

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
JANUARY 22, 2024**

CALL TO ORDER

Mr. Walker called the meeting to order at 7:00 p.m. The following members were present: Barry Roth, Les Walker, Jim Daley and Dave Wong. Also present were Anthony Giovannini, Township Solicitor, Chad DiFelice, Conflict Township Solicitor, Anthony Tallarida, Township Engineer, Amanda Jensen, Community Development Director and Laura Zapata, Recording Secretary.

Members absent: Harold Levy, Peter Chase and Anna Thomas.

REORGANIZATION OF THE PLANNING COMMISSION

Township Solicitor Anthony Giovannini asked for nominations for the office of Chairperson of the Planning Commission. Mr. Daley nominated Mr. Walker. The nomination was seconded by Mr. Roth. There being no other nominations, the nominations were closed. Mr. Walker was unanimously elected Chairperson by voice vote. Solicitor Giovannini then turned the meeting over to Mr. Walker, who called for nominations for Vice Chairperson of the Planning Commission. Mr. Wong nominated Mr. Daley and Mr. Roth seconded the nomination. There being no other nominations, the nominations were closed. Mr. Daley was unanimously elected Vice Chairperson by voice vote. Mr. Walker called for nominations for Secretary of the Planning Commission. Mr. Daley nominated Mr. Wong and Mr. Roth seconded the nomination. There being no other nominations, the nominations were closed. Mr. Wong was unanimously elected Secretary by voice vote.

APPROVAL OF MINUTES

Mr. Daley made a motion to approve the minutes of the October 23, 2023 regular public meeting. The motion was seconded by Mr. Roth and carried unanimously.

COURTESY OF THE FLOOR

There were no comments or concerns during Courtesy of the Floor.

CORRESPONDENCE

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of January 22, 2024 and asked that if there was anything new added after the packet was distributed. Ms. Jensen said correspondence came in on Friday, January 19th from CMT regarding Caliber Collision, Chase Bank and Fields at Farmersville.

OLD BUSINESS

- **CALIBER COLLISION**

Mark Formichelli, Dynamic Engineering Consultants, PC, said he was in receipt of all the review letters but the Zoning Officer's. Ms. Jensen said it was included in the packet but would send another. Mr. Walker said in reviewing the application, there are zoning issues that need relief. Ms. Jensen asked Mr. Formichelli to review the letter to resolve any issues or go before the Zoning Hearing Board for relief. Mr. Walker added that once the zoning is figured out, they can come before this board with the plan. No action was taken.

- **FIELDS AT FARMERSVILLE – PRELIMINARY PLAN**

David Wilson, Colliers Engineering and Design, provided a brief update on the revisions made to the plan which included a walking trail connecting to the municipal park and additional parking spaces on Hummingbird Lane. Tonight, he came before the board to discuss a waiver request for the interior slopes of stormwater basins. He said the Township’s Geotechnical Consultant had no engineering objection to the request.

Mr. Walker asked what was the reason for the request. Mr. Wilson replied it was necessary to make room for the walking path. Mr. Walker said this is a standard request. Mr. Tallarida added he had no engineering objection to the request. Ms. Jensen said this board recommended approval of a waiver from the road width requirement at a previous meeting. These two requests will go before the Board of Commissioners at the February 19, 2024 meeting.

Mr. Daley made a motion to recommend approval of the following waiver to the Board of Commissioners, conditioned upon the installation of fences around the basins:

SMO §218-28.C – Waiver from the requirement of the maximum detention basin slope being 4:1.

The motion was seconded by Mr. Wong and carried unanimously.

ADMINISTRATIVE REVIEW

- **FIELDS AT FARMERSVILLE PRD (NO SUBMISSION MADE)**
- **PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY /FINAL (NO SUBMISSION MADE)**

PLANNING DEPARTMENT REPORT

ADJOURNMENT

Mr. Daley made a motion to adjourn the meeting at 7:16 p.m. The motion was seconded by Mr. Roth and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, February 26, 2024 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Amanda L. Jensen, AICP
Community Development Director