

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
MARCH 24, 2025**

CALL TO ORDER

Mr. Walker called the meeting to order at 7:00 p.m. The following members were present: Peter Chase, Don Wright, Les Walker, James Daley, Anna Thomas and Dave Wong. Also present were Anthony Tallarida, Township Engineer, Anthony Giovannini, Township Solicitor, Samantha Smith, Community Development Director, Aaron Stasiw, Zoning Officer, and Laura Zapata, Recording Secretary via Zoom.

Members Absent: Harold Levy

APPROVAL OF MINUTES

Mr. Wright noted for the record that he was present at the January 27, 2025 meeting.

Mr. Daley made a motion to approve the November 24, 2024 meeting minutes as presented. The motion was seconded by Mr. Chase and was approved 5-1, with Mr. Wright abstaining.

Mr. Chase made a motion to approve the December 17, 2024 meeting minutes as presented. The motion was seconded by Mr. Wong and was approved 5-1, with Mr. Wright abstaining.

Mr. Daley made a motion to approval the January 27, 2025 meeting minutes as amended. The motion was seconded by Peter Chase and carried unanimously.

The meeting minutes of February 24, 2025 were not readily available.

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 March 24, 2025 and asked that if there was anything new. Ms. Smith said there was nothing new.

NEW BUSINESS

- **NOTRE DAME HIGH SCHOOL FIELD HOUSE SITE PLAN**

The applicant proposes to remove and replace the existing field house building on the subject property with a new 3-story field house building, along with related site improvements. The property is located at 3417 Church Road. The property is within Bethlehem Township's Rural Residential Zoning District and is served by public water and sewer. Jackie Friel, Notre Dame High School Principal, said the school is in a good position to take on the project. Ms. Friel indicated that the current field house is used daily for gym class and approximately 90% of enrollment is student athletes. Ms. Friel also stated that the facility will include several new classrooms. Mr. Walker asked staff if classrooms are okay. Ms. Smith stated that the use is okay but that required parking minimums need to be verified. Ms. Friel stated that only 50% of students drive. Mr. Wright asked if they planned to knock down the existing building. Ms. Friel said yes but they are keeping the same footprint. Keith Lawler, Keystone Consulting Engineers, stated that he has letters from review agencies and can address all comments. Mr. Daley mentioned the need to ensure students are not walking in the parking lot between buildings. Mr. Lawler said that the plan shows a crosswalk but the crosswalk can be moved to the auditorium to avoid constructing sidewalk. Mr. Daley asked whether students existed the field house through the front door. Ms. Friel stated that they are not allowed to. Mr. Wright asked if when the auditorium was approved was it permitted for people to park on the road. Ms. Friel stated people park in the student lot. Mr. Walker said that the grade of the backdoor

should be addressed for maintenance and practicality, and that stairs need to be added. Mike Tuskes, Tuskes Homes, said that stairs and a retaining wall will be added to address the grade concern. Mr. Walker asked how impervious area is being reduced if existing sheds and trailers are being relocated. Mr. Lawler clarified that they are being removed. Mr. Walker asked about the walking surface to the football field. Mr. Tuskes said they will look into it. Mr. Wright asked if fans were permitted to park on Farmersville Road. Ms. Friel said no, fans park in the grass field and student lot. Mr. Tallarida stated that engineering approval is recommended. Mr. Walker verified that it was good to proceed with these items to be addressed. Mr. Tallarida stated that if anything is bad the plans will have to come back. Mr. Daley made a motion to recommend preliminary/final plan approval of the Notre Dame High School Field House Site Plan to the Board of Commissioners based on the following review letters and subject to relocation of the crosswalk to the side of the auditorium building:

- Township Engineer's review letter dated March 19, 2025
- Zoning Officer's review letter, dated March 18, 2025
- Fire Marshal's review letter dated March 19, 2025
- Thomas Comitta Associates' review letter dated March 19, 2025

The motion was seconded by Mr. Wright and carried 5-1-1. Mr. Wong abstained.

• COUNTRY MEADOWS BOUNDARY LINE ADJUSTMENT PLAN

The applicant proposes to consolidate two properties known as 4009 and 4015 Green Pond Road, currently owned by Country Meadows of Northampton Associates LP. No improvements are proposed and only property boundaries between the lots will be eliminated. The property is served by public water and sewer. Andy Bohl, Hanover Engineering, said that the property was purchased in 2023 and the plan proposes to eliminate the property lines. Mr. Bohl stated that no improvements are proposed, the structure on the property was recently grazed and the property will be used for open space for the foreseeable future. Mr. Bohl reviewed the waiver request letter submitted with the plan, as well as another item a waiver being requested. Mr. Bohl, Mr. Wright and Mr. Tallarida discussed waiver of property monuments, with Mr. Tallarida explaining pins are okay and Mr. Bohl stating that pins are already there. Mr. Daley and Mr. Tallarida discussed waiver of utilities, specifically to verify that existing utilities were properly capped when the house was razed and that they would be identified with future development. Mr. Daley, Mr. Bohl, Mr. Walker and Mr. Tallarida discussed waiver of road widening, sidewalk and curbing, specifically relating to the location of existing utility poles, proximity of existing sidewalk, existing evergreen trees in the right-of-way and sight distances issues that may result from them. Mr. Walker recommended the trees be removed. Mr. Bohl, Mr. Daley, Mr. Walker and Mr. Giovannini discussed waiver of open space, with Mr. Giovannini clarifying that it's required regardless of existing open space or the type of residents. Mr. Tallarida says the Planning Commission may want to recommend deferrals instead of waivers for numbers 5-7. Mr. Walker and Mr. Wright agreed.

Tom Keefer, 3805 Carter Road

Mr. Keefer said that the driveway should be removed where the house was removed. Mr. Walker asked and Mr. Bohl confirmed that the driveway is still there. Mr. Walker suggested that removal be a condition of approval. Mr. Daley replied that he didn't think it's necessary.

Barry Roth, 4323 Chetwin Terrace

Mr. Roth said the plan never came before the recreation committee, the only funding for parks is through open space fees and made other general comments about recreation facilities in the Township. Mr. Walker replied that the type of use has a reduced need.

Mr. Walker summarized that the Planning Commission would be supportive of requests 1-4 and 8 being waivers and requests 5-7 being deferrals. Mr. Daley made a motion to recommend approval waivers and deferrals as stated by Mr. Walker. The motion was seconded by Mr. Wong and carried unanimously.

Mr. Wright made a motion to recommend approval of the Country Meadows Boundary Line Adjustment Plan to the Board of Commissioners subject to the following township professionals review letter and removal of the trees at the eastern right-of-way:

- Township Engineer's review letter dated March 19, 2025.

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

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

ADMINISTRATIVE REVIEW

- **4167 GREEN POND ROAD BOUNDARY LINE ADJUSTMENT (NO SUBMISSION MADE)**
- **BETHLEHEM TOWNSHIP SELF STORAGE EXPANSION #2 (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE PRELIMINARY PLAN (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE PRD (NO SUBMISSION MADE)**
- **PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY/FINAL (NO SUBMISSION MADE)**
- **PRIMROSE SCHOOL LAND DEVELOPMENT PLAN – (INCOMPLETE SUBMISSION)**

ADJOURNMENT

Mr. Wright made a motion to adjourn the meeting at 7:59 p.m. The motion was seconded by Mr. Daley and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, April 28, 2025 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Samantha Smith
Community Development Director