

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
JANUARY 25, 2016**

CALL TO ORDER

Mrs. Snover called the meeting to order at 7:00 p.m. The following members were present: Leslie Walker, Kenn Edinger, Mark Grandinetti, Don Wright, Jim Daley and Lee Snover. Also present were Wendy Nicolosi, Township Solicitor, Anthony Tallarida, Township Engineer, Nathan Jones, Planning Director and Laura Zapata, Recording Secretary.

Members absent: Harold Powell

REORGANIZATION OF THE PLANNING COMMISSION

Township Solicitor Wendy Nicolosi called for nominations for the office of Chairperson of the Planning Commission. Mr. Wright nominated Mrs. Snover. The nomination was seconded by Mr. Daley. There being no other nominations, the nominations were closed. Mrs. Snover was thereupon unanimously elected Chairperson by voice vote. Ms. Nicolosi then turned the meeting over to Mrs. Snover, who called for nominations for Vice Chairperson of the Planning Commission. Mr. Wright nominated Mr. Daley and Mr. Grandinetti seconded the nomination. There being no other nominations, the nominations were closed. Mr. Daley was thereupon unanimously elected Vice Chairperson by voice vote. Mrs. Snover called for nominations for Secretary of the Planning Commission. Mr. Walker nominated Mr. Edinger and Mr. Grandinetti seconded the nomination. There being no other nominations, the nominations were closed. Mr. Edinger was thereupon unanimously elected Secretary by voice vote.

COURTESY OF THE FLOOR

Mrs. Snover stated she would take general comments during "Courtesy of the Floor" on anything that does not deal with the agenda; however, anyone with specific, technical questions on an agenda item should wait until that agenda item is discussed to offer their comments or questions.

Kevin Kalman, 1451 3rd Street

Mr. Calvin, Bethlehem Township Volunteer Fire Company said he came to introduce himself to the members along with a concern. He said that Miller Heights' primary route can only access the vehicular traffic on Freemansburg Avenue which makes it very difficult to access. Mr. Calvin said he would like an emergency traffic signal like the one Nancy Run Fire Company has on Easton Avenue. He said they can pay up to 50% of the traffic signal and that the other half could be paid by a casino grant. Mr. Calvin said he would like to have a meeting in the future to discuss a more formal plan. Mrs. Snover said she is happy to be made aware of this. Mr. Jones suggested support from the Planning Commission and the Comprehensive Plan Advisory to make this possible. Mr. Jones said PennDOT is aware of the situation.

APPROVAL OF MINUTES

Mr. Edinger made a motion, seconded by Mr. Daley, to approve the minutes of the November 23, 2015 regular public meeting of the Planning Commission as presented. The motion carried unanimously. Mr. Powell was absent.

CORRESPONDENCE

Mrs. Snover noted the correspondence as listed on the Planning Commission agenda of January 25, 2016 and asked that any member of the Planning Commission that did not receive any of the correspondence to please contact staff.

ADMINISTRATIVE REVIEW

- **ZEITNER MINOR SUBDIVISION**

The applicant was not present at the meeting. Mr. Jones said the applicant was aware they were on the agenda and as a precaution, got an extension with a deadline set for March 31, 2016.

Mr. Edinger made a motion, seconded by Mr. Grandinetti, to table the Zeitner Minor Subdivision Plan until the February 22, 2016 Planning Commission meeting. The motion carried unanimously. Mr. Powell was absent.

- **WASHINGTON PARK ESTATES SUBDIVISION – FINAL PLAN**

Eugene Weber, Finelli Consulting Engineers said they have submitted final plans and have addressed a lot of the items on the Township Engineer's letter and is seeking recommendations for final plan approval. Submitted final plans and have addressed a lot of the items. Mr. Wright asked the members their opinion of street lights and remarked that the streets should be better lit. Mr. Daley suggested better lighting at intersections only.

Mr. Walker made a motion to conditionally approve the Washington Park Estates Subdivision – Final Plan and was seconded by Mr. Daley. The motion carried unanimously.

PLANNING DEPARTMENT REPORT

Mr. Jones announced that the Comprehensive Plan Advisory Committee will meet Thursday, February 4th at 6:30 p.m. in the main meeting room at the municipal building.

NEW BUSINESS

- **BIANDO TRACT- MINOR SUBDIVISION**

Joe Corona of Hanover Engineering Associates explained that the plan is for a minor subdivision in the extreme southwest corner of the Township off Wilson Avenue and is seeking an opinion from the board regarding the Township right of way. Mr. Wright said he drove down to the site and is concerned with the severe slope. He said there is no other curbing in the area so no curbing would be okay. Mr. Jones stated that the Township Zoning Officer determined that zoning relief would be needed due to the steep grade. Mrs. Snover stated that a request to defer the sidewalk would have to be submitted in writing. Mr. Walker commented that this would be a challenging build.

No action taken as this is a sketch plan.

- **ROUTE 191 MCDONALD'S REBUILD-PRELIMINARY/FINAL PLAN**

Michael Jeitner, Bohler Engineer said the applicant is anxious to rebuild this site and making improvements. The existing building will be demolished and be replaced with a single story building with no basement. Mr. Jeitner said the applicant has approached the owner of the abutting plaza

concerning cross access and was told he was not interested in this. Mr. Wright suggested he reach out the property owner again. Mr. Jeitner agreed and will document to show the township. Mrs. Snover suggested that staff facilitate a meeting with both property owners.

Mr. Wright made a motion to table the Route 191 McDonald's Rebuild – Preliminary/Final Plan and leave in Administrative Review with a 30 day extension. The motion was seconded by Mr. Daley and carried unanimously.

- **NANCY RUN ESTATES PHASE 7-10 FINAL PLAN**

Mr. Edinger made a motion to table the Nancy Run Estates Phase 7-10 Final Plan. The motion was seconded by Mr. Daley and carried unanimously.

- **MADISON FARMS PLAN MODIFICATION – PRELIMINARY /FINAL PLAN**

Ed Murphy, Attorney for the applicant said that they have been unable to identify a suitable restaurant for the West Village retail site. They are proposing a modification of one of the pad sites with a medical site for women and children and in addition a site for retail restaurant use. Attorney Murphy said the site was not a prime location for a national restaurant. Mr. Daley stated this might just be the place for a smaller restaurant.

Mr. Wright made a motion to approve the Madison Farms Plan Modification-Preliminary/Final Plan based upon the Township Engineer's January 18 2016 letter. The motion was seconded by Mr. Daley and carried unanimously.

OLD BUSINESS

- **TRADITIONS OF AMERICA AT GREEN POND PRGCC TENTATIVE DEVELOPMENT PLAN**

Tim McCarthy, Pennoni Engineering said they are here to discuss waivers recommended last March 2015 and to address the changes to the plan. He said 261 homes were originally planned and the new plan has 229 homes in addition to eliminating the entrance along Farmersville Road. They have expanded green space and open space around the wetlands and have a minimum of 50 feet buffer between the wetlands and homes in order to be receptive to residents' concerns. Mr. Biddison said they are not asking for any new waivers as this is not a new plan. Mr. Walker suggested making the buffer 100 feet.

Solicitor Nicolosi advised that because there was a revision made to the plan, the applicant submitted to have the waivers reviewed again. Mr. Wright commented that he likes this plan better.

Tom Elliot, Solicitor

Attorney Elliot is concerned that the applicant did not submit a revised traffic study or stormwater management report. Mr. Tallarida, Township Engineer clarified that they are not looking at an alternate plan submission. Mr. Walker said the applicant revised the plan to address the concerns raised by the public. Mr. Daley commented the applicant is here to reaffirm the waivers.

Solicitor Elliot is concerned that residents will be forced to walk along the east side of Farmersville Road and asked if any sidewalks are being proposed. Mrs. Snover said yes. Solicitor Elliot asked the applicant for a copy of the plans. Mr. Jones said the plans are available for review at the municipal building during business hours.

Matt Wolf, 121 Freedom Court, Penn Farms

Mr. Wolf said the wetlands are a beautiful aesthetics and feels with this new development there will be a lot of traffic. He said the 50 foot buffer is not enough and doesn't seem conducive to go ahead with this and hopes they can develop elsewhere.

Robert Adams, Schyler Drive, Bethlehem

Mr. Adams commented that nature loses whenever developments are built. If this development goes through he will be very sorry.

Mike Ryan, 3847 Farmersville Road

Mr. Ryan believes that this plan is the better option. He said representatives from Traditions of American approached him for his opinion. Mr. Ryan said he doesn't support getting rid of the birds but believes this development is a good thing.

Jackie Adams, 3517 Skyline Drive

Ms. Adams asked why a traffic study or data report been done? Mr. Jones informed her that the discussion is just about waivers and deferrals. Mrs. Snover went on to explain that they are just looking at the plan.

The following votes for recommendations were made regarding reaffirmation for waivers and deferrals of the proposal:

SMO SECTION 218-28.B A WAIVER FROM EMERGENCY SPILLWAYS WHERE BASINS ARE FULLY EXCAVATED AND NO BERM IS PROPOSED.

The motion passes 5-1. (Mr. Walker, Mr. Edinger, Mr. Grandinetti, Mr. Wright and Mr. Daley in favor) (Mrs. Snover abstained)

SALDO 230-57.F(L) A WAIVER FROM STREET WIDTHS TO 28 FOOT FOR MAIN ROADS AND 26 FOOT FOR SIDE ROADS WITH 38 FOOT AND 37 FOOT RIGHT-OF-WAYS, RESPECTIVELY.

The motion passes 5-1. (Mr. Walker, Mr. Edinger, Mr. Grandinetti, Mr. Wright and Mr. Daley in favor) (Mrs. Snover abstained)

SALDO 230-67.A(L) A WAIVER FROM SIDEWALKS ON ONE SIDE OF THE STREET WITHIN THE INTERNAL ROAD NETWORK AS DEPICTED ON THE PLAN PRESENTED TO THE PLANNING COMMISSION TITLED "OVERALL RECORD PLAN", SHEET 15 OF 82, LAST REVISED DECEMBER 23, 2015.

The motion passes 4-1-1. (Mr. Walker, Mr. Grandinetti, Mr. Wright and Mr. Daley in favor) (Mr. Edinger opposed) (Mrs. Snover abstained)

SALDO 230-67A(L) & SALDO 230-73.A A WAIVER FOR CURB AND SIDEWALK ON FARMERSVILLE AND CHURCH ROADS WITH THE EXCEPTION OF IMPROVEMENTS AS DEPICTED ON THE PLAN PRESENTED TO THE PLANNING COMMISSION TITLED "OVERALL RECORD PLAN", SHEET 15 OF 82, LAST REVISED DECEMBER 23, 2015 AND SUBJECT TO PENNDOT APPROVAL. A WAIVER FROM CURB AND SIDEWALK ON GREEN POND ROAD WITH THE EXCEPTION OF CURB AND SIDEWALK DEPICTED ON THE

PLAN TITLED "OVERALL RECORD PLAN", SHEET 15 OF 82, LAST REVISED DECEMBER 23, 2015 AND SUBJECT TO PENNDOT APPROVAL. NOTWITHSTANDING THE ABOVE, SIDEWALKS AND CURBING SHALL BE INSTALLED ALONG GREEN POND ROAD FROM THE PROPOSED ENTRANCE TO THE DEVELOPMENT EAST TO THE PROPERTY LINE AND INSTALLED ALONG FARMERSVILLE ROAD FROM THE PROPOSED WALKING PATH SOUTH TO THE PROPOSED CROSSWALK ACROSS FARMERSVILLE ROAD. ADDITIONALLY, CURBING SHALL BE REQUIRED AT THE PROPOSED ENTRANCES TO THE DEVELOPMENT AS APPROVED BY THE TOWNSHIP ENGINEER. THESE IMPROVEMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION.

The motion passes 5-1. (Mr. Walker, Mr. Edinger, Mr. Grandinetti, Mr. Wright and Mr. Daley in favor) (Mrs. Snover abstained)

ADJOURNMENT

Mr. Walker made a motion to adjourn the meeting at 10:05 p.m. The motion was seconded by Mr. Edinger and carried unanimously. Mr. Powell was absent.

NEXT PLANNING COMMISSION MEETING

Monday, February 22, 2016 – Regular Public Meeting

Respectfully submitted,

Laura Zapata
Recording Secretary

Nathan D. Jones
Director of Planning