

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR PUBLIC MEETING  
AUGUST 18, 2025**

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

**MEMBERS ABSENT** John Merhotte, President

**OTHERS PRESENT** Anthony Giovannini, Jr., Township Solicitor  
Doug Bruce, Township Manager  
Samantha Smith, Community Development Director  
Ron Gawlik, Township Engineer

**CALL TO ORDER** Mr. Gallagher called the meeting to order at 7:00 p.m. and led those assembled in the Pledge of Allegiance.

**COURTESY OF THE  
FLOOR**

**MICHAEL LAPORTA  
4120 SUNCREST LN.** Mr. LaPorta said he was following up on a letter he submitted to the board about the damage to his driveway and sidewalk caused by Comcast. He said he met with Comcast and the township engineer and although the damage has been acknowledged, it hasn't been rectified. Comcast is only willing to replace part of the driveway and none of the sidewalk. Mr. LaPorta got an estimate from several asphalt companies. He said his driveway was seal coated one week prior to the damage and was in very good condition. Mr. LaPorta said replacing part of the driveway will leave a seam and not look the same. Mr. Gallagher said he went by his house on Saturday. He said he wasn't sure if the board had the ability to do anything, but they will look into it.

**WAYNE KRESGE  
4349 CHETWIN TERR.** Mr. Kresge said he was following up on a complaint about a zoning violation regarding his neighbor's pig. He believes that nothing is being done. Mr. Gallagher asked why the previous zoning officer gave permission. Mr. Bruce said staff looked into the matter and said the pig was described as a pet Vietnamese pot belly pig from an animal rescue shelter. Mr. Bruce said the request was granted via email with no specific terms. He said he asked the solicitor and the zoning officer to look further into it. Solicitor Giovannini said that when a zoning officer renders a decision, any property owner has the right to appeal that decision to the Zoning Hearing Board. He said the permit for the pig occurred in 2024 and the time to appeal the decision has since expired. Solicitor Giovannini informed Mr. Kresge that he could consult with a lawyer and consider legal action against his neighbor.

**DAVE BUCHERER  
4220 NICHOLAS ST.** Mr. Bucherer expressed concerns about the AFSCME contract regarding hospital and medical insurance. Mr. Gallagher asked him to summarize his concern. Mr. Bucherer said he wants a true cost amount and believes someone is not doing their job. Mr. Gallagher said the correct numbers will be at the budget. Mr. Hudak said they are doing their job and every dime was vetted by the finance department and the auditors. Mr. Gallagher added that when the time comes to negotiate the contracts, Mr. Bucherer will have the right to refute the numbers and give his opinion.

**APPROVAL OF  
MINUTES**

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the August 4, 2025, regular public meeting minutes as presented. The motion carried 3-0-1. Mr. Merhottein was absent. Mr. Hudak abstained.

**PRESENTATION**

**2025 AUDIT – CAMPBELL, RAPPOLD & YURASITS CPA**

Melissa Grube of Campbell, Rappold & Yurasits LLP reported the 2023 audit went very well. She thanked the board for bringing the company back and staff for their cooperation. Paul Mack presented the highlights of the audit and thanked Mr. Bruce, Mr. Freda, and Mr. Martinez for helping them move through the audit. Mr. Gallagher asked about the pension funding. Mr. Mack detailed the current funding status of the plans. Mr. Gallagher thanked Mr. Freda, Mr. Martinez, Mr. Bruce and staff for a job well done.

**SUBDIVISIONS &  
LAND  
DEVELOPMENT**

**GOLD PROPERTY  
SKETCH PLAN**

Andrew Bohl, Hanover Engineering Associates, Inc., said they are proposing to develop 57.75 acres into 68 residential lots at 3836 Township Line Road. The property is located in Bethlehem Township and the City of Bethlehem, with 34.55 acres and 48 proposed lots in Bethlehem Township. The property is in the Rural Residential zoning district and will be served by public water and sewer. Mr. Bohl said the lots are proposed as a cluster development which is permitted as a Conditional Use. The lot sizes were reduced to provide open space for the community. The plan was sent to the City of Bethlehem. Lot 11 is a pump station and serves the property in the north. Mr. Bohl said he spoke with the county and was told they would accept the open space. The previously proposed plan in 2007 had no open space. He said he met with the City of Bethlehem and the Bethlehem Planning Commission and all were concerned with traffic. Mr. Bohl said he is in receipt of all the township professionals' review letters.

Mr. Gallagher noted that this is a very deep and unusual lot. Mr. Bohl compared it to Pheasant Run Court and said it was very similar in nature.

**BARRY ROTH  
4323 CHETWIN TERR.**

Mr. Roth said he prefers the township get the recreation fee in lieu of giving the open space to the county. He believes the plan does not meet the current standards. Fire equipment is much larger.

**SCOTT CULPEPPER  
2325 SANTEE MILL  
RD. CITY OF  
BETHLEHEM**

Mr. Culpepper said he came before the board 18 years ago in opposition of the plan and he opposes the current plan as well. He said there is a lot more traffic.

**DENNIS BRENNAN  
3834 TRENT COURT**

Mr. Brennan said he had traffic concerns and believes this plan restricts the quality of life. This is a very unique area and affects the Camel Hump property. He hopes the land will be kept as is and not developed.

**TOM KEEFER  
3803 CARTER RD.**

Mr. Keefer said the plan should be brought up to today's standards. He also said that fishing in that area has not been allowed since 1977 because it is a trout breeding area.

No action was taken as this was a sketch plan.

**MOTION**

**A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE LAND DEVELOPMENT AGREEMENT AND PREVIOUSLY GRANTED EXTENSION, TO DECEMBER 31, 2025 FOR 2300 HIGHLAND AVENUE PARKING LOT EXPANSION**

Ms. Smith said this was a standard request.

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote to extend the developer's obligation to complete improvements, pursuant to the land development agreement and previously granted extension, to December 31, 2025 for 2300 Highland Avenue Parking Lot Expansion. Mr. Merhottein was absent.

**MOTION**

**A MOTION TO EXTEND TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLY WITH THE NOVEMBER 20, 2023 CONDITIONAL APPROVAL, PURSUANT TO RESOLUTION R062-23, FOR 1932 FARMERSVILLE ROAD SUBDIVISION TO DECEMBER 31, 2025**

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote to extend the developer's obligation to comply with the November 20, 2023 conditional approval, pursuant to Resolution R062-23, for 1932 Farmersville Road Subdivision to December 31, 2025. Mr. Merhottein was absent.

**MOTION**

**A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE LAND DEVELOPMENT AGREEMENT AND PREVIOUSLY GRANTED EXTENSION, TO SEPTEMBER 30, 2025 FOR WAWA (3608 NAZARETH PIKE)**

Ms. Smith said they only have administrative items left to go.

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote to extend the developer's obligation to complete improvements, pursuant to the land development agreement and previously granted extension, to September 30, 2025 for Wawa (3608 Nazareth Pike). Mr. Merhottein was absent.

**MOTION**

**A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLY WITH THE CONDITIONAL APPROVAL, PURSUANT TO RESOLUTION R080-22, FOR MOWRER ROAD DELIVERY VAN PARKING LOT TO SEPTEMBER 19, 2026**

Ms. Smith said they are requesting more time to work on the plan.

**BARRY ROTH  
4323 CHETWIN TERR.**

Mr. Roth said they need to start moving once the plan is approved and said he doesn't understand what the holdup is.

Mr. Deckman said the plan is not recorded yet. Mr. Hudak asked if staff recommend approval. Ms. Smith said staff recommends approving the extension.

Upon motion (Hudak-Deckman), the Board of Commissioners voted 3-1 by voice vote to extend the developer's obligation to comply with the conditional approval, pursuant to Resolution R080-22, for Mowrer Road Delivery Van Parking Lot to September 19, 2026. Mr. Merhottein was absent. Mr. Gallagher opposed.

## **MOTION**

### **A MOTION APPROVING IMPROVEMENTS SECURITY RELEASE #14 IN THE AMOUNT OF \$353,775.47 FOR RIVER HILL ESTATES**

Ms. Smith said the largest improvement item left is the installation of the irrigation system. There is \$800,000 security remaining. Mr. Gawlik said they are getting things done. Mr. Deckman noted the runoff issue was resolved.

Upon motion (Lawrence-Hudak), the Board of Commissioners voted by voice vote approving Improvements Security Release #14 in the amount of \$353,775.47 for River Hill Estates. Mr. Merhottein was absent.

## **RESOLUTIONS OF THE BOARD OF COMMISSIONERS**

### **RESOLUTION R049-25 A RESOLUTION APPOINTING A SERGEANT TO THE BETHLEHEM TOWNSHIP POLICE DEPARTMENT**

Mr. Gallagher asked for nominations. Mr. Deckman nominated Andrew Kanaskie.

Upon motion (Hudak - Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R049-25 appointing Andrew Kanaskie, Sergeant, of the Bethlehem Township Police Department. Mr. Merhottein was absent.

### **RESOLUTION R050-25 A RESOLUTION APPOINTING A CORPORAL TO THE BETHLEHEM TOWNSHIP POLICE DEPARTMENT**

Mr. Gallagher asked for nominations. Ms. Lawrence nominated Gretchen Kraemer.

Upon motion (Lawrence-Hudak), the Board of Commissioners voted unanimously by voice vote to approve Resolution R050-25 appointing Gretchen Kraemer, Corporal, of the Bethlehem Township Police Department. Mr. Merhottein was absent.

### **RESOLUTION R051-25 A RESOLUTION AUTHORIZING AN APPLICATION TO THE NORTHAMPTON COUNTY PUBLIC SAFETY GRANT PROGRAM**

Mr. Gallagher said this is an annual grant request. Mr. Bruce noted that the purchase for the Nancy Run Fire Company is for brush equipment and not radios.

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R051-25 authorizing an application to the Northampton County Public Safety Grant Program. Mr. Merhottein was absent.

### **RESOLUTION R052-25 A RESOLUTION AUTHORIZING THE ATTENDANCE OF RANDY GILLESPIE, RESIDENTIAL CODE OFFICIAL, AT THE COMMONWEALTH BUILDING OFFICIALS REGIONAL CODE CONFERENCE SEPTEMBER 10-12, 2025, IN FARMINGTON, PENNSYLVANIA**

Upon motion (Lawrence-Deckman), the Board of Commissioners voted unanimously by voice vote to approve Resolution R052-25 authorizing the attendance of Randy Gillespie, Residential Code Official, at the Commonwealth

Building Officials Regional Code Conference September 10-12, 2025, in Farmington, Pennsylvania. Mr. Merhottein was absent.

**MOTIONS OF THE  
BOARD OF  
COMMISSIONERS**

**MOTION**

**A MOTION AUTHORIZING THAT FRANK KREMPASKY BE GRANTED  
A LATE RETIREMENT WITH 100% JOINT AND SURVIVOR BENEFIT  
FROM THE NON-UNIFORM PENSION PLAN**

Mr. Gallagher said this is a standard request for a recently retired employee.

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote authorizing that Frank Krempasky be granted a late retirement with 100% Joint and Survivor benefit from the Non-Uniform Pension Plan. Mr. Merhottein was absent.

**BILL AGENDA  
OF AUGUST 13, 2025**

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of August 13, 2025. Mr. Merhottein was absent.

**PURCHASE ORDERS**

**PO 20251642 – CONRAD M. SEIGEL INC. – FINANCE – \$24,675.00**  
**PO 20251702 – BROWN-DAUB CHRYSLER/JEEP/DODGE –**  
**COMMUNITY DEVELOPMENT - \$5,787.49**  
**PO 20251714 – WB MASON – ADMINISTRATION - \$2,915.44**  
**PO 20251716 – ELITE VEHICLE SOLUTIONS – POLICE – \$51,230.22**  
**PO 20251717 – CHAPMAN AUTO GROUP – POLICE – \$99,022.00**  
**PO 20251718 – MOTOROLA SOLUTIONS INC. – POLICE – \$13,996.40**  
**PO 20251719 – INDUSTRIAL COMMUNICATIONS – POLICE – \$18,229.50**  
**PO 20251720 – BRITE – POLICE – \$7,112.00**  
**PO 20251721 – NANCY RUN FIRE CO. – FINANCE – \$143,312.00**

**GLENN KRIER  
3942 KENRICK DR.**

Mr. Krier asked that the difference was between supervisor's car and a patrol car. Chief Gottschall said the supervisor vehicle is a slightly larger vehicle with the capacity to carry more equipment ballistic shields than a regular patrol vehicle.

**BARRY ROTH  
4323 CHETWIN TERR.**

Mr. Roth asked why the tire rotations were not done in house for PO 20251702. Mr. Bruce said the rear differential had to be fixed. Mr. Roth asked if the police light bars could be recycled. Mr. Bruce said it cost more to refurbish them than to purchase them.

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

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

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

**ZONING HEARING  
BOARD MEETING OF  
AUGUST 27, 2025**

Ms. Smith said the following appeals are on the agenda:

Appeal #14-2025 of DLUX Properties LLC seeks relief concerning real estate located at 3452 Easton Avenue, Bethlehem Township, Northampton County. The relief requested is a variance from the requirements of Bethlehem Township Zoning Ordinance Section §275-261.C, which requires that "(1) Sidewalks shall be

provided on both sides of a designated streetscape enhancement right of way,” and that “(2) Sidewalks shall be constructed generally parallel to the designated streetscape enhancement right-of-way along the entire frontages of all land parcels within the Streetscape Enhancement Overlay District.” Secondly, the applicant also requests a variance from the requirements of Bethlehem Township Zoning Ordinance Section §275-261.E, which requires that “Concrete curbs shall be provided along both sides of a designated streetscape enhancement right-of-way between the outside edge of the right-of-way and the sidewalk.” Lastly, the applicant requests a variance from the requirements of Bethlehem Township Zoning Ordinance Section §275-261.I, which requires that “A street edge strip shall be provided on both sides of a designated streetscape enhancement right-of-way between the outside edge of the right-of-way and the sidewalk.” In addition to the variances requested herein, the applicant is also seeking to appeal the opinion of the Zoning Administrator’s Zoning Memo dated June 17, 2025 and requests an interpretation of the development requirements of Article XXXII. The Zoning Administrator determined that relevant Streetscape Improvements must be provided along both the property’s border with Easton Avenue and the property’s border with Fifth Street. The applicant contends that Article XXXII of the Zoning Ordinance requires Streetscape Improvements only along the property’s border with Easton Avenue and therefore requests an official interpretation by the Zoning Hearing Board to this effect.

Appeal #15-2025 of John Wirtz seeks relief concerning real estate located at 4235 Crosswinds Drive, Bethlehem Township, Northampton County. The relief requested is several dimensional variances in order to construct a detached garage and covered patio.

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote directing the solicitor to attend the meeting and oppose Appeal #14-2025. Mr. Merhottein was absent.

## **MONTHLY REPORTS**

Mr. Gallagher said he would like to see the number of complaints received and a status for each in the community development report as he believes it is a question of quality control. Ms. Smith said her department receives numerous complaints and dozens of violations that they are pursuing which takes time. Mr. Hudak said he didn’t understand why Mr. Gallagher needs this information as long as the department is acting on them. Mr. Bruce said that he prefers that a formal request come to him as Township Manager and not to staff.

Mr. Gallagher asked if the number in police shift differential could be corrected. Mr. Bruce said it will be corrected at the end of the year.

All monthly reports were accepted.

## **ADJOURNMENT**

There being no further business, Mr. Gallagher adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Laura G. Zapata  
Recording Secretary