HEARING BOARD MEETING OF FEBRUARY 25, 2026

Ms. Smith noted the following items on the agenda and said staff recommended opposition to Appeals 01-2026 and 07-2026:

Appeal 01-2026 – Julie Fogt, Stephen Fogt & Teresa Fogt / 3399 Darien Road (continued) – Appeal of zoning determination that first 20 feet of driveway from Darien Road be no more than 7% slope. Alternatively seeking variance allowing an 11% grade for the first 20 feet.

Appeal 05-2026 – Dorothy Verna / 5005 Preakness Place – Seeking a use variance to operate an Airbnb out of property owner’s primary residence. Airbnb is considered a bed-and-breakfast use which is not a use permitted within the MDR District.

Appeal 06-2026 – TSV-HPIII Lehigh Valley, LLC / 3311 Farmersville Road (MOB) – Seeking variance from permissible hours of construction. Applicant is requesting to be permitted to conduct overnight construction between the hours of 6:00 p.m. and 6:00 a.m. Zoning Ordinance only permits construction between the hours of 7:00 a.m. and 9:00 p.m.

Appeal 07-2026 – Nicholas J. Bozakis / 2850 Jefferson Street – Appeal of Zoning Officer’s opinion and requesting a variance from the Bethlehem Township Standards of Construction which requires a driveway have a maximum width of 20 feet at the property line. Applicant constructed a new single-family dwelling at the subject property. Approved plan indicated the driveway to be 20 feet in width, however, after construction was completed and the as-built survey sent for review it was found that the driveway was constructed to be 25 feet in width.

Upon motion (Deckman-Gallagher), the Board of Commissioners voted unanimously by voice vote to send the township solicitor to the Zoning Hearing Board meeting to advise staff and to oppose Appeal 01-2026 and Appeal 07-2026, as necessary.

MONTHLY REPORTS All monthly reports were accepted.

DISCUSSION ITEMS

**GENERAL UPDATES,
ZONING TEXT
AMENDMENT –
COURTESY REVIEW** Ms. Smith said staff and township consultants worked together to propose a general, bulk amendment to the Zoning Ordinance covering a number of topics. Changes are proposed in order to adopt lot and use standards for data centers, as well as resolve references to site plan requirements throughout the Zoning Ordinance, update plot plan requirements to be more user-friendly for the average homeowner, clarify and resolve issues with the development requirements of the Streetscape Enhancement Overlay District and change in a conditional use. Timing prevented these changes from being considered in conjunction with the convenience store text amendment. Staff intend to present the same to the Planning Commission on February 23 also as a courtesy review, following the same process for the most recent amendment seen by the Board.

ADJOURNMENT There being no further business, Mr. Merhottein adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary