

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
JUNE 22, 2026**

CALL TO ORDER

Les Walker called the meeting to order at 7:00 p.m. The following members were present: Steve Gallagher, Mark Grandinetti, Les Walker, James Daley, Anna Thomas, and Dave Wong. Also present, Township Engineer, Erinn Bet (attending online), Chad DiFelice, Solicitor, Erika Soto, Office Manager, and Samantha Smith, Community Development Director.

APPROVAL OF MINUTES

Dave Wong made a motion to approve the minutes of the April 2026 regular public meeting as presented. Jim Daley seconded the motion. Steve Gallagher abstained.

Mr. Walker abstained from voting but noted corrections on the May 2026 minutes for consistency in member attendance and asked all members present to be listed. Mr. Gallagher made a motion to approve the minutes of the May 2026 regular public meeting with corrections. Mr. Wong seconded the motion.

COURTESY OF THE FLOOR

Karen Montgomery – 4115 Rexford Drive: Ms. Montgomery expressed concern regarding current traffic and the traffic studies being done by new developments. Ms. Montgomery questioned if developers are taking into consideration traffic of all developments or only doing studies related to their specific development. Samantha Smith clarified that traffic studies must account for existing traffic and potential traffic growth and future development. Ms. Montgomery was concerned about why new developments continue to be approved. Ms. Smith stated that, as property owners, they had the right to develop property. Mr. Walker further explained that if significant reductions in service are seen by a study, the developer is asked to do a small-scale work like signal timing, in which the lengths of the red or green lights are changed. As an example, Mr. Walker stated that both the Mill Creek and Chrin V-7 projects were being done around the same time, and both had to consider what was already in the program and projected growth when doing studies. Ms. Montgomery was also concerned about the adequacy of emergency services, especially given volunteer staffing challenges. Ms. Smith stated that local fire, police department, and EMS services are adequately staffed and regularly monitored.

Joanne Arias – 3245 Georgian Road: Ms. Arias expressed concerns about privacy, air quality, dust, and construction traffic regarding the former V-7 property being developed. Ms. Arias requested written commitments on privacy buffering and landscaping, dust and air migration during construction, construction traffic and hours, lightning control, stormwater protections, and a clear resident contact process. Ms. Arias asked if the project requires any future easements, roadway changes, utility assets, sidewalk expansion, or any eminent domain. Ms. Smith noted that private developers do not have the authority to use eminent domain because it is a governmental power. Ms. Arias asked if a sidewalk was going to be built on the side of her house. Ms. Smith advised that a sidewalk will be required on their side of the street, not across. Ms. Arias stated that she will not have any privacy because of the project's entrance, which will cause lights to flash and that she does not have the funds to place a fence. Mr. Walker asked about the project's status. Ms. Smith

responded that the project was pulled from the agenda last week and had submitted for their first formal land development. Ms. Arias stated that she received a letter from a construction company stating the building of 268 apartments. Mr. Walker stated that every developer has to follow standards regarding hours of construction, and if they do not, that's when residents can contact the Township. Ms. Arias stated that they have already started working. Ms. Smith noted that they were surveying and testing the soil, and construction is far away from happening. Mr. Walker asked Ms. Arias if she hopes the property stays farmland forever, and Ms. Arias said no, but she would like developers to take into consideration everyone around them. Ms. Arias stated that before, they would receive notices about the Township meeting, and now they do not receive any notices via mail. Ms. Smith explained that only certain types of meetings require mail notices. Mr. Wong recommended that Ms. Arias discuss her air quality environmental concerns with the Lehigh Valley Planning Commission because they are conducting a whole regional air study. Ms. Arias asked who would provide her with contact information, and Ms. Smith stated that she would provide information.

CORRESPONDENCE

Ms. Smith provided an invitation from PennDOT for a public meeting on June 9, 2026. It's an initial, virtual meeting regarding their study of the interchange of Routes 22 and 91.

NEW BUSINESS

The Fields at Farmersville- Final SD Plan

Attorney Kevin Keller, on behalf of the developer, requested to table the matter until next month's agenda meeting. Mr. Walker asked if space was available. Ms. Smith stated yes.

Mr. Daley made a motion to table the meeting for next month's agenda. The motion was seconded by Ms. Thomas and carried unanimously.

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

The 2840 Santee Road subdivision project was withdrawn.

Mr. Walker asked if the Chrin V-7 would be in next month's agenda, and Ms. Smith stated she was unaware at the time.

TABLED & ADMINISTRATIVE REVIEW

- **AUTUMN ESTATES – SUBDIVISION PLAN (No submission made)**
- **CONVENIENCE STORE (4850 Freemansburg Avenue) SKETCH PLAN (pulled from agenda by applicant)**
- **FARMERSVILLE ESTATES – CONDITIONAL USE PERMIT (ADMINISTRATIVE REVIEW)**
- **ICE CREAM RESTAURANT (3301 EASTON AVENUE) – SITE PLAN (TABLED)**
- **NAZARETH PIKE SELF STORAGE – LAND DEVELOPMENT PLAN (ADMIN REVIEW)**
- **OFFICE BUILDING (3708 Freemansburg Avenue) SITE PLAN (Tabled)**

- **RIVER HILL ESTATES (KAY RIVER HILL, LLC) – STREET TREE WAIVER REQUEST (TABLED)**

ADJOURNMENT

Mr. Wong made a motion to adjourn the meeting at 7:18 p.m. The motion was carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, July 27, 2026 – Regular Public Meeting.

Respectfully submitted,

Erika Soto
Office Manager/Community Development

Samantha Smith
Community Development Director