

**BETHLEHEM TOWNSHIP PLANNING COMMISSION  
REGULAR PUBLIC MEETING  
MARCH 23, 2026**

**CALL TO ORDER**

Mr. Walker called the meeting to order at 7:01 p.m. The following members were present: Steve Gallagher, Mark Grandinetti, Les Walker, James Daley, and Dave Wong. Also present were Anthony Tallarida, Township Engineer; Andrew Youssef, Alternate Township Engineer; Jim Milot, Alternate Township Engineer; Anthony Giovannini, Township Solicitor; Samantha Smith, Community Development Director; and Eli Skrimcovsky, Commercial Code Official.

**APPROVAL OF MINUTES**

*No action taken – the minutes of the February 23, 2026 meeting were unavailable.*

**COURTESY OF THE FLOOR**

*No speakers.*

**CORRESPONDENCE**

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of March 23, 2026, and asked that if there was anything new. Nothing new was added.

**NEW BUSINESS**

**Blue Sky Farms – Sketch Plan**

The applicant, Amon Hussain, proposes to construct 41 single-family homes on 11.33 acres at 4047 Bethman Road. An existing farm house on the property is proposed for conversion into a clubhouse for the community, along with other site improvements. The property is located in the Low Density Residential (LDR) Zoning District and will be served by public water and sewer.

Mr. Hussain explained his family's history in the Lehigh Valley and with the subject property before describing the project, emphasizing 3-4 bedroom units of 1,600-1,800 square feet, preservation of open space and the 1800s farmhouse on the property and the 'missing middle'. Mr. Walker said the project looks like a manufactured home park and proposes three times the density zoning allows. Mr. Hussain said it was designed using manufactured home park standards but with single-family homes. Mr. Walker disagreed with the characterization of open space preservation since it's areas that can't be developed. Mr. Hussain stated that the area would be used for agricultural use not open land. Mr. Walker explained preference for lot sizes similar to neighboring properties and said concern that the Zoning Hearing Board would be unlikely to approve the number of variances considered. Mr. Hussain, Mr. Walker, Mr. Grandinetti, and Mr. Daley discussed ownership and rental of the units, including rental price, investment in the community and the type of renters targeted. Ms. Smith interjected to explain that the proposal is for single-family homes on individual lots. Mr. Wong referenced concerns including ADA compliance, Route 22 frontage, closeness of units, etc.. Mr. Tallarida clarified that no specific design of detailed elements is done for a sketch plan.

Susan Larkan, 4310 Crosswinds Drive – Ms. Larkan said she agrees with the Planning Commission.

Carmine Iacullo, 3566 Bethman Road – Mr. Iacullo said it's discrimination to screen rental applicants. Mr. Walker said he doesn't think that is the applicant's intent.

James Morin, 4300 Crosswinds Drive – Mr. Morin stated that Route 22 is a wind tunnel and that externalities of the development would be borne by the neighbors.

Tom Keefer, 3803 Carter Road - Mr. Keefer asked if the homes were stick-built or pre-fab. Mr. Daley explained that even pre-fabricated homes much meet standards and construction codes.

Jason Johnson, 4255 Crosswinds Drive – Mr. Johnson raised a concern with fire access and echoed previous other statements.

Barry Roth, 4323 Chetwin Terrace – Mr. Roth said that proposed homes will disappear during flood events, among other concerns.

Michelle Hank, 4440 Green Pond Road – Ms. Hank discussed zoning district standards, stormwater, congestion and other items worsened by the proposal needing six variances, and said the property is not taken care of today.

Bob Miller, 4410 Farmersville Road – Mr. Miller raised concerns with flooding on the property and Green Pond Road during big storms and drainage already directed to the property.

Christine Garrido, 4435 Crosswinds Drive – Ms. Garrido echoed previous concerns with rental units.

Ashley Weller, 4330 Crosswinds Drive – Ms. Weller echoed previous concerns about the neighborhood.

### **Ice Cream Restaurant – Site Plan**

The applicant proposes to use the existing building as a restaurant / ice cream parlor at 3301 Easton Avenue. The property is located in the General Commercial (GC) and Commercial Enhancement Overlay Districts, and is served by public water and sewer.

Stewart Gouck, Gouck Architects, said his applicant submitted architectural plans for a building permit then was informed of zoning requirements. He said that the submittal reflects what's proposed and was made to find out what's required. He referenced the outlay for the project being unexpected, including LANTA requirement for a bus shelter. Mr. Walker said that he agreed the LANTA request was a big ask but voiced concern with the use being unclear. Mr. Gouck said it's like fast-food and planned for 20 seats. Mr. Walker Mr. Gouck and Mr. Daley discussed the need for adequate parking, use of the former drive-through, and needed versus required parking. Mr. Walker asked if outdoor seating is proposed. Mr. Gouck said it was considered. Mr. Grandinetti asked Ms. Smith to verify parking requirements. Ms. Smith indicated that the zoning officer could not confirm required parking but stated that requirements for restaurant versus fast-food are different. Mr. Gallagher said he was also surprised by the LANTA requirement. Ms. Smith explained this stop is on the rapid transit line and is closest on the line to Northampton Community College. Mr. Wong reference general design considerations. Mr. Walker inquired about on-street parking, with Ms. Smith indicating there is no restriction on Santee Road. Mr. Tallarida suggested that the proposal be tabled.

Mr. Grandinetti made a motion to table the request. Mr. Wong seconded and the motion carried unanimously.

## **OLD BUSINESS**

### **Nazareth Pike Self Storage – Land Development Plan**

The applicant proposes to redevelop an existing auto sales facility and single-family dwelling at 3720 Nazareth Pike (Rt 191) into an indoor, 450-unit self-storage facility with associated site improvements. The property is in the General Commercial and Commercial Enhancement Overlay Districts and is served by public water and sewer.

Karl Scherzberg, Keystone Consulting Engineers, stated they don't think any remaining review comment is a deal breaker, elaborating that they have a waiver request and nothing is unresolved. Mr. Walker made reference to outstanding comments about property access, stormwater management recharge and stated that staff reviews remain substantial. Mr. Scherzberg said they intend to contain stormwater within the parking lot and are working to get an HOP from PennDOT. Mr. Tallarida asked whether legal access to the property had been verified. Mr. Scherzberg replied they don't have it yet but they think it's secured. Mr. Tallarida said he doesn't want to move forward without legal access. Mr. Walker stated that there isn't primary access to the property without it. Mr. Wong shared vehicular safety concerns. Mr. Grandinetti asked who maintains the driveway. Ms. Smith said the Township does not. Mr. Gallagher asked if anyone from codes had reviewed for sprinklers or hydrants. Mr. Scherzberg said the building would be sprinklered but no hydrants are proposed. Ms. Smith said that staff would look into whether hydrants are required. Mr. Tallarida said there's no engineering objection to the waiver request.

Tom Keefer, 3803 Carter Road - Mr. Keefer asked if this project is related to 2 other self-storages in Lower Nazareth Township that just changed lands. Mr. Scherzberg said no.

Mr. Walker said he could support granting the waiver but not the plan. Mr. Wong said he would rather wait. Mr. Grandinetti said he's okay on the waiver.

Mr. Grandinetti made a motion to grant the waiver request. Mr. Daley seconded and the motion carried unanimously.

Mr. Walker asked if administrative review was appropriate for the plans. Ms. Smith said yes.

Mr. Gallagher made a motion to keep the proposal in administrative review. Mr. Grandinetti seconded and the motion carried unanimously.

### **Farmersville Estates – Conditional Use Permit & Subdivision Plan**

The applicant proposes the consolidation of 3 parcels to construction 190 single-family homes in a cluster development, along with associated site improvements, on 224.82 acres. The properties are generally located between Farmersville and Hecktown Roads to the east and west, and Route 22 to the south, and will be served by public water and sewer. Single-family cluster developments are a conditional use in the Agriculture District, pursuant to Zoning Ordinance Section 275-113.

Erich Schock, attorney, reviewed the history of the project, zoning relief and conditional use review memos received, stopping for feedback on a request for additional buffering along Route 22. Mr. Walker said the Planning Commission wouldn't dictate the number of trees but asked the developer to do their best to maximize plantings considering the billboards. Rocco Caracciolo, Jandl Land Company, detailed open space requirements, stormwater amenities, walkability from sidewalks and trails, environmental considerations, and the limited density per the Board of Commissioners'

request. Ana Martins, VanCleaf Engineering, discussed open space further. Mr. Walker asked if the wetlands would be left undisturbed. Mr. Caracciolo said they'll be maintained and augmented. Mr. Walker asked about frontage improvements on Farmersville and Hecktown Roads. Mr. Caracciolo said they're working with the Township on it, but they're asking for waivers to allow taper of improvements to the bridges. Ms. Martins clarified where the waiver requests are located and what they would be for. Mr. Caracciolo mentioned a waiver to connect to adjacent property and discussed the streets being privately-owned. Mr. Youssef said he doesn't see that as an issue strictly because of HOA ownership. Ms. Smith stated that the Township needs more specificity on the waiver requests. Mr. Walker asked how long the walking trail loop is. Ms. Martins said 3.5 miles. Mr. Caracciolo said that they want to only locate trees 6 inches or greater where there'll be removal and that otherwise all other trees are along property lines and won't be removed. Mr. Walker asked if that was workable and Ms. Smith concurred it is. Mr. Caracciolo discussed lights, specifically not installing lights along the trail at the rear of the homes, and proposed speed tables. Ms. Smith said that's okay. Mr. Milot said we will make sure the speed table meets standards and can handle emergency vehicles, and that they would be augmented with crossing signs and high visibility markings. Mr. Wong asked about street width, on-street parking and bike facilities. Mr. Caracciolo said the project is designed to that spirit. Mr. Wong asked if there was 7,000-square-feet of cover per lot and questioned impervious break down. Mr. Caracciolo said there's 7,5000 allocated per lot.

Barry Roth, 4323 Chetwin Terrace – Mr. Roth said he's concerned with the pond and traffic. Mr. Walker stated that the developer is working with the Township to try to get it improved. Mr. Roth interrupted to continue insisting that improvements be made to the pond, referring to cinderblocks and rowboats.

Tom Keefer, 3803 Carter Road - Mr. Keefer said traffic is a concern and referenced the recent sale of Green Pond Nursery and local deer populations.

Mr. Walker said he is not ready to move forward and would like to keep the conditional use and subdivision applications together. Mr. Grandinetti made a motion to return the project to administrative review. Mr. Wong seconded and the motion carried unanimously.

## **COMMUNITY DEVELOPMENT DEPARTMENT MEMO**

### **TABLED & ADMINISTRATIVE REVIEW**

- **Autumn Estates – Subdivision Plan (NO SUBMISSION MADE)**  
**Bethlehem Township Self Storage Expansion #2 – Land Development Plan (NO SUBMISSION MADE)**
- **Jefferson Street Lot Line Adjustment – Subdivision Plan (NO SUBMISSION MADE)**  
**Paxos Mixed-Use Development (Wawa) – Preliminary/Final Plan (NO SUBMISSION MADE)**
- **River Hill Estates (Kay River Hill, LLC) – Waiver Request (TABLED)**

### **ADJOURNMENT**

Mr. Wong made a motion to adjourn the meeting at 9:35 p.m. The motion was seconded by Mr. Grandinetti and carried unanimously.

### **NEXT PLANNING COMMISSION MEETING**

Monday, April 27, 2026 – Regular Public Meeting.

Respectfully submitted,

Samantha Smith  
Community Development Director