



Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners
Melissa Shafer, Township Manager
From: Nathan D. Jones, AICP, BCO Director of Planning and Economic Development
Date: July 13th, 2016
Re: Planning, Zoning and Construction Departmental Report

Departmental Activities:

-The Bethlehem Township Comprehensive Plan Advisory Committee will be convening on July 15th for a meeting to review the first rough draft of the plan document. Committee members will likely provide comment and feedback on the Plan as presented and provide input on needed additions or amendments.

The next meeting is scheduled for September 1st beginning at 6:30 PM at the Township Municipal Building. This session shall be continued review of the draft.

Recent Submissions:

-Please note- the Planning Commission shall meet on July 25 at 7PM.

No submissions have been made to the Planning Commission for the month of July, 2016. Notice will be given if the meeting is cancelled for the month.

The Annunciation Greek Orthodox Church of Easton, PA has made a submission to the Planning Commission for review at the August, 2016 meeting for the proposed site at Bethman Road and Church Road.

Major Project Updates:

-Master site planned Madison Farms remains active & under construction with work underway on commercial building fit outs and apartments. Phase Two residential work is expected to commence in the near future following passage of the recent phasing plan. The other recent approval of the West Village MOB and restaurant modification has begun construction.

-Traditions of America at Green Pond remains tabled in Administrative Review with the Planning Commission due to technical/ engineering comments. Staff expect a possible request for action/ submission to the Planning Commission for the upcoming August, 2016 meeting.

-Birchwood Commons site work and apartment construction is underway. The Board of Commissioners granted permission for indemnification and other agreements to be signed for building permits to be issued prior to plan recording, as such the Department has released building permits for four of the apartment buildings, to date. The applicant continues to work with PENNDOT to address traffic concerns in order to gain an HOP for the project. Improvements at the intersection of Freemansburg Avenue and 12th Street (proposed extension) are the focal point of these discussions while construction continues ahead.

Additionally, the applicant is currently reviewing stormwater and site run off matters at the direction of the Township and County Conservation District. The applicant has been notified that all stormwater and run off matters must be immediately addressed or the Township will take immediate remedial action on the matter.

-William Penn Commons is attempting to make project progress with involved parties working to address traffic issues for the site. Site work to address two sinkholes was necessary over the winter. The Township awaits word for any newer project developments that would lead to construction. It was recently determined that the approved plan remains protected under the Governor's Permit Extension Act until July, 2017.

-St. Luke's Hospital Anderson Campus has finalized all site work for their internal roadway system and the previously approved medical office building or "MOB". Permits have been issued and construction has begun on the MOB.

-Mill Creek Corporate Center has submitted a Phase One Preliminary Plan of the proposed professional campus just north of the PennDOT Park and Ride. The Planning Commission reviewed a brief presentation on the project recently and provided feedback to the applicants. Further design review for matters involving the Township Overlay Districts, stormwater management and traffic management are necessary for the plans to progress. This site design has been taken into account with the overall William Penn Highway Corridor Traffic Study currently underway via the Township Engineer and PennDOT.

-The Chrin- V7 Site appears to be of interest once again since initial sketch plan submission two years ago. It appears the applicants wish to submit another sketch plan in the near future for the site with modifications from the original proposal that address township and public comment. The Department awaits this submission to the Planning Commission. This site has also been taken into account with the Township Engineer for the overall William Penn Highway Corridor Traffic Study currently under review with PennDOT.

-8030 William Penn Highway/ Gerber Collision is preparing to begin site construction on Meyer Lane of a new facility. Building permits are under review and the applicant has been urged to complete all public improvements prior to the start of the Farmersville Elementary school year.

-Old Dominion Freight remains under construction on Brodhead Road. Brodhead Road needed temporary closure for utility construction for the site several weeks ago. It is expected one more road closure will be necessary in the coming weeks to accommodate construction of the site. The applicants will be required to give the Township one week's notice prior to any new road closure so that proper public notification and preparations can be made.

-Meyer Lane Apartments is nearly ready to begin construction at the site on Falmer Drive and Meyer Lane. This project was approved some time ago and is now ready to begin construction. Similar to 8030 William Penn Highway, the applicants have been notified of the importance of completing public improvements in the roadway prior to the start of school at Farmersville Elementary. The project will consist of two apartment buildings and associated amenities.

-Bethlehem Area Vocational Technical School "Skills Hill" subdivision is currently underway with construction of site work as allowed under state law and via an indemnification agreement with the Township. While site work is under way, several complaints have been made regarding site run off and stormwater that are being addressed by the Township and the Northampton County Conservation District.

For updates on any other plan submissions, project status or information; please do not hesitate to contact me with questions or concerns.

Respectfully submitted,



Nathan D. Jones, AICP, BCO
Director of Planning and Economic Development
Bethlehem Township, PA