



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: December 13th, 2016
Re: Planning, Zoning and Construction Departmental Report

Departmental Activities:

-The Planning, Construction and Zoning Department is closing out 2016 as the busiest year on record since prior to the 2008 Recession. The Department is on track for the issuance of over 1,100 permits for 2016. Additionally, the same can be said for the number of Land Development and Site Plan project in process with the Township. Further, there are no less than 10 possible projects in the pipeline that have shown interest for 2017.

Major departmental achievements of 2016 include the institution of the abandoned and foreclosed property ordinance and registry, the comprehensive fee schedule assessment and modification, departmental partnership in the ongoing stormwater management planning in the Township, the award of grant funds for trailheads improvements along the D&L Trail on the Lehigh River and of course, the on-going Comprehensive Plan Update process.

Recent Submissions:

-Please note: the Planning Commission shall meet on December 20th at 7PM.

-**Nancy Run Estates Phases 7-10** remains tabled under Administrative Review with the Planning Commission while addressing stormwater matters and will be heard by the Planning Commission.

-**Hope Road Commercial Development (Chrin V7)** has submitted a new and modified sketch plan for redevelopment of the site and William Penn Highway and Route 33.

-Birchwood Commons: A modification of plan has been submitted to the Planning Commission to address requirements necessary at the 12th Street Extension and on Freemansburg Avenue for the project to gain its Highway Occupancy Permit (HOP). Additionally, the modification of plan includes changes to stormwater management of the project in order to alleviate runoff concerns from the project and the general area of the watershed, with the intent of improving conditions for residents and properties downstream. This proposal is currently before the Board of Commissioners for consideration.

-The Annunciation Greek Orthodox Church: The church proposed on Church Road has been recommended for conditional approval by Planning Commission and is before the Board of Commissioners for approval.

-Traditions of America at Green Pond: The proposal has been recommended for Tentative Plan Approval by the Planning Commission. The Board of Commissioners will need to schedule a Tentative Plan Hearing hearing in early 2017 for this PRD development.

-PPL Laydown Yard: PPL has informed the Township of the company's intent to construct a laydown yard facility on Farmersville Road south of Freemansburg Avenue. Communications and negotiations are ongoing for this PUC regulated project.

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 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.

-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.

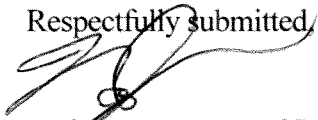
-8030 William Penn Highway/ Gerber Collision is finalizing construction at the new facility location. Inquiries are being made about the adaptive reuse of the existing structure in a future phase.

-Old Dominion Freight remains under construction on Brodhead Road.

-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.

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