



# Memo

4225 Easton Avenue  
Bethlehem, Pennsylvania 18020  
610.814.6441 (office)  
610.814.6445 (fax)  
[njones@bethlehentwp.com](mailto:njones@bethlehentwp.com)

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: January 10<sup>th</sup>, 2017  
Re: Planning, Zoning and Construction Departmental Report

---

## **Departmental Activities:**

-The Planning, Construction and Zoning Department is working to start the New Year in 2017 with a strong opening. Multiple projects remain under construction throughout the winter months so far, due to mild weather to date. Inspectors are in the field regularly within the past two weeks review work completed and accommodating the volume of winter construction work.

Additionally, the Department is coordinating for another Comprehensive Plan Advisory Committee Public Meeting to discuss the LVPC's most recent review letter and possible document amendments to address comments. Should the Board approve the Mr. Comitta's scope amendment, the next meeting shall be Monday, January 30<sup>th</sup> at 6:30 PM in the Municipal Building Large Meeting Room.

## **Recent Submissions:**

**-Please note: the Planning Commission shall meet on January 23rd 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 site in question is essentially the very large lot immediately on the left of Brodhead Road following the railroad tracks, from Route 191/Nazareth Pike. The site is zone Light Industrial and rests in both the Commercial Enhancement Overlay District and the Streetscape Enhancement Overlay District. At one time, this site was considered for a Walmart Super Center.

**-Medical Marijuana Ordinance:** Following the passage of state law allowing for and regulating medicinal marijuana in the Commonwealth of Pennsylvania, the Township Solicitor has recommended one of the first orders of business in 2017 to be the adoption of an appropriate zoning ordinance for the uses called out in the Act. The Planning Commission will review the proposed ordinance in January and the Department expects to bring the matter before the Board of Commissioners immediately thereafter.

### **Major Project Updates:**

**-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. Before the Board tonight is a proposal to advertise for the first hearing on February 22<sup>nd</sup>, 2017 at 6 PM at the Bethlehem Township Municipal Building.

**-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. The project requires an NPDES permit from the County Conservation District and will eventually need some form of PennDOT approval to access Farmersville Road.

**-Birchwood Commons** is currently appearing before the Board with a proposal to modify the approval plan to address PennDOT HOP requirements and on-site stormwater issues, as well as to petition for additional Certificates of Occupancy prior to completed 12<sup>th</sup> street roadway improvements, but following plan recordation.

-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.

**-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.

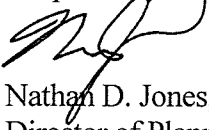
**-8030 William Penn Highway/ Gerber Collision** is finalizing construction at the new facility location. Inquiries are being made about the adaptive reuse of the existing structure in a future phase.

**-Old Dominion Freight** is finalizing 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