



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: June 15, 2022
Re: June 20, 2022 Board of Commissioners Meeting Report

Departmental Activities

- Aaron Stasiw has started as the Code Enforcement Officer
- Staff completed the Community Development section of the website update
- Staff attended a meeting to discuss the Medical Office Building proposal at the corner of Farmersville Road and Easton Avenue
- Staff completed the second inspection of 4011 Wilson Avenue
- Staff participated in a meeting to discuss subdivision issues at River Hill Estates
- Staff is actively updating administrative documents

Pre-Application Meeting

There were four pre-application meetings this month.

Gold Property (Township Line Road & Route 22

The applicant is proposing a high-density residential apartment and townhouse community on this 57.75-acre property, of which 34.55 acres is within Bethlehem Township. The property is located in the Rural Residential (RR) zone and has floodplains along the parcel lines. This proposal would require a change in zoning. Township representatives expressed concerns with increasing density in this location as well as vehicular and emergency access to the property.

3941 Freemansburg Avenue

The applicant is proposing a subdivision to create one new residential building lot that meets the Township definition, but not requirements, of a flag lot. This property is located in the Medium Density Residential (MDR) zone. Township representatives expressed concerns with access to Freemansburg Avenue.

Hecktown Road Business Park Lots 6 & 7

The applicant is proposing a plan revision to a previously approved subdivision and land development. Instead of the 108,100 square foot warehouse and the 67,700 square foot medical office building that were previously approved, the applicant is now proposing to merge Lots 6 & 7 to accommodate a 351,000 square foot warehouse. Township representatives expressed concerns regarding the floodplain in the property and impacts to neighboring residential properties.

4401 William Penn Highway

The applicant is proposing to convert the existing building to a bed and breakfast with guest suites, a restaurant, outdoor pool and patio as Phase 1 on their project. Phase 2 proposes a banquet facility, 11 guest suites, spa, outdoor dining terrace and 3 guest cottages. The property is zoned RR and has a Neighborhood Overlay. Township representatives expressed concerns with the types of uses proposed within the current zoning, amount of proposed parking and access to the property which will be addressed by PennDOT.

Board of Commissioners New Business

None

Board of Commissioners Old Business

Mowrer Delivery Vehicle Parking – Conditional Use – The applicant is proposing a delivery vehicle parking area, which is paved and curbed. The 5.74 acre site is located at the southwest corner of Mowrer Road and Brodhead Road. The issue in front of the Board of Commissioners currently is the Conditional Use. This will be a formal hearing.

Current Submissions for June 27, 2022 Planning Commission Meeting

- Mill Creek – Final Plan
- 5007 Freemansburg Avenue – Sketch Plan



TOWNSHIP OF BETHLEHEM

Board of Commissioners

DEPARTMENT OF COMMUNITY DEVELOPMENT

MUNICIPAL OFFICES
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Jan Beatty
John K. Gallagher
John J. Merhotein
Dale A. Sourbeck

Treasurer:

Rosalia Italiano-Cacciabeve

Township Manager:

Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month May 2022	Month Last Year May 2021	Current Yr-To-Date 1/1/2022 - 5/31/2022	Last Yr-To-Date 1/1/2021 - 5/31/2021
Building				
Count	21	35	77	143
Electrical				
Count	1	6	19	32
Energy				
Count	0	1	1	2
Fire Protection				
Count	0	0	0	0
Grading				
Count	0	0	0	0
Mechanical				
Count	0	0	1	0
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	4	26	46	65
Plumbing				
Count	1	4	6	5
Re-Roof/Re-Cover				
Count	0	1	0	6
Residential				
Count	0	8	18	20
Zoning				
Count	39	42	93	120
Total Count	66	123	261	393



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Board of Commissioners

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Treasurer:
Rosalia Italiano-Cacciabeve

Township Manager:
Doug Bruce

Non-Fees Permit Summary Report (Total Fees Paid)

	Current Month May 2022	Month Last Year May 2021	Current Yr-To-Date 1/1/2022 - 5/31/2022	Last Yr-To-Date 1/1/2021 - 5/31/2021
Accessibility				
Count	0	0	0	0
Alteration				
Count	2	3	5	7
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	1
Bonfire				
Count	1	0	1	0
Building				
Count	0	1	4	3
Cell Tower-Communications				
Count	0	0	0	0
Demolition				
Count	0	0	0	4
Electrical				
Count	1	7	22	16
Fire Protection/Detection				
Count	4	1	22	9
Fire Works				
Count	0	0	0	0
High Rack Storage Installation				
Count	0	2	0	4
Mechanical				
Count	0	2	2	3
Plumbing				
Count	1	0	2	1
Public Swimming Pool				
Count	0	0	0	1
Re-Roof				
Count	0	0	1	2
Site Work Construction				
Count	0	0	5	1
Temporary Const. Trailer				
Count	0	0	0	0
Temporary Tent				

Count	2	1	4	3
Tenant Fit Out				
Count	4	0	8	3
Zoning Permit				
Count	2	0	2	0
Total Count	17	17	79	58

2017-2018