



Memo

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To: Honorable Members of the Bethlehem Township Board of Commissioners
Doug Bruce, Township Manager
From: Amanda L. Raudenbush, AICP, CFM, Planning Director
Date: August 11, 2021
Re: August 16, 2021 Board of Commissioners Meeting Report

Departmental Activities

- Staff participated in discussions regarding Lehigh Valley Trade Center III with Lower Nazareth Township, LVPC, and PennDOT
- Staff participated in discussions with PennDOT regarding super-convenience stores
- Staff participated in Maintenance Inspection of Birchwood Commons

Pre-Application Meeting

There were two pre-application meetings this month.

Gold Tract (Roger Mumford Homes) - The site is situated in the RR (Rural Residential Zone) within both the City and Township. The two zones are not the same and have varied lot size standards. There are two old farmsteads in the central portion of the tract which have been anticipated to be preserved in all conceptual schemes prepared to date. The tracts only frontage is situated along Twp. Line Road providing vehicular access. The applicants provided a variety of development options, ranging from a conventional subdivision yielding 58 lots total (20 in the City of Bethlehem, and 38 within Bethlehem Township), to a cluster development layout yielding 64 lots total, and finally to a luxury apartment complex with 264 units. The developer was most interested in the apartment complex.

Concerns with this project include functional capabilities of the roadway and impacts to floodplain areas. Additionally, the proposed 264-unit luxury apartment complex is not currently permitted by zoning.

2300 Highland Avenue – The applicant is proposing to construct additional parking spaces. This would increase net impervious area by over 10,000 square feet, thereby introducing the stormwater management ordinance.

Concerns with this project include ensuring the required number of parking spaces for the use is maintained.

Board of Commissioners New Business

Medical Office Building (SW corner of William Penn Highway & Farmersville Road) – Sketch Plan – The applicant is proposing to construct a 2-story medical office building on the southwest corner of William Penn Highway and Farmersville Road. The proposed gross floor area is 45,500 square feet. The 5.279 acre site is zoned Planned Commercial with both the Commercial Enhancement and Streetscape Enhancement Overlay Districts.

The Bethlehem Township Planning Commission reviewed at the July 26 Planning Commission meeting. Their comments included consolidating ingress/egress points and opportunities to improve stormwater management. The opportunity for a wholistic improvement at that corner was also discussed with sketch plans submitted for the southwest and southeast corners of Farmersville Road and Easton Avenue. No action required at this time, as this is a sketch plan.

Thirty22 Easton Ave – Conditional Use – The applicant is proposing to construct a 220-unit garden apartment complex within the tract that was formerly the Bethlehem Drive-In. The project consists of eight three-to-four story buildings, a clubhouse, common open space, an internal road network, surface parking and detached garages, stormwater management facilities, and related on and off site improvements. The existing 14.5 acre parcel is located along the south side of Easton Avenue and is located within the Planned Commercial (PC) zoning district and both the Streetscape Enhancement (SEO) and Commercial Enhancement (CEO) overlay districts, in which garden apartments are permitted as a Conditional Use.

The Bethlehem Township Planning Commission reviewed and recommended approval with conditions.

Board of Commissioners Old Business

Harvest of Bethlehem – Conditional Use - Harvest of Northeast PA seeks to operate a medical marijuana dispensary of approximately 3,374 square feet in an existing building. The applicant would reuse the building at 3301 Easton Avenue. The 1.1-acre lot is zoned General Commercial with a Commercial Enhancement Overlay. This hearing is continued from the May 17, 2021 hearing.

Current Submissions for August 23, 2021 Planning Commission Meeting

-Air Products Rotoflow – Preliminary/Final Plan



TOWNSHIP OF BETHLEHEM

Board of Commissioners

MUNICIPAL OFFICES
4225 Easton Avenue
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Commissioners:
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John K. Gallagher
Michael Hudak
John J. Merhettin
Dale A. Sourbeck

Treasurer:
Rosalia Italiano-Cacciabene

Township Manager:
Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month July 2021	Month Last Year July 2020	Current Yr-To-Date 1/1/2021 - 7/31/2021	Last Yr-To-Date 1/1/2020 - 7/31/2020
Building				
Count	27	41	191	144
Electrical				
Count	3	5	38	32
Energy				
Count	0	0	2	0
Fire Protection				
Count	0	0	0	0
Grading				
Count	0	0	0	0
Mechanical				
Count	2	2	2	4
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	15	5	94	32
Plumbing				
Count	4	2	14	3
Re-Roof/Re-Cover				
Count	5	4	13	24
Residential				
Count	5	0	37	1
Zoning				
Count	31	36	183	162
Total Count	92	95	574	402



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Nov-2021 Permit Summary Report (Total Fees Paid)

	Current Month July 2021	Month Last Year July 2020	Current Yr-To-Date 1/1/2021 - 7/31/2021	Last Yr-To-Date 1/1/2020 - 7/31/2020
Alteration				
Count	0	4	9	13
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	0
Bonfire				
Count	0	0	0	1
Building				
Count	0	1	3	7
Demolition				
Count	1	0	5	0
Electrical				
Count	4	4	27	21
Fire Protection/Detection				
Count	1	3	13	15
Fire Works				
Count	0	1	1	2
High Rack Storage Installation				
Count	2	0	7	2
Mechanical				
Count	0	1	3	2
Plumbing				
Count	0	0	1	0
Public Swimming Pool				
Count	0	0	1	0
Re-Roof				
Count	0	0	2	1
Site Work Construction				
Count	1	0	3	2
Temporary Const. Trailer				
Count	0	0	0	0
Temporary Tent				
Count	0	0	6	2
Tenant Fit Out				
Count	0	2	5	3
Total Count	9	16	87	71



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Code Summary Report

	Current Month July 2021	Month Last Year July 2020	Current Yr-To-Date 1/1/2021 - 7/31/2021	Last Yr-To-Date 1/1/2020 - 7/31/2020
Bethlehem, PA 18020				
Count	10	9	48	39
Easton, PA 18045				
Count	0	11	5	23
Total Count	10	20	53	62