

**BETHLEHEM TOWNSHIP PLANNING COMMISSION  
REGULAR PUBLIC MEETING  
JUNE 24, 2024**

**CALL TO ORDER**

Mr. Walker called the meeting to order at 7:01 p.m. The following members were present: Peter Chase, Barry Roth, Les Walker, Anna Thomas and Dave Wong. Also present were Anthony Giovannini, Township Solicitor, Ron Gawlik, Township Engineer, Samantha Smith, Community Development Director and Laura Zapata, Recording Secretary. Harold Levy and Jim Daley were not in attendance.

**APPROVAL OF MINUTES**

The minutes of the May 28, 2024 will be in front of the board for approval at the June 29, 2024 meeting.

**COURTESY OF THE FLOOR**

There were no comments during Courtesy of the Floor.

**CORRESPONDENCE**

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of June 24, 2024 and asked that if there was anything new. Ms. Smith said there was nothing new.

**OLD BUSINESS**

• **CHASE BANK – PRELIMINARY/FINAL PLAN**

The applicant is proposing a 3,432 square foot bank at 4900 Freemansburg Avenue. The 6-acre site is zoned Medium High Density Residential (MHDR) District and in the Neighborhood Enhancement Overlay District. This use is permitted by right only on a corner lot. The applicant is also proposing a subdivision to create a 1.076-acre lot on which the bank will sit. The site will be served by public water and sewer. Erich Schock, attorney for the applicant, said revisions to the plans were made regarding access. He said they went before the Zoning Hearing Board in May and were granted the following:

- Relief from Zoning Ordinance Section 275-162.B, which limits the property to one wall sign. The applicant was granted three wall signs.
- Relief from Section 275-261.L(1), requiring underground utilities. The existing overhead lines were permitted to remain.
- Relief from the interconnected street network, Sections 275-175(D), 275-225(D) and 275-262(C), requiring extension of Beaujolais Place. The applicant was granted relief from this requirement.

Steve Walsh, Dynamic Engineering Consultants, PC said revisions to the driveway and the “T” intersection were made. There will be ample plantings which fall under the NPDES’ jurisdiction. Mr. Wong noted that there have been two sinkholes at the CVS and that they should be careful.

**Glenn Krier, 3942 Kenrick Dr.**

Mr. Krier asked for a status of the current litigation on the property. Mr. Walker said it will be a condition of the approval that the litigation is withdrawn. Mr. Schock said the dispute will be resolved prior to the approval. Solicitor Giovannini added that the outstanding litigation will be pulled prior to recording the plan.

Mr. Roth made a motion to recommend approval of the Chase Bank Preliminary/Final Plan to the Board of Commissioners based on the following review letters:

- Township Engineer review letter dated June 19, 2024
- Zoning Officer review letter, dated June 18, 2024
- Township Geotechnical Engineer review letter dated April 17, 2024
- Thomas Comitta Associates review letter dated June 19, 2024

Mr. Roth's motion further included a condition that prior to recording any prior litigation is to be withdrawn.

This motion recommends approval of the following waivers:

- SALDO §230-24.D(1) – A waiver to allow a combined Preliminary/Final Plan.
- SALDO §230-30.B(5) and §230-39.A(3) – A waiver to allow a scale of 1"=20' and 1"=30' on the Plans.

The motion was seconded by Mr. Wong and carried unanimously.

## **PLANNING DEPARTMENT REPORT**

### **ADMINISTRATIVE REVIEW**

- **DEIBEL LABORATORIES (3708 FREEMANSBURG AVE) – SITE PLAN**
- **FIELDS AT FARMERSVILLE PRD (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE – PRELIMINARY (RESUBMISSION MADE)**
- **PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY/FINAL (NO SUBMISSION MADE)**

### **ADJOURNMENT**

Mr. Roth made a motion to adjourn the meeting at 7:20 p.m. The motion was seconded by Mr. Wong and carried unanimously.

### **NEXT PLANNING COMMISSION MEETING**

Monday, July 22, 2024 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata  
Recording Secretary

Samantha Smith  
Community Development Director