

**BETHLEHEM TOWNSHIP PLANNING COMMISSION  
REGULAR PUBLIC MEETING  
May 27, 2008**

**CALL TO ORDER**

Mrs. Snover called the meeting to order at 7:00 p.m. The following members were present: Stan Rugis, Harry Powell, Kenn Edinger, Grace Messinger, Hal Mellor, Jim Daley and Lee Snover. Also present were Howard Kutzler, Planning Director (arrived at 7:10 p.m.); Chris Bartleson, Assistant Planning Director; Kevin Chimics of The Pidcock Company - Township Engineer; and Lisa Pereira of Broughal & DeVito, Assistant Township Solicitor.

**APPROVAL OF MINUTES**

Mr. Daley made a motion to approve the minutes of the April 28, 2008 Planning Commission Meeting as presented. The motion was seconded by Mr. Rugis and carried unanimously.

**COURTESY OF THE FLOOR**

Mrs. Snover stated she would take general comments during "Courtesy of the Floor" on anything that does not deal with the agenda; however, anyone with specific, technical questions on an agenda item should wait until that agenda item is discussed to offer their comments or questions. There were no comments at this point in the meeting.

**CORRESPONDENCE**

Mrs. Snover noted the correspondence as listed on the Planning Commission agenda of May 27, 2008 and also noted that a May 20, 2008 Township Engineer review letter regarding 4006 Easton Avenue Preliminary Land Development and a May 23, 2008 Township Engineer review letter regarding Christian Spring Multi-Flex Preliminary/Final Land Development Plan and Conditional Use were distributed this evening.

**OLD BUSINESS**

**GARDEN STATE TILE (LVIP VI, LOT 13  
LAND DEVELOPMENT – REVISED FINAL PLAN**

Tom Shaughnessy of J.G. Petrucci and Kevin Markell of Barry Isett & Associates were present.

Mr. Shaughnessy stated he was in receipt of the draft resolution and had only one comment regarding the traffic impact fee of \$16,491.00. Mr. Chimics stated that the \$16,491.00 was based on the original project. The developer is requesting that the fee be adjusted and Mr. Chimics stated this issue will be solved by calculating the traffic of the current facility by the square footage and then calculating traffic for the 24,000 sq. ft. addition. Mrs. Snover suggested that the condition remain in the resolution and be worked out with the engineers before going to the Board of Commissioners. Mr. Shaughnessy agreed.

Mr. Mellor made a motion, seconded by Mr. Edinger to grant revised final plan approval subject to Planning Commission resolution 1230RF. The motion carried unanimously.

**MILL CREEK PLANNED RESIDENTIAL DEVELOPMENT –  
TENTATIVE PLAN**

Mr. Edinger made a motion, seconded by Mr. Rugis, to table this plan. The motion carried unanimously.

**4006 WILLIAM PENN HIGHWAY (EASTON AVENUE)**  
**LAND DEVELOPMENT - PRELIMINARY PLAN**

Mr. Edinger made a motion, seconded by Mr. Rugis to table the 4006 William Penn Highway Land Development Preliminary Plan. The motion carried unanimously.

**NEW BUSINESS**

There was no new business.

**ADMINISTRATIVE REVIEW**

**CHRISTIAN SPRING MULTI-FLEX LAND DEVELOPMENT –**  
**REVISED FINAL PLAN**

Steve Pany of Pany & Lentz Engineering, Attorney Holzinger and developer Robert Cahill were present.

Mr. Pany stated that revisions were made to the plan with curbing and sidewalk added along Christian Spring Road as required by the Planning Commission. Mr. Pany asked the Planning Commission to reconsider the requirement. Mr. Pany explained that when the curb and sidewalk were reviewed on the plan, he felt it was not a good idea because the Christian Spring Road will only be a 24' wide cartway and by putting curbing in, it will cause drivers to drive the centerline. Mr. Pany added that having curbing on a narrow street is not safe. Mr. Chimics stated that he would rather see a 32' wide cartway with curbing and sidewalk and agrees with Mr. Pany's safety concerns. Mr. Chimics stated PennDOT has standards for lane widths with curbing but could not provide the exact width at this time.

Mr. Rugis stated that the Township now has a chance to make the road safe. Mr. Edinger suggested pulling the deferral on the 32' cartway adding that the road would still be unsafe if it remains the same as it is today. Mr. Edinger stated that if the road is going to be unsafe at a width of 24', put in a 32' road with curbing and sidewalk. Mr. Pany responded that a 32' wide road cannot be done because there would be too many transitions. Mr. Kutzler noted that the Township wants to calm traffic in that area and does not want to create a wide road. Mr. Kutzler added he would like to see a 15 mph speed limit in that area and supports what the plan shows, a 24' wide road with curbing and sidewalk. Mr. Daley asked Mr. Pany if it was his expression of opinion that if the cartway were 24' wide with curbing on both sides, a safety hazard would be created. Mr. Pany responded that was his opinion. Mr. Daley asked Mr. Chimics to provide the PennDOT standards, adding that he agrees with Mr. Kutzler's recommendation.

Mr. Pany noted that stormwater would not get to the gutter quickly due to a 2% cross slope. Water will stay in the street and there may be the potential for icing in the winter. Attorney Holzinger stated that if the Planning Commission is dead set on curbing and sidewalk, the developer will not object if the plan can be moved along. Mr. Edinger responded that if the developer agrees with the curbing and sidewalk, he would be willing to move the plan along if the staff has no problem with that. The developer then commented that he does not understand the need for sidewalk because they will go nowhere.

Mr. Mellor made a motion to grant revised final plan approval subject to the Township Engineer's review letter of May 23, 2008. The motion was seconded by Mr. Edinger and carried unanimously.

**THE ESTATES AT MONOCACY CREEK MAJOR SUBDIVISION**  
**PRELIMINARY PLAN**

**CALVARY BAPTIST CHURCH LAND DEVELOPMENT –**  
**PRELIMINARY PLAN**

**3028 HOPE ROAD (YOUWAKIM) MINOR SUBDIVISION –  
MINOR SUBDIVISION PLAN**

**2045 WILLOW PARK ROAD (VILLANI FAMILY)  
COMMERCIAL USE – SITE PLAN**

**FREEMANSBURG SQUARE MAJOR SUBDIVISION –  
PRELIMINARY PLAN**

**OPUS LOT 3, PHASE 2 LAND DEVELOPMENT – FINAL PLAN**

**CONRAD (BRODHEAD ROAD) LAND DEVELOPMENT  
PRELIMINARY PLAN**

Mr. Edinger made a motion, seconded by Mr. Daley to table the remaining plans currently in administrative review. The motion carried unanimously.

**ADJOURNMENT**

Mr. Edinger made a motion, seconded by Mr. Rugis to adjourn the meeting at 8:40 p.m. The motion carried unanimously.

**NEXT PLANNING COMMISSION MEETING**

Monday, June 23, 2007 – Regular Public Meeting

Respectfully submitted,

Judy Todaro  
Recording Secretary

Howard Kutzler  
Director of Planning & Economic Development