



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: September 12, 2018
Re: September 17, 2018 Board of Commissioners Meeting Planning Report

Departmental Activities

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

Board of Commissioners New Business

- **Birchwood Commons Revised Final Land Development Plan** - The applicant has submitted revised plans for their project which is currently under construction. The plan proposes a revision to the stormwater management facility on the southern end of their property. The applicant and their engineer have met with the Township and noted the difficulty in constructing the previously approved basin, and proposed this revision. The applicant, engineer, and Township have also met with the Northampton County Conservation District to discuss the proposal. The Planning Commission recommended engineering approval is when the comments are satisfactorily addressed. The Planning Commission also recommended the following waivers:
§218-28.B(4) – The emergency spillway shall be 2' below the berm elevation.
§218-28.C – The inside side slope of the basin shall be 4:1
§218-28.D – The minimum top width of detention basin berms shall be 10'
§218-28.E. – The basin bottom slope shall be 2% minimum

- **St. Luke's – Anderson Campus Heliport/Helipad & Hospital Tower 2 Preliminary/Final Land Development/Conditional Use Plans** – The Applicant has submitted Plans and supplementary materials for the proposed Heliport/Helipad, as well as revised Plans for Hospital Tower 2 Parking Lot, Driveway Access, Stormwater, Sewer Lift Station, and Landscaping. The Applicant needs to obtain Conditional Use Approval from the Board of Commissioners for the Heliport/Helipad, especially pertaining to Flight Takeoff and Landing Patterns. Reviews have been received from Arro, dated August 22, 2018, and from Thomas Comitta Associates, Inc., dated August 23, 2018. As a result of both Reviews, several minor Plan refinements are needed. The Planning Commission recommended engineering approval is when the comments are satisfactorily addressed.

Current Submissions for September 24, 2018 Planning Commission Meeting

- **4023 Oakland Road (Basile Senior Housing) Sketch Plan**
- **Panda Express Sketch Plan**