

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
TUESDAY, SEPTEMBER 8, 2026**

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, Jr., Township Solicitor Edward D. Hozza, Jr., 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.
EXECUTIVE SESSION ANNOUNCEMENT	Solicitor Broughal announced the Board of Commissioners met on September 8, 2026 at 6:30 pm to approximately 7:00 pm to discuss personnel matters pursuant to Section 708a of the Pennsylvania Sunshine Act.
COURTESY OF THE FLOOR	
PAUL PULEO 4003 VICTORS WAY	Mr. Puleo reported that two sinkholes were remediated. He also mentioned that Mr. Hozza came to meet with him and the residents regarding work that has yet to be accomplished by the developer. Mr. Deckman asked if there was leverage that can be used to get the developer to finish the projects quicker. Ms. Smith said the bonding company has the ability to increase the security. Mr. Deckman asked Ms. Smith to keep the board updated. Mr. Hudak asked Ms. Smith to get him the security balance.
JOE HEALY, TOA- HANOVER TWP.	Mr. Healy said that one-tenth of a mile of Township Line Road is in disrepair and belongs to Bethlehem Township. He asked if it could be repaired. Mr. Merhottein said the board will address it.
JASON DEBLANCO 2244 RAYA WAY EASTON, PA 18045	Mr. DeBlanco said parking in his neighborhood is difficult. He said bike are non-existent asked if the lanes could be removed to open roads for more parking. Mr. Merhottein said the concept for the development included biking and walking. Mr. Hudak added that it was intentionally designed that way.
GUS DEARMAS 4383 BAYARD ST.	Mr. Dearmas said a new cable company was digging holes in the right-of-way near his property and was concerned about how the work was being done and mentioned a ruling currently in federal court. Solicitor Broughal said the Federal Communications Commission permits and regulates the installation of wireline and cable infrastructure in public rights-of-way through federal guidelines.
BARRY ROTH 4323 CHETWIN TERR.	Mr. Roth asked for a status on work proposed at the intersection of Route 191 and Highfield Drive. Mr. Gawlik said he is working with public works and police on a plan. A traffic control plan with PennDOT is currently under review.
RICH KNAUSS DANBERRY DR. EASTON, PA 18045	Mr. Knauss thanked the board for paving Danberry Drive and Kingsview.

**APPROVAL OF
MINUTES**

Upon motion (Gallagher-Deckman), the Board of Commissioners voted by voice vote to approve the August 17, 2026 regular public meeting minutes as amended. The motion carried 4-0. Mr. Merhottein abstained.

**SUBDIVISIONS &
LAND
DEVELOPMENT**

MOTION

**A MOTION TO APPROVE PAYMENT-IN-LIEU OF INSTALLATION OF
REQUIRED PAVING ON CHURCH ROAD WITHIN 30 DAYS**

Ms. Smith said staff is working with Traditions of America to ensure they don't double the work efforts. Mr. Gallagher asked if the township would be short-changed. Ms. Smith said no.

Upon motion (Hudak-Lawrence) the Board of Commissioners voted unanimously by voice vote to approve payment-in-lieu of installation of required paving on Church Road within 30 days.

MOTION

**A MOTION APPROVING IMPROVEMENTS SECURITY RELEASE #1 IN
THE AMOUNT OF \$21,455.50 FOR 4444 WILLIAM PENN HIGHWAY**

Upon motion (Lawrence-Gallagher), the Board of Commissioners voted unanimously by voice vote approving Improvements Security Release #1 in the amount of \$21,455.50 for 4444 William Penn Highway.

MOTION

**A MOTION APPROVING IMPROVEMENTS SECURITY RELEASE #4 IN
THE AMOUNT OF \$49,102.40 FOR 1932 FARMERSVILLE ROAD
SUBDIVISION**

Upon motion (Deckman-Hudak), the Board of Commissioners voted unanimously by voice vote approving Improvements Security Release #4 in the amount of \$49,102.40 for 1932 Farmersville Road Subdivision.

MOTION

**A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO
COMPLY WITH THE CONDITIONS OF APPROVAL, PURSUANT TO
RESOLUTION R080-22, TO JULY 31, 2027 FOR THE MOWRER ROAD
LAND DEVELOPMENT PLAN**

Ms. Smith said this is the 5th such request for this project – the 4th request failed to due to lack of motion at the Board's August 17th meeting. It would appear that recent updates to the Township Ordinances since submission of the plan would if anything, only result in minor modifications for compliance. Mr. Gallagher asked what the minor changes were. Solicitor Broughal said the Municipal Planning Code allows developers a five-year period to secure final plan approval for their projects. This timeframe begins from the date of preliminary plan approval, ensuring that developers have adequate time to complete necessary steps for project realization. Mr. Deckman asked what date marks five years. Ms. Smith said September 2027 will be five years.

**BARRY ROTH
4323 CHETWIN TERR.**

Mr. Roth said it's just a parking lot and believes the developer should not be dragging their feet.

Upon motion (Hudak-Merhottein), the Board of Commissioners voted by voice vote to extend the developer's obligation to comply with the conditions of approval, pursuant to Resolution R080-22, to July 31, 2027 for the Mowrer Road Land

Development Plan. The motion carried 3 to 2. Ms. Lawrence and Mr. Deckman opposed.

RESOLUTIONS OF THE BOARD OF COMMISSIONERS

RESOLUTION R065-26 A RESOLUTION APPOINTING A MEMBER TO THE BETHLEHEM TOWNSHIP PLANNING COMMISSION

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote to table R065-26 appointing a member to the Bethlehem Township Planning Commission.

RESOLUTION R066-26 A RESOLUTION AUTHORIZING APPLICATIONS TO THE LOCAL SHARE ACCOUNT (NORTHAMPTON/LEHIGH COUNTIES AND MONROE COUNTY) GRANT PROGRAMS OF THE COMMONWEALTH FINANCING AUTHORITY

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R066-26 authorizing applications to the Local Share Account (Northampton/Lehigh Counties and Monroe County) Grant Programs of the Commonwealth Financing Authority.

MOTIONS OF THE BOARD OF COMMISSIONERS

MOTION A MOTION AUTHORIZING THE ADVERTISEMENT OF THE 2026-28 MADISON FARMS SNOW PLOWING/REMOVAL CONTRACT

Upon motion (Gallagher-Lawrence), the Board of Commissioners voted unanimously by voice vote authorizing the advertisement of the 2026-28 Madison Farms snow plowing/removal contract.

PURCHASE ORDERS PO 20261714 – Michael F. Ronca & Sons, Inc. – PPIS – \$81,407.49 PO 20261718 – Hendershot Door Systems – PPIS – \$3,576.00 PO 20261761 – Eastern Time, Inc. – BTCC – \$2,300.00 PO 20261789 – Fascella Construction Corp. – PW – \$17,372.66 PO 20261790 – Recon Construction Services Inc. – PW – \$344,147.40 PO 20261797 – Air Data UAV, Inc. – PPIS – \$2,000.00

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

ADJOURNMENT There being no further business, Mr. Merhottein adjourned the meeting at 7:49 p.m.

Respectfully submitted,

Laura G. Zapata
Recording Secretary