

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
MAY 20, 2024**

MEMBERS PRESENT John Merhottein, President
John Gallagher, Vice President
Jan Beatty, Commissioner
Michael Hudak, Commissioner

MEMBERS ABSENT DeAnn Lawrence, Commissioner

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

CALL TO ORDER Mr. Merhottein called the meeting to order at 7:01 p.m. and led those assembled in the Pledge of Allegiance.

COURTESY OF THE FLOOR

BARRY ROTH Mr. Roth said the board needs to invest in the Johnston mansion instead of the community center. "Let's get it moving, it's a treasure," he said of the mansion.
4323 CHETWIN TERR.

TOM KEEFER Mr. Keefer said he viewed many complaints on social media about the new playground at the community center not being toddler-friendly.
3803 CARTER ROAD

APPROVAL OF MINUTES Upon motion (Gallagher-Merhottein), the Board of Commissioners unanimously voted by voice vote to approve the May 6, 2024, regular public meeting minutes as amended. Ms. Lawrence was absent.

SUBDIVISIONS AND LAND DEVELOPMENT

SKETCH PLAN – CHRIN V-7 RESIDENT DEVELOPMENT (WILLIAM PENN HIGHWAY & HOPE ROAD) Ms. Smith said the applicant is proposing 256 apartments in twelve buildings as well as an amenity structure at the southwest corner of Hope Road and William Penn Highway. Mark Kaplan, attorney for the applicant, presented an overview of the proposal. He said the first plan was submitted in May 2023 and then resubmitted in October 2023. He said the developers were granted a variance for the height requirement from the Zoning Hearing Board and a conditional use application will be filed in the near future. Mr. Kaplan said the plan proposes numerous amenities and considers using the adjacent township property for roadway.

Mr. Gallagher said the plan was not creative and it is presumptive to put a road on township property. Attorney Kaplan said the road is the only way to comply with connectivity requirements.

Ms. Beatty said parking could be seen from Hope Road and that the view from William Penn Highway was more attractive. Greg Elko, Langan Engineering, representing the developer, said Hope Road will have streetscape enhancements

such as garden walls. Mr. Gallagher noted the entrance to the development is on the same road that leads to the property owned by the township which public works utilizes. Mr. Merhottein agreed and said he would be opposed to sharing the driveway.

**GLENN KRIER
3942 KENRICK DR.**

Mr. Krier asked if the development would have an HOA. Attorney Kaplan said it was possible.

**BARRY ROTH
4323 CHETWIN TERR.**

Mr. Roth said that the township owned property was preserved as park land. Mr. Hudak disagreed. Mr. Roth is concerned that Bayard Street will become a short cut and believes the plan will not work.

No action taken as this was a sketch plan.

MOTION

A MOTION GRANTING A WAIVER FROM SECTION 230.9 OF BETHLEHEM TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ALLOW THE GREEN POND HOMEOWNERS ASSOCIATION TO APPLY FOR THE PROPER PERMITS FROM THE BUILDING CODE OFFICIAL FOR COVERING OF THE OUTDOOR KITCHEN AREA WITHOUT THE NEED FOR FILING AMENDED RECORD PLANS FOR THE DEVELOPMENT

Ms. Smith said the Homeowners Association is requesting a waiver from the SALDO section regarding revised final plans.

**MICHAEL IPPOLITI
5686 FREEMDOM DR.**

Mr. Ippoliti explained that they want to put up the wooden pergola that the builder originally built and then took down. Ms. Smith said it was never properly permitted. Mr. Gallagher asked what the hardship is. Ms. Smith said the residents would save on the fees. This would allow them to have the plan reviewed by the Township Engineer and go directly before the board for their approval, bypassing the need to go before the Planning Commission.

Upon motion (Hudak-Beatty), the Board of Commissioners voted unanimously by voice vote to waive the planning commission process for this matter, have the matter reviewed by the township engineer and staff, and have the matter brought back to the board for further consideration. Ms. Lawrence was absent.

RESOLUTIONS OF THE BOARD OF COMMISSIONERS

RESOLUTION R036-24 A RESOLUTION APPROVING THE FIRST ADDENDUM TO THE INTERMUNICIPAL COOPERATION AGREEMENT BETWEEN BETHLEHEM TOWNSHIP, BETHLEHEM TOWNSHIP MUNICIPAL AUTHORITY, AND PALMER TOWNSHIP

Solicitor Broughal said that Paragraph 11 was added to the agreement amendment to address the surcharge requirement.

Upon motion (Gallagher-Beatty), the Board of Commissioners voted unanimously by voice vote to approve Resolution R036-24 approving the first addendum to the intermunicipal cooperation agreement between Bethlehem Township, Bethlehem Township Municipal Authority, and Palmer Township. Ms. Lawrence was absent.

RESOLUTION R037-24 A RESOLUTION AUTHORIZING AN APPLICATION TO THE 2024 NORTHAMPTON COUNTY GROW NORCO GRANT PROGRAM

Upon motion (Hudak-Beatty), the Board of Commissioners voted unanimously by voice vote to approve Resolution R037-24 authorizing an application to the 2024 Northampton County Grow NORCO grant program. Ms. Lawrence was absent.

RESOLUTION R038-24 A RESOLUTION AUTHORIZING AN APPLICATION TO THE PENNSYLVANIA COMMISSION ON CRIME AND DELINQUENCY’S RECRUITMENT INCENTIVES FOR LAW ENFORCEMENT PORTION OF THE LOCAL LAW ENFORCEMENT SUPPORT (LLES) GRANT PROGRAM FOR \$23,433.24 IN SUPPORT OF TRAINING AND EQUIPPING NEW TOWNSHIP POLICE OFFICERS

Upon motion (Gallagher-Beatty), the Board of Commissioners voted unanimously by voice vote to approve Resolution R038-24 authorizing an application to the Pennsylvania Commission on Crime and Delinquency’s Recruitment Incentives for Law Enforcement portion of the Local Law Enforcement Support (LLES) Grant Program for \$23,433.24 in support of training and equipping new township police officers. Ms. Lawrence was absent.

MOTIONS OF THE BOARD OF COMMISSIONERS

MOTION

A MOTION AUTHORIZING THE TOWNSHIP MANAGER TO ADVERTISE AN ORDINANCE AMENDING ORDINANCE 8-97, THE BETHLEHEM TOWNSHIP ZONING ORDINANCE; CHAPTER 275, ZONING; OF THE TOWNSHIP OF BETHLEHEM CODE OF ORDINANCES, AS AMENDED, BY AMENDING VARIOUS SECTIONS OF THE ORDINANCE TO RESOLVE INCONSISTENCIES IN TERMS OF FORMATTING AND RESOLVING CONFLICTS, AND REPEALING ALL ORDINANCES INCONSISTENT HERewith

Upon motion (Hudak-Beatty), the Board of Commissioners voted unanimously by voice vote to table this motion. Ms. Lawrence was absent.

MOTION

A MOTION AUTHORIZING THAT AMANDA JENSEN BE GRANTED A LUMP-SUM PAYMENT FROM THE BETHLEHEM TOWNSHIP EMPLOYEES DEFINED CONTRIBUTION PLAN EFFECTIVE MAY 17, 2024

Mr. Hudak wished Ms. Jensen well.

Upon motion (Beatty-Gallagher), the Board of Commissioners voted 4-0 by voice vote granting Amanda Jensen a lump-sum payment from the Bethlehem Township Employees Defined Contribution Plan effective May 17, 2024. Ms. Lawrence was absent.

BILL AGENDA OF MAY 15, 2024

Upon motion (Gallagher-Merhottein), the Board of Commissioners voted unanimously by voice vote to approve the bill agenda of May 15, 2024, as presented. Ms. Lawrence was absent.

PURCHASE ORDERS

**PO 20241194 – A-1 TRAFFIC CONTROL – PW – \$16,028.40
PO 20241251 – PORTNOFF LAW ASSOCIATES – FINANCE – \$11,600.32**

PO 20241262 – SERVICE MASTER CLEAN – BTCC – \$6,032.00
PO 20241266 – PA CHIEFS OF POLICE ASSOC.– BTPD – \$2,494.72

Upon motion (Hudak-Gallagher), the Board of Commissioners voted 4-0 by voice vote to approve all purchase orders as presented. Ms. Lawrence was absent.

**TREASURER’S
REPORT OF APRIL 30,
2024**

Upon motion (Hudak-Gallagher), the Board of Commissioners voted unanimously by voice vote to approve the treasurer’s report, subject to audit. Ms. Lawrence was absent.

**ZONING HEARING
BOARD MEETING
OF MAY 29, 2024**

Ms. Smith said there were three appeals scheduled.

Upon motion (Hudak-Beatty), the Board of Commissioners voted unanimously by voice vote to direct the solicitor to attend the May 29, 2024, zoning hearing board meeting. Ms. Lawrence was absent.

MONTHLY REPORTS

There were no comments on the monthly reports.

ADJOURNMENT

There being no further business, Mr. Merhottein adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary