

**BOARD OF COMMISSIONERS  
REGULAR PUBLIC MEETING  
OCTOBER 17, 2022**

**MEMBERS PRESENT**

John J. Merhottein, President  
Jan Beatty, Commissioner  
John K. Gallagher, Commissioner  
Dale A. Sourbeck, Commissioner

**OTHERS PRESENT**

James L. Broughal, Township Solicitor  
Doug Bruce, Township Manager  
Amanda Raudenbush, Planning Director  
Ronald J. Gawlik, Township Engineer

**CALL TO ORDER**

President Merhottein called the meeting to order at 7:00 p.m., and led those in attendance in reciting the Pledge of Allegiance.

**COMMISSIONER  
MERHOTTEIN**

Mr. Merhottein expressed with sadness the passing of Commissioner Malissa Davis on October 14. He said it was she who encouraged him to get involved in politics and he was honored to call her friend. Mr. Gallagher said Ms. Davis was both a colleague and friend, who enjoyed talking with people and served the township well. Mr. Gallagher said this is a great loss. Mr. Sourbeck agreed. He said Ms. Davis was involved with the Bethlehem Area Public Library Advisory Board and made a big impact. Mr. Sourbeck said the board sends their condolences. Ms. Beatty said she was grateful to have worked with Ms. Davis and that she will be missed.

**EXECUTIVE SESSION  
ANNOUNCEMENT**

Solicitor Broughal announced that on Monday, October 17, 2022, the Board of Commissioners met in executive session at approximately 6:30 p.m. to 7:00 p.m. to discuss potential litigation pursuant to Section 708a of the Pennsylvania Sunshine Act.

**COURTESY OF THE  
FLOOR**

**BARRY ROTH  
4323 CHETWIN TERR.**

Mr. Roth said he was sorry to hear about Commissioner Davis. He said she did a lot for the township and will be greatly missed.

**APPROVAL OF MINUTES**

Upon motion (Sourbeck-Beatty), the Board of Commissioners voted unanimously by voice vote to approve the minutes of the October 3, 2022 regular public meeting as presented

**PUBLIC HEARING**

**ORDINANCE 09-22**

**AN ORDINANCE VACATING A CERTAIN UNNAMED ALLEY  
SHOWN ON A MAP ATTACHED HERETO AND LOCATED IN  
BETHLEHEM TOWNSHIP**

Solicitor Broughal said there are two types of alley in the State of Pennsylvania: one that is constructed by the municipality and the other which is an unopened street; not constructed or built within 21 years of a plan being recorded. It is known as a paper alley. Solicitor Broughal said this particular alley is a paper alley. He said the township received a petition from the neighboring property

owners with a request to vacate.

Upon motion (Gallagher-Sourbeck), the Board of Commissioners voted unanimously by voice vote to adopt Ordinance 09-22 vacating a certain unnamed alley shown on a map attached hereto and located in Bethlehem Township.

**SUBDIVISIONS & LAND DEVELOPMENT**

**ZONING MAP AMENDMENT REQUEST**

Solicitor Broughal said this is a request to change the zoning map and the applicant is looking to get feedback from the board. The applicant proposes to rezone a specific tract of land by adding the Mixed-Use Overlay District to replace the existing Neighborhood Enhancement Overlay District in order to accommodate a Wawa convenience store. Solicitor Broughal said the proposed ordinance was sent to the Lehigh Valley Planning Commission and the Bethlehem Township Planning Commission for their review and recommendation. Mr. Gallagher serves on the Lehigh Valley Planning Commission and said the commission supports a flexibility and willingness to evolve but did not specifically make a recommendation.

**DAVID WONG  
4108 GINGER LANE**

Mr. Wong expressed the following concerns: closed banks becoming abandoned, tractor trailer traffic, emissions and fuel from the Wawa convenience store and gas station as it is too close to the garden apartments, safety and environmental concerns.

**MICHELE SMITH  
1778 BLUSH DRIVE**

Ms. Smith shared the same concerns as Mr. Wong and added that crime could potentially increase as a result of a 24-hour convenience store operation.

**JIM LALLY  
1949 BEAJOLAIS PL.**

Mr. Lally said there are eight Wawa convenience stores within an 8-mile radius and didn't believe the township needed another one.

**RON FORD  
4950 CHELSEA DR.**

Mr. Ford said a Wawa convenience store would bring more traffic. He said he has lived in Wagner Farms for 20 years and was told back then by the developer that there wouldn't be a gas station on that property.

**BARRY ROTH  
4323 CHETWIN TERR.**

Mr. Roth said the applicant should have come before the board when the comprehensive plan was being updated and that perhaps the plan needs to be updated again.

**TYLER WELK  
1818 MERLOT DR.**

Mr. Welk strongly urged the board not to approve the request. He said he has safety concerns and believes his property value will drop.

No action was taken by the board.

**MOTIONS OF THE BOARD OF COMMISSIONERS**

**MOTION**

**A MOTION APPROVING A REQUEST FOR PROPOSALS (RFP) FOR A STRATEGIC ACTIVE TRANSPORTATION PLAN**

Ms. Raudenbush explained the township was awarded a \$25,000 grant from the Pennsylvania Department of Health and the Pennsylvania Downtown Center for the creation of an Active Transportation Plan. This plan will be completed and presented to the Board for adoption by the end of September 2023. She said a

request for proposals was prepared to begin the consultant selection process.

Upon motion (Sourbeck-Beatty), the Board of Commissioners voted unanimously by voice vote to approve a motion approving a request for proposals (RFP) for a strategic active transportation plan.

**APPROVAL OF BILL  
AGENDA OF  
OCTOBER 12, 2022**

Mr. Gallagher asked about check number 35578 in the amount of \$209,746.96 for patchwork. Mr. Bruce said he will get him the information.

Upon motion (Gallagher-Sourbeck), the Board of Commissioners unanimously voted by voice vote to approve the Bill Agenda of October 12, 2022.

**APPROVAL OF  
PURCHASE ORDERS**

**PO 20222317 – MILLER MUNICIPAL SUPPLY – PW – \$17,571.15**  
**PO 20222332 – LOWE AND MOYER GARAGE – PW – \$3,674.10**  
**PO 20222333 – CRAFCO INC. – PW – \$3,015.00**  
**PO 20222345 – EARTHRES GROUP – PW – \$2,400.00**

Upon motion (Sourbeck-Beatty), the Board of Commissioners unanimously voted by voice to approve Purchase Orders 20222317, 20222332, 20222333, and 20222158 as presented.

**APPROVAL OF  
TREASURER’S REPORT  
OF SEPTEMBER 30, 2022**

Upon motion (Sourbeck-Gallagher), the Board of Commissioners unanimously voted by voice vote to approve the Treasurer’s Report of September 30, 2022 as presented, subject to audit.

**ZONING HEARING  
BOARD MEETING OF  
OCTOBER 26, 2022**

The meeting of October 26, 2022 is cancelled.

**MONTHLY REPORTS**

All reports were accepted.

**ANNOUNCEMENT**

Mr. Bruce announced that Trick or Treat Night is Friday, October 28, 2022, rain or shine.

**ADJOURNMENT**

Upon motion (Sourbeck-Gallagher), the Board of Commissioners unanimously voted by voice vote to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Laura G. Zapata  
Recording Secretary