

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
MAY 26, 2026**

CALL TO ORDER

Mr. Grandinetti called the meeting to order at 7:00 p.m. The following members were present: Steve Gallagher, Mark Grandinetti, James Daley, Anna Thomas, and Dave Wong. Also present were Ron Gawlik, Township Engineer, Erinn Bet, Township Engineer, Anthony Giovannini, Township Solicitor, Erika Soto, Office Manager, and Samantha Smith, Community Development Director.

Members absent: Les Walker

APPROVAL OF MINUTES

Jim Daley made a motion to approve the minutes of the February 2026 regular public meeting as presented. The motion was seconded by Steve Gallagher and carried unanimously.

CORRESPONDENCE

Mark Grandinetti advised Autumn Estates was off the agenda by the applicant's request, and approximately 15 people left the meeting.

COURTESY OF THE FLOOR

Tom Keefer – 3803 Carter Road: Mr. Keefer expressed concern regarding the temporary fence at the Miller farm. Mr. Keefer stated that the contractor did not install silt fencing, causing a potential hazard with the amount of rain in the past two days. Samantha Smith advised that a permit was issued for stockpiling and NCCD and they can be contacted for any concerns. Mr. Keefer stated that he was contacting both NCCD and EPA.

CORRESPONDENCE

Ms. Smith provided a copy of the request to remove Autumn Estates from the agenda and noted that PennDOT sent an invitation letter to Commission members for a public meeting on June 9, 2026. It's an initial, virtual meeting regarding their study of the interchange of Routes 22 and 91.

NEW BUSINESS

Office Building – 3708 Freemansburg Avenue

Ms. Smith stated that the applicant proposes a change of use from retail to office. Attorney Michael Santanasto stated he wanted a better understanding of the Township's zoning streetscape enhancements and the zoning officer's determination. Attorney Santanasto needed clarification on whether the streetscape overlay applies only to main corridors or also side streets and parcel frontages. Solicitor Anthony Giovannini explained the Zoning Ordinance, citing streetscape enhancement rights-of-way and the map overlay. Attorney Santanasto stated that's how the application was submitted in the past and provided examples of other sites where the ordinance did not apply. Solicitor Giovannini explained that zoning relief is site-specific and that previous applications are not binding. Attorney Santanasto referenced a previous decision in which the streetscape ordinance covered only the main corridors and stated an interpretation that the

streetscape ordinance applies only to parcels that border Freemansburg Avenue. Mr. Grandinetti stated that the Planning Commission cannot provide zoning relief. Ms. Smith explained the role of the zoning officer and reiterated that Planning Commission cannot provide zoning relief. Attorney Santanasto noted a resolution by the Board of Commissioners for the same property. Solicitor Giovannini noted that there was an approved resolution; however, the project was void and has no bearing. Mr. Kevin Hovarth, an engineer from Keystone Consulting Engineering, stated that the same site plan was submitted in 2024 and that the proposed use and office space are the same. He stated that, at the time, Ms. Smith conducted the original review. Ms. Smith reiterated that Planning Commission cannot discuss zoning issues. Mr. Jeremy Olen, applicant and owner of Christmas City Dentistry, stated that he is looking to relocate and expand. Mr. Olen stated that the existing site parking, reported as 39 spaces, and the loss of 12 spaces due to required sidewalks/streetscapes will cause a hardship. Mr. Grandinetti stated that rear parking could be an option. Mr. Olen stated that it's possible in the future, but as of now it is not feasible due to time restraints, land development requirements, and drainage. Dave Wong stated that the applicant could do streetscape enhancements in the front, swap impervious coverage areas, and obtain limited variances to create space to expand on the south side of the building and provide a safe crossing for patients, staff, and residents. Mr. Daley questioned parking spaces, future second-floor business, and building access, stating that he did not feel it would be convenient with the number of parking spaces. Mr. Olen stated that small modifications are needed, but that the building is accessible. Mr. Grandinetti noted that Mr. Walker had concerns with the parking layout. Attorney Santanasto asked for a recommendation of approval despite needed zoning relief. Solicitor Giovannini explained that zoning issues need to be addressed before any recommendation could be given by the Planning Commission.

Barry Roth – 4323 Chetwin Terrace: Mr. Roth stated that a road improvement is needed due to traffic. Mr. Roth stated that a girl died and streetscape enhancements will help make it safer for residents. Mr. Roth stated that he participated both previous comprehensive plans and both plans state that the main drags and sides had to be done. Mr. Grandinetti asked if Freemansburg Avenue is a State or Township Road. Ms. Smith noted that Freemansburg Avenue is a state road and Township was hopeful of a signal installation project to begin soon.

Mr. Daley made a motion to recommend approval. After discussion, Mr. Daley withdrew the motion.

Mr. Wong made a motion to table until zoning is resolved. The motion was seconded by Mr. Gallagher and carried unanimously.

HEALTHCARE VILLAGE OVERLAY SIGN REGULATIONS – ZONING ORDINANCE AMENDMENT

Ms. Smith noted that formal review process has started and that staff and solicitor continue to work with St. Luke's representatives and their team to update sign regulations applicable to the Healthcare Village Overlay District. As currently adopted, the Anderson Campus follows sign regulations called 'Design Guidelines', which are adopted separately from the Zoning Ordinance. The regulations are difficult, cumbersome and perpetually outdated for both parties staff and St. Luke's. This proposed amendment will move streamlined, simplified, and functional sign regulations for the hospital campus into the Zoning Ordinance. Ms. Smith said St. Luke's is interested in pursuing updated regulations in conjunction with working on the third tower. Mr. Daley made an observation in regards to alley width of 12 ft for one-way traffic and 16 ft for two-way traffic. Mr. Wong asked for confirmation of St. Luke's installing the Bethlehem Township welcome sign and signage on the trestle bridge for the walking path. Ms. Smith confirm that Bethlehem Township welcome sign will be done and that the trestle sign determination is a work in

progress. Solicitor Giovannini announced that a public hearing on adopting this amendment by the Board of Commissioners is scheduled for June 15, 2026.

Ms. Thomas made a motion to recommend approval of the amendment. The motion was seconded by Mr. Wong and carried unanimously.

2840 SANTEE ROAD – DEFERRAL & WAIVER REQUEST

Ms. Smith said the applicant proposes to demolish the existing single-family residential home, subdivide the property into two lots, and allow for the future construction of a twin single-family attached dwelling at 2840 Santee Road. Chris Moyer, Valley Land Surveying, requested a deferral from the installation of sidewalks, curbing and cartway widening, and provided an exhibit. Mr. Moyer explained how improvements will cause stormwater issues. Mr. Grandinetti asked if there was a way to accommodate the problem. Ron Gawlik stated that needed to be looked at with their design team and that tapers could be installed. Mr. Moyer stated that to accommodate the permanent curb the new utility pole and existing hydrant would have to be relocated. Mr. Grandinetti asked if the property remained a single-family residence would it be an issue. Mr. Gawlik stated no, if not being subdivided. Mr. Grandinetti asked about slope issues and Mr. Gawlik stated that zoning officer raised as it relates to average slope across the lot. Mr. Grandinetti emphasized his concern about granting deferrals and homes being sold, leaving the new owner with the responsibility to take care of improvements. Ms. Thomas raised a concern about student safety in neighborhood. Mr. Grandinetti asked if widening, curb and sidewalk must go together. Mr. Gawlik stated it could be any combination of them. Mr. Daley stated that curb and sidewalks should be everywhere in the Township for the safety of its residents. Mr. Wong asked who is responsible for the cost of hydrant and utility pole relocation, and future improvements. Ms. Smith stated future improvements would be split between owners. Mr. Grandinetti asked how many deferrals were being requested. Mr. Gawlik advised 3 deferrals and 1 waiver, with no objection to the waiver request for plan requirements. Mr. Moyer explained the waiver request further. Mr. Gawlik indicated the Township is working on an application for an improvement safety project north of the property requested by the Police Department, but that there's no decision to do the project.

Mr. Wong made a motion to table 2840 Santee Road – Subdivision Plan. The motion was seconded by Mr. Gallagher and carried unanimously.

Mr. Wong made a motion to recommend the requested waiver, with a separate sheet of all features at 200 feet and existing curving, widening, and sidewalks along Santee Road. The motion was seconded by Ms. Thomas and carried unanimously.

Mr. Gallagher made a motion to deny deferral requests for cart way widening, concrete curb, and concrete sidewalk. The motion was seconded by Ms. Thomas and carried unanimously.

COMMUNITY DEVELOPMENT DEPARMENT MEMO

TABLED & ADMINISTRATIVE REVIEW

- **AUTUMN ESTATES – SUBDIVISION PLAN**
- **BETHLEHEM TOWNSHIP SELF STORAGE EXPANSION #2**
- **CONVENIENCE STORE (4850 Freemansburg Avenue) SKETCH PLAN**
- **FARMERSVILLE ESTATES – CONDITIONAL USE PERMIT
(ADMINISTRATIVE REVIEW)**

- FARMERSVILLE ESTATES – SUBDIVISION PLAN (ADMINISTRATIVE REVIEW)
- ICE CREAM RESTAURANT (3301 EASTON AVENUE) – SITE PLAN (TABLED)
- JEFFERSON STREET LOT LINE ADJUSTMENT -SUBDIVISION PLAN
- NAZARETH PIKE SELF STORAGE – LAND DEVELOPMENT PLAN (ADMIN REVIEW)
- RIVER HILL ESTATES (KAY RIVER HILL, LLC) – STREET TREE WAIVER REQUEST (TABLED)

ADJOURNMENT

Mr. Wong made a motion to adjourn the meeting at 8:03 p.m. The motion was seconded by Ms. Thomas and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday June 22, 2026 – Regular Public Meeting.

Respectfully submitted,

Erika Soto
Office Manager/Community Development

Samantha Smith
Community Development Director