

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
FEBRUARY 26, 2024**

CALL TO ORDER

Mr. Walker called the meeting to order at 7:00 p.m. He said 3708 Freemansburg Ave (Deibel Labs) Site Plan and 467 Green Pond Road Boundary Line Adjustment were removed from the agenda.

The following members were present: Harold Levy, Peter Chase, Barry Roth, Les Walker, Jim Daley and Dave Wong. Also present were Anthony Giovannini, Township Solicitor, Ron Gawlik, Township Engineer, Amanda Jensen, Community Development Director and Laura Zapata, Recording Secretary.

Members absent: Anna Thomas.

APPROVAL OF MINUTES

Mr. Daley made a motion to approve the minutes of the November 27, 2023 and January 22, 2024 regular public meetings. The motion was seconded by Mr. Levy and carried unanimously.

COURTESY OF THE FLOOR

There were no comments or concerns during Courtesy of the Floor.

CORRESPONDENCE

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of February 26, 2024 and asked that if there was anything new. Ms. Jensen said there was nothing new.

NEW BUSINESS

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

Erich Shock, representative for the developer said he was in receipt of all the review letters and will comply with most. Steve Walsh, Engineer gave a brief summary of the plan and said he was working with staff regarding zoning. He will also coordinate efforts with LANTA. John Wichener with Boman said they would like to stay away from the light at Freemansburg Avenue propose to align the driveway with CVS. The bank drive thru is ATM only. They met with staff and township professionals.

Mr. Daley said he would like to see street connectivity align Beaujolais Place and Star Drive. Believes it would be cost effective to have interconnectivity. A straight road with a “T” intersection with stop sign until the rest of the parcel is developed. Ms. Jensen said the area north of the driveway is unusable space. Mr. Gawlik said the proposed driveway is solely for Chase Bank. Ms. Jensen said no final plan approval would be granted until litigation against the township is dropped.

Glenn Krier, 3942 Kenrick Drive

Mr. Krier asked what litigation was brought against the township. Ms. Jensen said the developers for Harvey’s Corner is suing the township but unsure how long that would take.

Mr. Daley made a motion to place the Chase Bank-Preliminary/Final Plan in administrative review. The motion was seconded by Mr. Levy and carried unanimously.

OLD BUSINESS

- **ST. LUKE’S WING 3 – REVISED PRELIMINARY/FINAL PLAN & CONDITIONAL USE**

Scott Pasterski said minor engineering changes were made to the plan which included the location of the temporary helipad. He said they are in receipt of all the township professional review letters and will comply. Mr. Walker asked if there was a specific use for the new tower. Mr. Roth said he would like to see better signage and blinking lights. Mr. Daley said he would like to see the gateway signage. Ms. Jensen said the installation of the sign is part of this phase and a condition of the plan approval.

Paul Wegrzynowicz, 4147 Walter Road

Mr. Wegrzynowicz said he walked on the hospital campus and was impressed by the many trees planted.

Mr. Wong made a motion to recommend approval to the Board of Commissioners based upon Arro Consulting review letter dated February 21, 2024, Zoning Officer review letters both dated February 20, 2024, Fire Marshal review letter dated February 20, 2024, the Township Geotechnical Engineer review letter dated February 22, 2024 and Thomas Comitta Associate review letters, both dated February 20, 2024 and meeting all of the conditions of the previously approved resolution. The motion was seconded by Mr. Daley and carried unanimously.

Mr. Daley made a motion to recommend approval of the conditional use of the relocation of the helipad, subject to approval by the Federal Aviation Association and PennDOT. The motion was seconded by Mr. Chase and carried unanimously.

ADMINISTRATIVE REVIEW

- **CALIBER COLLISION – SITE PLAN (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE - PRELIMINARY (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE PRD (NO SUBMISSION MADE)**
- **PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY /FINAL (NO SUBMISSION MADE)**

PLANNING DEPARTMENT REPORT

ADJOURNMENT

Mr. Daley made a motion to adjourn the meeting at 8:05 p.m. The motion was seconded by Mr. Roth and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, March 25, 2024 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Amanda L. Jensen, AICP
Community Development Director