

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
JUNE 16, 2025**

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

MEMBERS ABSENT Matthew Deckman, Commissioner

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

CALL TO ORDER Mr. Merhottein called the meeting to order at 7:02 p.m. and led those assembled in the Pledge of Allegiance.

EXECUTIVE SESSION ANNOUNCEMENT Solicitor Broughal said the Board of Commissioners met tonight in executive session from 6:00 p.m. to approximately 6:45 p.m. to discuss potential litigation matters pursuant to Section 708a of the Pennsylvania Sunshine Act.

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 Nathan Mikulski. The board congratulated Officer Mikulski.

COURTESY OF THE FLOOR

**BARRY ROTH
4323 CHETWIN TERR.** Mr. Roth said he would like to see retiring police officers and township staff recognized in the next edition of the newsletter, if possible. He also mentioned that he attended the township carnival and said the food was great and the fireworks excellent. He said it gets better every year and congratulated the fire department.

APPROVAL OF MINUTES Upon motion (Hudak-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve the May 19, 2025, and June 2, 2025, regular public meeting minutes as presented. Mr. Deckman was absent.

RESOLUTIONS OF THE BOARD OF COMMISSIONERS

RESOLUTION R047-25 A RESOLUTION AUTHORIZING AND APPROVING A MASTER LEASE AGREEMENT WITH FULTON BANK N.A. FOR A 2025 CHASSIS AND DUMP BODY (TRUCK) FOR \$162,152

Mr. Merhottein said the purchase of the truck will come out of the Liquid Fuels budget.

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote to approve Resolution R047-25 authorizing and approving a master lease agreement with Fulton Bank N.A. for a 2025 chassis and dump body (truck) for \$162,152. Mr. Deckman was absent.

**MOTIONS OF THE
BOARD OF
COMMISSIONERS**

MOTION

**A MOTION AUTHORIZING THE TOWNSHIP MANAGER TO ENTER
INTO AN AGREEMENT WITH REUTHER & BOWEN FOR CIVIL
ENGINEERING SERVICES RELATED TO THE JOHNSTON MANSION
INTERIOR RENOVATION PROJECT**

Mr. Gallagher said the proposal is for civil engineering work to address the following:

- Installation of a septic system in lieu of a sewer line from Christian Spring Road to the house
- Installation of two lanes from the parking lot to the house making a loop for emergency vehicles to access.

Mr. Merhottein added this proposal includes work to address the parking layout and ADA accessibility. He said he would like to use the money from the Recreation Fund to pay for this. Mr. Hudak agreed.

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote authorizing the township manager to enter into an agreement with Reuther & Bowen for civil engineering services related to the Johnston mansion interior renovation project. Mr. Deckman was absent.

**BILL AGENDA OF
JUNE 11, 2025**

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of June 11, 2025. Mr. Deckman was absent.

PURCHASE ORDERS

PO 20251247 – Motorola Solutions – NFRC – \$138,611.76
PO 20251294 – Signal Service – BTPD – \$2,908.00
PO 20251295 – AmChar Wholesale – BTPD – \$5,263.30
PO 20251296 – A-1 Traffic Control – PW – \$16,516.19

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

**TREASURER'S
REPORT OF
MAY 31, 2025**

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the treasurer's report of May 31, 2025, subject to audit. Mr. Deckman was absent.

**ZONING HEARING
BOARD MEETING OF
JUNE 25, 2025**

Ms. Smith said the following appeals are on the agenda:
Appeal 09-2025 – Primrose Schools LLC/5007 Freemansburg Ave.- Dimensional variance request for a minimum lot area of 474 square feet per child cared for at the proposed day-care center. Applicant seeking relief of 1,026 square feet from the required 1,500 square feet of lot area per child cared for. Applicant was previously granted a variance by Appeal 19-2024 to allow a minimum lot area of 576 square feet per child.

Appeal 10-2025 – Bruno D. Scipioni, Sr. And Rachel Scipioni/ 3157 Santee Rd. – Appeal of Zoning Officer's Notice of Violation issued on April 16, 2025. Appellant contends that the property is not operating as garden apartments and that applicant intends to occupy one of the units. Applicant seeks dimensional variance

for paving setbacks from the right-of-way line for a collector or local street and a dimensional variance from parking lot screening requirements. – Staff recommends opposition of this violation notice appeal. Property was illegally converted into 3 units not meeting standards and a parking lot was installed illegally that doesn't meet standards. Staff recommends opposition both of the uses don't meet zoning regulations: motion to appeal 10 25 MH/JG AIF

Appeal 11-2025 – Sebastian Lavallo/2621 Farmersville Rd. – Dimensional variance request to provide a zero-foot side and rear yard setback for an existing shed.

Appeal 12-2025 – Aashish Kharb & Shafali Kharb / 3661 Westwood Dr. – Applicant seeking zoning interpretation that no zoning relief is required pursuant to definition of a rear yard to establish the western property line as a side yard and not a rear yard. Alternatively, applicant is seeking variance by estoppel to establish the setbacks as shown on submitted plan and survey to have western property line be considered a side yard. If all else fails, applicant is seeking dimensional variance for a principal building rear yard setback of 20 feet, thereby seeing a variance of 30 feet.

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote directing the solicitor to attend the meeting and oppose Appeal 10-2025. Mr. Deckman was absent.

MONTHLY REPORTS

Mr. Gallagher asked if the two percent of the Federal funds noted on page one of the General Fund Revenue was normal or a reflection of the state of the country. Mr. Bruce said he didn't know but would look into it. Mr. Gallagher noted that the police shift differential on page 11 was 1500% over budget and asked if that was normal. Mr. Bruce said a glitch occurred in the payroll system transition from manual to automated and will be corrected. Mr. Gallagher said he would like to see in the Community Development report the number of complaints, action taken and resolutions. He also asked for a list of open deferrals for sidewalks. Ms. Smith said she will work on it. All monthly reports were accepted.

ADJOURNMENT

There being no further business, Mr. Merhottein adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary