

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
JULY 20, 2026**

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

OTHERS PRESENT Anthony Giovannini, Jr., Township Solicitor
Edward D. Hozza, Jr., Township Manager
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

**PAUL PULEO
4003 VICTOR'S WAY** Mr. Puleo said his development had two small sinkholes which were reported to Ms. Smith and Traditions of America. Mr. Puleo said he and the residents received notification that repairs to the curbing was one time. He was very appreciative of the progress being made.

**GLENN KRIER
3942 KENRICK DR.** Mr. Krier said many years ago, when he purchased his home, a small sinkhole which was filled up with broken brick and concrete. He said he never had trouble with it.

APPROVAL OF MINUTES Upon motion (Deckman-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve the July 6, 2026, regular public meeting minutes as presented.

SUBDIVISIONS & LAND DEVELOPMENT

MOTION **A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE LAND DEVELOPMENT AGREEMENT, TO OCTOBER 31, 2026 FOR THE CHASE BANK LAND DEVELOPMENT PLAN**

Upon motion (Hudak-Lawrence), the Board of Commissioners voted unanimously by voice vote to extend the developer's obligation to complete improvements, pursuant to the land development agreement, to October 31, 2026 for the Chase Bank Land Development Plan.

MOTION **A MOTION APPROVING IMPROVEMENTS SECURITY RELEASE #2 IN THE AMOUNT OF \$148,690.84 FOR 1932 FARMERSVILLE ROAD SUBDIVISION**

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote approving Improvements Security Release #2 in the amount of \$148,690.84 for 1932 Farmersville Road Subdivision.

**BILL AGENDA OF
JULY 15, 2026**

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of July 15, 2026.

PURCHASE ORDERS

PO 20261344 – SIGNAL SERVICE, INC. – POLICE – \$4,100.00
PO 20261448 – METZ, INC. – BTCC – \$2,031.88
PO 20261462 – OLD DOMINION BRUSH CO. INC. – PW – \$2,361.01
PO 20261463 – CRAFCO INC. – PW – \$3,459.75
PO 20261470 – SNOWSCAPES TREE REMOVAL – PW – \$3,750.00

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

**TREASURER'S
REPORT OF
JUNE 30, 2026**

Upon motion (Deckman-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve the treasurer's report of June 30, 2026, subject to audit.

**ZONING HEARING
BOARD MEETING OF
JUNE 24, 2026**

The following appeals are on the agenda:

Appeal 14-2026 – Ambridge and Sons, LLC / 1741 3rd Street – [CONTINUED]

The appellant seeks to appeal a Notice of Violation regarding installation of a driveway expansion without a permit, construction of a gravel driveway which does not conform to standards of Bethlehem Township Zoning Ordinance and failure to obtain a state Highway Occupancy Permit for a driveway expansion along Freemansburg Avenue. The Board previously voted to send the solicitor's office in opposition.

Appeal 15-2026 – 2027 Univ Bethlehem LLC / 4850 Freemansburg Avenue (Harvey's Corner)

The applicant seeks a special exception use for a drive-through service lane for a proposed convenience store, and a special exception use for an off-premises sign to be located on an adjacent lot. Applicant is also seeking a total of 11 variances. Variances requested include height of signs, area of signs, number of signs, location of off-premises sign, variance from size of buffer yard and buffer yard characteristics, variance from drive-through service standards, variance from building placement and parking placement, and a variance to allow 24 months to secure land development approval from the Township. Mr. Gallagher said the board recently adopted an amended zoning ordinance which allowed the applicant to proceed. Solicitor Giovannini said the text amendment change in the recently adopted ordinance was relative to the type of use. This appeal is regarding certain aspect of signage, location and buffering.

MONTHLY REPORTS

All monthly reports were accepted.

ADJOURNMENT

There being no further business, Mr. Merhottein adjourned the meeting at 7:14 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary