



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: March 9th, 2017
Re: Planning, Zoning and Construction Departmental Report

Departmental Activities:

-The Planning, Construction and Zoning Department has seen an incredibly busy year so far in 2017 with strong interest in residential home improvements including pools, new roofs and sheds. Additionally, the land development and site plan project pipeline remains strong with several potential applicants expected to submit to the Township in the spring for new projects.

Additionally, the Department is finalizing the coordination of the Comprehensive Plan adoption process with the partnership of the Comprehensive Plan Advisory Committee and the Lehigh Valley Planning Commission. Final drafts have been submitted following meetings with Mr. Comitta to fine tune the document and the adoption hearing remains on schedule for April 17th, as originally continued.

Recent Submissions:

-Please note: the Planning Commission shall meet on March 27th at 7PM.

-Brodhead Road Distribution Center: Brodhead Holdings, LP has submitted a Preliminary/Final Plan Application and a Conditional Use Application for a 500,000 +/- square foot distribution/ trucking facility on a 37.6 acre lot on Brodhead Road. The proposal is in administrative review with the Planning Commission for technical matters and is seeking zoning relief for the projects lots at this time. If approved, improvements for the project would include the reconstruction of Brodhead Road along the entire frontage of the lot to the railroad tracks as part of site improvements.

-Nancy Run Estates Phases 7-10: This proposal has been in administrative review with the Planning Commission for some time working to address stormwater management at the site, the phases represent the finalization of all Nancy Run Estates building between William Penn Highway and Carter Road.

-Angelic Sisters of St. Paul: Although denied without prejudice from the Board over a year ago owing to the fact that the project was in Administrative Review for over two years, the applicants have resubmitted with an intent to bring the project to completion at this time. Township Staff have simply continued review on the existing proposal due to the fact that nothing has changed with the project.

Major Project Updates:

-Traditions of America at Green Pond: The proposal is now in the Tentative Plan Hearing process following a recommendation for approval from the Planning Commission. An independent Hearing Officer has been appointed by the Board of commissioners following the recommendation from the Township Solicitor.

-PPL Laydown Yard: PPL has informed the Township that the project proposal is currently “on hold” until further notice. Township Staff will be ready to restart discussions and review should PPL decide to move forward once again.

-Birchwood Commons is currently under construction and working to obtain the project’s HOP. Work is also currently underway to finalize the existing ROW for Freemansburg Avenue.

-Master site planned **Madison Farms** remains active & under construction with work underway on commercial building fit outs and apartments. Phase Two residential work has commenced. The other recent approval of the West Village MOB and restaurant modification is under construction.

-William Penn Commons has seen little site planning or management activity since it was determined that the approved plan remains protected under the Governor’s Permit Extension Act until July, 2017.

-St. Luke’s Hospital Anderson Campus is under construction for the Medical Office Building “MOB” on the site and is commencing streetscape enhancement construction, as weather permits.

-The Annunciation Hellenic Church is approved and has plans under review for finalization and eventual recording. The project is also obtaining its third party agency approvals at this time.

-**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 several months ago and provided feedback to the applicants and tabled the Plan. 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 Lehigh Valley Planning Commission recently released a review letter with comprehensive review and comments for the master planned site.

-**8030 William Penn Highway/ Gerber Collision** is finalizing construction at the new facility location. Inquiries are being made about the adaptive reuse of the existing structure in a future phase.

-**Meyer Lane Apartments** is under construction work at the project location on Falmer Drive and Meyer Lane. This project was approved some time ago and was protected under the Governor's Permit Extension Act and has now commenced with construction. The project will consist of two apartment buildings and associated amenities. A modification is currently before the Board to add amenities to the site.

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

Respectfully submitted,

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Director of Planning and Economic Development
Bethlehem Township, PA