



# Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners  
Doug Bruce, Township Manager  
From: Anthony F. Tallarida, P.E., Planning Coordinator  
Date: June 14, 2018  
Re: June 18, 2018 Board of Commissioners Meeting Planning Report

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## Departmental Activities

- Continued Zoning Ordinance Modifications with Solicitor for uses such as Breweries, Micro Breweries, Brew Pubs, Food Trucks, and LED Signs

## Board of Commissioners New Business

- **2315 4<sup>th</sup> Street Boundary Line Adjustment** – The applicants (Joseph C. and Dawn A. Posh) have submitted a Boundary Line Adjustment Plan for 2 parcels located on 4<sup>th</sup> Street. The Boundary Line Adjustment will transfer approximately 0.6 acres from Lot 2 to Lot 1. The proposed lots meet the dimensional criteria for the MDR – Medium Density Residential District. The Planning Commission recommended Approval subject to the engineering comments being satisfactorily addressed. The Planning Commission also recommended deferral of the requirements found in Subdivision and Land Development Ordinance Sections §230-57.C(2), §230-67.a, §230-72, and §230-73.A.
- **3063 Ridon Court Boundary Line Adjustment** – The applicants (George and Janet Bickford) have submitted a Boundary Line Adjustment Plan for 2 parcels located on Ridon Court. The Boundary Line Adjustment will provide approximately 30 feet of frontage for “Lot 2” on Ridon Court. These lots are located in the MDR – Medium Density Residential Zoning District which requires a Minimum Lot Width of 80’ at the Front Yard Setback Line and a Minimum Dimension of 40’ at the Street Right-of-Way Line. Variances for these requirements were granted by the Bethlehem Township Zoning Hearing Board on December 8, 2017 under Appeal No. 10-2017. The Planning Commission also recommended deferral of the requirements found in Subdivision and

Land Development Ordinance Sections §230-57.C(2), §230-67.a, §230-72, and §230-73.A. The Planning Commission recommended Approval subject to the engineering comments being satisfactorily addressed.

- **Mill Creek Corporate Center** – The applicant PC Land Development, Inc., currently has their project in the Administrative Review process. They have granted the Township an extension to act on their plan from June 30, 2018 until September 28, 2018.

**Current Submissions for June 25, 2018 Planning Commission Meeting**

- **2112 12th Street Minor Subdivision Plan**
- **Keystone Street at Ritter Avenue Minor Subdivision (Resubmission)**
- **4217 Fritch Drive – New Commercial Building (Resubmission)**
- **Traditions of America at Green Pond PRGCC/PRD Final Plan (Resubmission)**