

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
AUGUST 19, 2024**

- MEMBERS PRESENT** John Merhottein, President
John Gallagher, Vice President
Jan Beatty, Commissioner
Michael Hudak, Commissioner
DeAnn Lawrence, Commissioner
- OTHERS PRESENT** Anthony Giovanni, Jr., Township Solicitor
Doug Bruce, Township Manager
Samantha Smith, Community Development Director
Bradley Smith, 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** There were no comments or concerns during Courtesy of the Floor.
- APPROVAL OF MINUTES** Upon motion (Beatty-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the August 5, 2024, regular public meeting minutes as presented.
- SUBDIVISIONS AND LAND DEVELOPMENT**
- FARMERSVILLE ESTATES – SKETCH PLAN** Ms. Smith said the applicant is proposing a 206-unit single-family detached cluster development or alternatively a 150-unit single-family detached by-right development on 4 parcels totaling 214 acres between Farmersville and Hecktown Roads, primarily north of Route 22. Single-family cluster development is a conditional use. The lots are located in the Agriculture zoning district and will be served by public water and sewer. No action was taken by the Planning Commission. Erich Shock, representing Jaindl Land Company, said a cluster option would require conditional approval from the board. Ana Martins, Van Cleef Engineering, representing the developer, said the cluster development will stop at the boundary of Lower Nazareth Township. This will allow the southern parcel to remain undeveloped and preserve the area. Rocco Caracciolo, Jaindl Land Company, said the plan proposes to preserve farmland with walking paths with connectivity and pocket parks. Mr. Gallagher said that residents would not be able to access the farmland. Attorney Schock said the farmland will be owned by the Jaindls. Mr. Gallagher said he would like to see walking connectivity to Lower Nazareth Township. Mr. Hudak asked how many homes were proposed and where will traffic exit. Ms. Martins 206 houses are proposed. Mr. Hudak and Ms. Beatty had no problem with the cluster option. Mr. Merhottein said he was torn as bigger lots mean less traffic. Mr. Gallagher believes the cluster option is the better plan. He would like to see the walking paths used by all township residents.
- David Jaindl, owner, said reducing the number of lots to reduce traffic would make sense.

**BARRY ROTH
4323 CHETWIN TERR.**

Mr. Roth said there is a big development coming to Lower Nazareth Township. He said Green Pond needs to be fully guard railed.

The applicant asked which plan the board preferred. By consensus, the board favored the cluster option.

No action was taken as this was a sketch plan.

MOTION

A MOTION EXTENDING THE DEVELOPER’S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE DEVELOPMENT AGREEMENT, BY AUGUST 18, 2026, FOR LVIP VI, LOT 43 PRELIMINARY/FINAL PLAN (J.G. PETRUCCI COMPANY)

Upon motion (Hudak-Gallagher), the Board of Commissioners voted unanimously by voice vote to extend the developer’s obligation to complete improvements, pursuant to the development agreement, by August 18, 2026, for LVIP VI, Lot 43 Preliminary/Final Plan (J.G. Petrucci Company).

MOTION

A MOTION APPROVING A HOLD HARMLESS INDEMNIFICATION AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND SAGAR PATEL AND NIKITA PATEL, REGARDING A FENCE PROPOSED TO BE BUILT IN AN EASEMENT AT 1786 JOSIE LANE

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve a hold harmless indemnification agreement between Bethlehem Township and Sagar Patel and Nikita Patel, regarding a fence proposed to be built in an easement at 1786 Josie Lane.

**RESOLUTIONS OF
THE BOARD OF
COMMISSIONERS**

RESOLUTION R049-24 A RESOLUTION AUTHORIZING AN APPLICATION TO THE NORTHAMPTON COUNTY PUBLIC SAFETY GRANT PROGRAM

Mr. Merhottein the maximum grant for the police department is \$20,000 and a 33 percent township match is required. Mr. Bruce added that one application to this grant program was allowed.

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve Resolution R049-24 authorizing an application to the Northampton County Public Safety Grant Program.

RESOLUTION R050-24 A RESOLUTION APPOINTING AN ASSOCIATE COUNCIL MEMBER OF THE BETHLEHEM TOWNSHIP ENVIRONMENTAL ADVISORY COUNCIL

Mr. Merhottein said the ordinance that created the EAC calls for appointment of “One (1) non-voting Council Member enrolled in a college or university (the “Associate Council Member”),” to serve a one-year term expiring on the first Monday of the following January. Mr. Gallagher nominated Jaydon Antoine.

Upon motion (Gallagher-Merhottein), the Board of Commissioners voted by voice vote to approve Resolution R050-24 appointing Jaydon Antoine Associate Council Member of the Bethlehem Township Environmental Advisory Council. The motion passed 4-1. Mr. Hudak opposed.

**MOTIONS OF THE
BOARD OF
COMMISSIONERS**

MOTION

**A MOTION APPROVING A REVISION TO THE STORMWATER
CAPITAL IMPROVEMENT PLAN**

Upon motion (Hudak-Gallagher), the Board of Commissioners voted unanimously by voice vote approving a revision to the stormwater capital improvement plan.

MOTION

**A MOTION APPROVING A SCHOOL RESOURCE OFFICER
AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND BETHLEHEM
AREA VOCATIONAL-TECHNICAL SCHOOL**

Mr. Merhottein said Vo-Tech pays for 50 percent of salary and benefits of the township officer assigned to the school.

Upon motion (Beatty-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the School Resource Officer Agreement between Bethlehem Township and Bethlehem Area Vocational-Technical School

MOTION

**A MOTION AUTHORIZING THE TOWNSHIP MANAGER TO ENTER
INTO AN AGREEMENT WITH ISOLVED FOR PAYROLL AND HUMAN
RESOURCES SERVICES**

Upon motion (Lawrence-Beatty), the Board of Commissioners voted unanimously by voice vote to authorize the township manager to enter into an agreement with Isolved for payroll and human resources services.

MOTION

**A MOTION AUTHORIZING ADVERTISEMENT OF AN ORDINANCE
AMENDING THE CODE OF CODIFIED ORDINANCES OF THE
TOWNSHIP OF BETHLEHEM, CHAPTER 187, PROPERTY,
ABANDONED AND FORECLOSED, PROVIDING AMENDMENTS TO
SECTION 187-2, DEFINITIONS, AND SECTION 187-9, VIOLATIONS AND
PENALTIES, AND REPEALING ALL ORDINANCES INCONSISTENT
HEREWITH**

Mr. Gallagher said the change he asked for was not reflected in the ordinance previously advertised. He said the ordinance in front of them is the correct one.

Upon motion (Gallagher-Beatty), the Board of Commissioners voted unanimously by voice vote to advertise an ordinance amending the Code of Codified Ordinances of the Township of Bethlehem, Chapter 187, Property, Abandoned and Foreclosed, providing amendments to Section 187-2, Definitions, and Section 187-9, Violations and Penalties, and repealing all ordinances inconsistent herewith.

MOTION

**A MOTION AUTHORIZING ADVERTISEMENT OF AN ORDINANCE
AMENDING THE CODE OF CODIFIED ORDINANCES, CHAPTER 132,
FIREWORKS REGULATIONS, CONSUMER; SECTION 132-3,
CONDITIONS OF USE; FURTHER REGULATING THE USE OF
CONSUMER FIREWORKS LOCATED WITHIN THE TOWNSHIP OF
BETHLEHEM AND REPEALING ALL ORDINANCES INCONSISTENT
HEREWITH**

Mr. Merhottein said the amended ordinance removes Memorial Day from the list of days when fireworks are permitted.

Upon motion (Beatty-Hudak), the Board of Commissioners voted unanimously by voice vote to authorize the advertisement of an ordinance amending the Code of Codified Ordinances, Chapter 132, Fireworks Regulations, Consumer; Section 132-3, Conditions of Use; further regulating the use of consumer fireworks located within the Township of Bethlehem and repealing all ordinances inconsistent herewith.

MOTION

A MOTION APPROVING A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND NORTHAMPTON COUNTY RELATED TO THE COUNTY'S STREAM RESTORATION PROJECT AT MONOCACY CREEK

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote to table the temporary construction easement agreement between Bethlehem Township and Northampton County related to the county's stream restoration project at Monocacy Creek.

BILL AGENDA OF AUGUST 14, 2024

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of August 14, 2024.

PURCHASE ORDERS

PO 20241966 – Quantum Building Services – BTCC– \$4,960.00
PO 20242012 – Isolved – Finance – \$19,984.00
PO 20242014 – Stephenson Equipment – PW – \$2,624.98
PO 20242015 – Nancy Run Fire Company – Finance – \$25,000.00

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

TREASURER'S REPORT OF JULY 31, 2024

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve the treasurer's report of July 31, 2024, subject to audit.

ZONING HEARING BOARD MEETING OF AUGUST 28, 2024

Ms. Smith said there were four appeals on the agenda.

Upon motion (Gallagher-Beatty), the Board of Commissioners voted unanimously by voice vote to send the township solicitor to the Zoning Hearing Board meeting of August 28, 2024.

MONTHLY REPORTS

There were no comments on the monthly reports.

ADJOURNMENT

There being no further business, Mr. Merhottein adjourned the meeting at 7:46 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary