

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
APRIL 28, 2025**

CALL TO ORDER

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

Members Absent: Harold Levy and Peter Chase

Mr. Walker said originally there were two applications on tonight's agenda. The applicant of the Primrose School – Land Development Plan asked to be removed from the agenda as they were not ready.

APPROVAL OF MINUTES

Mr. Walker said the minutes of the February 24, 2025 and March 24, 2025 meetings were not available.

COURTESY OF THE FLOOR

Barry Roth, 4323 Chetwin Terrace

Mr. Roth said the silt trap at the construction site of the medical office building on Easton Avenue is wearing out since it's been sitting there for almost two years. Ms. Smith said the new developer was contacted about that by NCCD.

CORRESPONDENCE

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of April 28, 2025 and asked that if there was anything new. Ms. Smith said an extension request was received for the Primrose School – Land Development Plan.

NEW BUSINESS

• **FREEDOM HIGH SCHOOL ATHLETIC BUILDING SITE PLAN**

Ms. Smith said the applicant proposes a 600-square-foot athletic storage building and press box 3149 Chester Avenue at Freedom High School. The property is within Bethlehem Township's Institutional Overlay Zoning District and is served by public water and sewer.

Terry DeGroot, Terraform Engineering, LLC, said this was a very simple project located next to the turf field. He said he received the township engineer's review letter and discussed it with Mr. Gawlik. There were no comments from the township lighting consultant or the Fire Marshal. He also received the Zoning Officer's Memo and review letter from the township's landscape architect. Mr. Walker asked Mr. Gawlik if there were any concerns. Mr. Gawlik said the items in the review letter were minor and were discussed with Mr. DeGroot. He said he had no objection to a recommendation of approval of the site plan.

Mr. Walker noted for the public's edification that the location of the building is at the field between East Hills Middle School and Freedom High School. He said it was a small storage building with a second-floor press box.

Mr. Daley made a motion to recommend approval of the Freedom High School Athletic Building – Site Plan to the Board of Commissioners based on the following review letters:

- Township Engineer's review letter dated April 23, 2025
- Zoning Officer's review letter, dated April 22, 2025
- Thomas Comitta Associates' review letter dated April 23, 2025

The motion was seconded by Ms. Thomas and carried unanimously.

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

DISCUSSION

Mr. Daley asked if there are plans to form a committee to start working on the new master plan. Ms. Smith said a comprehensive plan is budgeted this year to get the plan adopted in 2027. Mr. Daley asked if an advertisement will be placed seeking volunteers. Ms. Smith said most likely. Mr. Wright asked who would be running the committee and commented that the process at the last update was not very effective. Ms. Smith said they haven't decided quite yet. Ms. Smith reassured Mr. Wright that this will be the fourth comprehensive plan she's done in her career. Mr. Walker said the last committee was headed by Nathan Jones, former Township Planning Director, who was from Boston and Tom Comitta who lives closer to Philadelphia and had different perspectives. Ms. Smith said the township is almost built out. Realistic determinations need to be made about where we are now and where we are going. Mr. Daley said he would like to see a report of what the status of the township is currently, how it got there from the last master plan.

TABLED ADMINISTRATIVE REVIEW

- **4167 GREEN POND ROAD BOUNDARY LINE ADJUSTMENT (NO SUBMISSION MADE)**
- **BETHLEHEM TOWNSHIP SELF STORAGE EXPANSION #2 LAND DEVELOPMENT PLAN (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 – (CONSIDERATION TABLED) – 05-25-25 DEADLINE**

ADJOURNMENT

Mr. Daley made a motion to adjourn the meeting at 7:12 p.m. The motion was seconded by Mr. Wong and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Tuesday, May 27, 2025 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Samantha Smith
Community Development Director