



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: October 13, 2021
Re: October 18, 2021 Board of Commissioners Meeting Report

Departmental Activities

- Staff participated in meetings for Mill Creek Preliminary Plan
- Staff participated in discussions with NCCD and Palmer Township regarding Maple Shade Estates Corrective Action Plan
- Staff participated in a follow up inspection at River Hill Estates

Pre-Application Meeting

There was one pre-application meeting this month.

3608 Nazareth Pike (former Leiser's property) – The applicant proposes a convenience store with associated gas pumps on the corner of Route 191 and Oakland Road. The Township Staff and Planning Commissioners, present at the meeting, discussed the access and layout. This is the second time reviewing this plan. Discussion surrounding stormwater discharge and expressed a desire to minimize access points to Route 191. There are some zoning issues as well.

Board of Commissioners New Business

None

Board of Commissioners Old Business

Zoning Definition Text Amendments

The Township Zoning Officer has recommended a number of changes in the definitions section of the Zoning Ordinance. Some of these definitions were also identified by previous Zoning Officers.

Reasons for updates include modernizing language and clarifying purpose. No substantive changes are being proposed, rather current language is being sharpened.

The Zoning Officer worked with the Planning Director, Thomas Comitta and Associates and the Township Solicitor to draft the amendments that are presented. In response to Commissioner's comments on October 4, the definitions for "family" and "dwelling unit" were revised.

Current Submissions for October 25, 2021 Planning Commission Meeting

- Mill Creek Business Center – Preliminary Plan (Resubmission made)
- Thirty22 Easton Ave – Preliminary/Final Plan (Resubmission made)



TOWNSHIP OF BETHLEHEM

Board of Commissioners

MUNICIPAL OFFICES
4225 Easton Avenue
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Phone: 610-814-6430
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Commissioners:
Mallara Davis
John K. Gallagher
Michael Furdak
John J. Metzger
Dale A. Sourbeck

Treasurer:
Rosalia Italiano-Cacciabene

Township Manager:
Doug Bruce

Res. Permit Summary Report (Total Fees Paid)

	Current Month September 2021	Month Last Year September 2020	Current Yr-To-Date 1/1/2021 - 9/30/2021	Last Yr-To-Date 1/1/2020 - 9/30/2020
Building				
Count	12	24	222	186
Electrical				
Count	3	5	43	56
Energy				
Count	1	0	4	0
Fire Protection				
Count	0	0	0	1
Grading				
Count	0	0	0	0
Mechanical				
Count	1	0	3	5
NHSFD (Building, Electrical, Plumbing, Mechanical, Grading, Energy, Fire Protection, Zoning)				
Count	20	9	125	46
Plumbing				
Count	5	0	20	5
Re-Roof/Re-Cover				
Count	0	4	14	34
Residential				
Count	2	1	40	2
Zoning				
Count	25	26	235	215
Total Count	69	69	706	550



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Treasurer:
Rosalia Italiano-Cacciabene

Township Manager:
Doug Bruce

Permit Summary Report (Total Fees Paid)

Current Month Month Last Year Current Yr-To-Date Last Yr-To-Date
September 2021 September 2020 1/1/2021 - 9/30/2021 1/1/2020 - 9/30/2020

Alteration				
Count	1	0	12	14
Bethlehem Twp. Project				
Count	0	0	0	0
Blasting				
Count	0	0	1	0
Bonfire				
Count	0	0	0	1
Building				
Count	0	1	4	9
Demolition				
Count	0	0	6	0
Electrical				
Count	4	4	35	31
Fire Protection/Detection				
Count	2	1	18	18
Fire Works				
Count	0	0	1	2
High Rack Storage Installation				
Count	0	0	7	2
Mechanical				
Count	0	0	6	3
Plumbing				
Count	2	0	4	0
Public Swimming Pool				
Count	0	0	1	0
Re-Roof				
Count	0	0	3	1
Site Work Construction				
Count	0	0	3	2
Temporary Const. Trailer				
Count	0	0	2	0
Temporary Tent				
Count	1	0	12	3
Tenant Fit Out				
Count	0	1	7	6
Total Count	10	7	122	92

Nov-1-2021