

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS**  
**REGULAR PUBLIC MEETING**  
**JUNE 2, 2025**

**MEMBERS PRESENT**     John J. Merhottein, President  
                              John K. Gallagher, Vice President  
                              Matthew C. Deckman, Commissioner  
                              Michael D. Hudak, Commissioner  
                              DeAnn L. Lawrence, Commissioner

**OTHERS PRESENT**     James L. Broughal, Township Solicitor  
                              Doug Bruce, Township Manager  
                              Samantha Smith, Community Development Director  
                              Ronald J. Gawlik, Township Engineer

**CALL TO ORDER**        Mr. Merhottein called the meeting to order at 7:00 p.m. and led those assembled in the Pledge of Allegiance.

**COURTESY OF THE FLOOR**

**BARRY ROTH**  
**4323 CHETWIN TERR.**

Mr. Roth expressed the following concerns:

- His neighbor has 16 oil cans on his property and two of them are leaking.
- The repairs and inspection for truck 7 on the bill agenda should have been done in-house.
- The new vehicle for the community center doesn't have the township seal on it. He said there is an ordinance that requires all township vehicles to have the seal on it.
- He asked the cost was of putting lights on the police vehicles. He said there are ten light bars in the public works garage and believes they should be rewired and reused.

**CHRIS GRUSZKA**  
**2308 6<sup>TH</sup> STREET**

Mr. Gruszka asked if something could be done to slow down traffic on 6<sup>th</sup> Street and Klein Street such as installing a stop sign. Mr. Gawlik will look into it. Mr. Gruszka said he filed several complaints about overgrown bamboo from his neighbor's property. Ms. Smith said she would check the status of those complaints. Mr. Deckman said the bamboo was 20-feet high. Mr. Hudak said the ordinance mentions encroaching on a neighbor's property.

**ROY ROTH**  
**4323 CHETWIN TERR.**

Mr. Roth expressed the following concerns:

- The oil cans on his neighbor's property means there were 17 oil changes which creates a problem. Ms. Smith said a notice of violation was sent out today.
- 4319 Chetwin Terrace is a rental property and asked if anything can be done to regulate rental properties. Mr. Merhottein said he could call the police and file a complaint. Ms. Smith asked Mr. Roth to file a complaint. The township must

have clear evidence that they went against the ordinance. Ms. Smith added that complaints are handled in the order in which they are received.

- Would like a sign-up booth at the community center to screen for veterans so that they can be invited to events such as the township's Veterans Day ceremony. Mr. Hudak said there is already a person that handles all that and would be happy to share his contact information with him after the meeting.

#### **APPROVAL OF MINUTES**

Approval of the minutes of the May 19, 2025 regular public meeting will be on the next meeting agenda.

#### **CONDITIONAL USE HEARING**

##### **CHRIN V-7 CONDITIONAL USE HEARING – CHRIN V-7 ASSOCIATES SEEKING A CONDITIONAL USE FOR A 268-UNIT GARDEN APARTMENT COMPLEX AT 5218 WILLIAM PENN HIGHWAY**

Solicitor Broughal said this conditional use hearing is for the property located at 5218 William Penn Highway. The board has 45 days to render a decision, with or without conditions and will be on a future agenda. No action was taken.

#### **SUBDIVISIONS & LAND DEVELOPMENT**

#### **MOTION**

##### **A MOTION APPROVING IMPROVEMENTS SECURITY RELEASE CERTIFICATION NO. 9, IN THE AMOUNT OF \$438,513.26, FOR NANY RUN ESTATES PHASES 7-10**

Mr. Merhottein said this was a standard security release.

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote approving Improvements Security Release Certification No. 9, in the amount of \$438,513.26, for Nany Run Estates Phases 7-10.

#### **MOTIONS OF THE BOARD OF COMMISSIONERS**

#### **MOTION**

##### **A MOTION AFFIRMING THE TOWNSHIP WILL REIMBURSE NANCY RUN FIRE COMPANY FOR PENDING PURCHASES OF \$218,446.66 IN FIREFIGHTER RADIOS**

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote affirming the township will reimburse Nancy Run Fire Company for pending purchases of \$218,446.66 in firefighter radios.

#### **PURCHASE ORDERS**

**PO 20251140 – SNOWSCAPES TREE REMOVAL – PW – \$2,700.00**  
**PO 20251152 – LIFE FITNESS – BTCC – \$3,511.96**  
**PO 20251158 – NEARMAP – PPIS – \$9,326.04**  
**PO 20251163 – ENVIREP – PPIS – \$4,175.00**  
**PO 20251186 – WINTER ENGINE-GENERATOR SERVICE – PPIS – \$3,497.82**

#### **DAVE BUCHERER 4220 NICHOLAS ST.**

Mr. Bucherer asked why the township was outsourcing the tree removals. Mr. Bruce said although the township has a bucket truck, there are no employees trained for aerial tree work.

**ADJOURNMENT**

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote to approve purchase orders as presented.

There being no further business, Mr. Merhottein adjourned the meeting at 8:29 p.m.

Respectfully submitted,

Laura G. Zapata  
Recording Secretary