



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: June 16th, 2016
Re: Planning, Zoning and Construction Departmental Report

Departmental Activities:

-The Bethlehem Township Comprehensive Plan Advisory Committee convened for a meeting on June 2nd, 2016 to discuss next steps in the Comprehensive Plan update. In June, the major focus of the discussion centered on the required housing plan as part of the update and how the Township could demonstrate meeting demand in years to come in accordance with state law and the regional plan. Additionally, the group spent a portion of the meeting discussing recreation and open space opportunities including where and how to incorporate these into the document.

The next meeting is scheduled for July 14th beginning at 6:30 PM at the Township Municipal Building. This session shall focus on review of documents to date and continuation of discussions from the month prior.

Recent Submissions:

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

Goddard School Annex- The Goddard School on Falmer Drive has resubmitted a Preliminary/Final Plan for an addition to the building. The addition was just over the threshold to require a site plan review. To date, the only major concerns for the project have been focused on stormwater management.

Center Point Properties, Brodhead Road- A freight facility at 2527 Brodhead Road is considering an expansion of the building and parking areas. A sketch will be reviewed at the Planning Commission meeting for comment and feedback.

Mill Creek Corporate Center Campus, Phase 1- The Mill Creek Corporate Center, which came to the Township with a sketch plan over a year ago has submitted a Preliminary Plan for Phase 1 of the corporate center campus. The applicants asked to be tabled at the prior Planning Commission meeting due to technical comments and concerns. A multitude of topics are included in the planning and review of this proposal include William Penn Highway traffic, stormwater management, architectural and streetscape review and over all phasing. The applicants have expressed an interest in giving a brief presentation on soliciting feedback from the Planning Commission.

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 will lead to anticipated construction within the next several months once final plan processing and formalities are completed.

-Traditions of America at Green Pond remains tabled with the Planning Commission due to technical/ engineering comments and review. While the project remains tabled, the Planning Commission moved to table the project to administrative review in order for engineers to review and address technical issues from the proposal moving forward such as traffic and stormwater management.

-Birchwood Commons site work and 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 released building permits for two of the apartment buildings in December, 2015. 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.

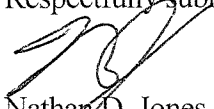
-William Penn Commons is attempting to make project progress with involved parties working to address traffic issues for the site. Site work to address two sinkholes was necessary over the winter. The Township awaits word for any newer project developments that would lead to construction.

-St. Luke's Hospital Anderson Campus has finalized a majority of site work for their internal roadway system and the previously approved medical office building or "MOB" with the expectation that construction will commence shortly as plans are being recorded.

-A previously approved cell phone tower that is leasing space on township land at Hope Road is currently under construction. This project was approved some time ago and is now coming to fruition.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'N. Jones', written over the text 'Respectfully submitted,'.

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