

**BETHLEHEM TOWNSHIP BOARD OF COMMISSIONERS
REGULAR PUBLIC MEETING
AUGUST 17, 2026**

MEMBERS PRESENT	John Gallagher, Vice President Matthew Deckman, Commissioner Michael Hudak, Commissioner DeAnn Lawrence, Commissioner
MEMBERS ABSENT	John Merhottein, Commissioner
OTHERS PRESENT	James L. Broughal, Township Solicitor Edward D. Hozza, Jr., Township Manager Samantha Smith, Community Development Director Ronald J. Gawlik, Township Engineer
CALL TO ORDER	Mr. Gallagher called the meeting to order at 7:02 p.m. and led those assembled in the Pledge of Allegiance.
OATH OF OFFICE	Chief Gottschall thanked everyone for coming out to support the newly appointed police supervisors. Mr. Gallagher administered the oath of office to Sergeant Jarod Knouss and Corporal Adam Ebner.
ADDITION OF AGENDA ITEM	MOTION TO ADD AN AGENDA ITEM PURSUANT TO 65 PA.C.S.A. § 712.1(E)(1) Upon motion (Lawrence-Deckman), the Board of Commissioners voted unanimously by voice vote to add Resolution R064-26 to the agenda, Pursuant to 65 PA.C.S.A. § 712.1(E)(1). Mr. Merhottein was absent.
EXECUTIVE SESSION ANNOUNCEMENT	Solicitor Broughal announced the Board of Commissioners met on August 17, 2026 at 6:30 pm to approximately 7:00 pm to discuss potential litigation pursuant to Section 708a of the Pennsylvania Sunshine Act.
COURTESY OF THE FLOOR	
LES WALKER 4109 BIRCH DRIVE	Mr. Walker expressed his view that Dave Chismar would be a good choice to be named to the Planning Commission.
CHADWICK YODER 3116 CHESTER AVE.	Mr. Yoder asked if the Township Police Department utilizes Flock cameras. Mr. Hozza indicated that the Police Department does not. Commissioner Deckman added that there are county owned cameras in the township.
DAVID BUCHERER 4220 NICHOLAS ST.	Mr. Bucherer asked if the Township has an Employee Disciplinary Handbook. Mr. Hozza replied yes. Mr. Bucherer asked if the Township has gains and loss reports. Mr. Hozza replied yes.
BARRY ROTH 4323 CHETWIN TERRACE	Mr. Roth noted the following suggestions to the board: • Half-staff rotation during snow emergencies in the next Public Works Contract.

- Prior to COVID-19, Executive Sessions were held in the administration conference room and requested they be moved back.
- Recommended that the Comprehensive Plan firm from Pittsburgh do more in person meetings and not everything on ZOOM. He said he sat through enough Comprehensive Plans and Planning Directors. Mr. Roth doesn't want Bethlehem Township to turn into another MacArthur Road. He would like the Township to still have some rural character. Ms. Smith indicated that the Next Comprehensive Plan Meeting is October 7, 2026, in-person only.

**PAUL PULEO
4003 VICTORS WAY**

Mr. Puleo indicated that the tactic of the owners of Traditions of America is to Delay, Deny & Ignore. Since July 6th, 2026 there have been seven days of zero communications from TOA. He said the HOA snow removal bids are higher because the street top coat has not been completed. Residents cannot add patios because of the impervious coverage. Hanover Engineering identified 160 sidewalks and 145 aprons. A letter was sent from TOA to the HOA to stop using salt ice melt. Mr. Puleo asked if TOA has a contractor in place to pave the streets.

**APPROVAL OF
MINUTES**

Upon motion (Hudak-Deckman), the Board of Commissioners voted unanimously by voice vote to approve the August 3, 2026, regular public meeting minutes as presented. Mr. Merhottein was absent.

**SUBDIVISIONS &
LAND
DEVELOPMENT**

MOTION

A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLETE IMPROVEMENTS, PURSUANT TO THE LAND DEVELOPMENT AGREEMENT, TO NOVEMBER 30, 2026 FOR THE ST. LUKE'S MEDICAL OFFICE BUILDING (MOB) (FARMERSVILLE ROAD / EASTON AVENUE)

Mr. Gallagher asked if November 30th was a realistic date. Ms. Smith said she believed so. Mr. Hudak said he had heard that they plan to move to the new facility by the end of October.

**GLENN KRIER
KENRICK DR.**

Mr. Krier commented that they should not be allowed to move without a Certificate of Occupancy.

**SHADWICK YODER
CHESTER AVE.**

Mr. Yoder said St. Luke's advertised the October opening. He asked if they could be fined for that. Ms. Smith said St. Luke's and the developer have a separate agreement and not an uncommon practice. She added that this is the first extension requested by this developer.

Upon motion (Hudak-Lawrence), the Board of Commissioners voted unanimously by voice vote to extend the developer's obligation to complete improvements, pursuant to the land development agreement, to November 30, 2026 for the St. Luke's Medical Office Building (MOB) (Farmersville Road / Easton Avenue).

MOTION

A MOTION TO EXTEND THE DEVELOPER'S OBLIGATION TO COMPLY WITH THE CONDITIONS OF APPROVAL, PURSUANT TO

RESOLUTION R080-22, TO SEPTEMBER 19, 2027 FOR THE MOWER ROAD LAND DEVELOPMENT PLAN. (TABLED)

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to untable this motion. Mr. Merhottein was absent.

Glenn Davis, JG Petrucci said they have not yet been given the green light by Amazon who just renewed their five-year lease. Mr. Gallagher asked if the ordinance changes will affect the parking lot. Mr. Gawlik said there may be some minor modifications.

**DAVID BUCHERER
4220 NICHOLAS ST.**

Mr. Bucherer asked if the extensions could be granted with conditions. Solicitor Broughal said that would depend on the conditions.

Upon motion (Hudak-Lawrence), 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 September 19, 2027 for the Mower Road Land Development Plan. The motion carried 2-2 and failed. Mr. Hudak and Ms. Lawrence were in favor. Mr. Gallagher and Mr. Deckman opposed. Mr. Merhottein was absent.

**RESOLUTIONS OF
THE BOARD OF
COMMISSIONERS**

RESOLUTION R062-26 A RESOLUTION AUTHORIZING THE ATTENDANCE OF PROPERTY MAINTENANCE CODE OFFICIAL EMANUEL MACHADO AT THE PENNBOC ANNUAL CONFERENCE IN HARRISBURG, PENNSYLVANIA ON SEPTEMBER 23-25, 2026

**DAVID BUCHERER
4220 NICHOLAS ST.**

Mr. Bucherer asked if this was a budgeted item. Ms. Smith said it was as they budget for trainings every year. Mr. Bucherer believes the position doesn't require this training. Solicitor Broughal said the board approved this during the budget. Mr. Deckman supported this training. Mr. Bucherer continued to argue and insisted that these trainings are not required. Ms. Smith informed Mr. Bucherer that she will not allow her staff to be insulted. Mr. Bucherer asked why township vehicles aren't used to take them to the trainings. Mr. Gallagher said the vehicles are used by other staff and added that these conferences are valuable.

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R062-26 authorizing the attendance of Property Maintenance Code Official Emanuel Machado at the PennBOC Annual Conference in Harrisburg, Pennsylvania on September 23-25, 2026. Mr. Merhottein was absent.

RESOLUTION R063-26 A RESOLUTION AUTHORIZING THE ATTENDANCE OF RESIDENTIAL BUILDING CODE OFFICIAL RANDY GILLESPIE AT THE COMMONWEALTH BUILDING OFFICIALS REGIONAL CODE CONFERENCE IN FARMINGTON, PENNSYLVANIA ON SEPTEMBER 16-18, 2026

Upon motion (Deckman-Lawrence), the Board of Commissioners voted unanimously by voice vote to approve Resolution R063-26 authorizing the

**RESOLUTION R064-26 A RESOLUTION AUTHORIZING AN APPLICATION TO THE
NORTHAMPTON COUNTY PUBLIC SAFETY GRANT PROGRAM**

MOTIONS OF THE BOARD OF COMMISSIONERS

A MOTION APPROVING A SCHOOL RESOURCE OFFICER AGREEMENT BETWEEN BETHLEHEM TOWNSHIP AND BETHLEHEM AREA VOCATIONAL-TECHNICAL SCHOOL

BILL AGENDA OF AUGUST 12, 2026

PURCHASE ORDERS

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

TREASURER'S REPORT OF JULY 31, 2026

Upon motion (Gallagher-Hudak), the Board of Commissioners voted unanimously by voice vote to approve the treasurer's report of July 31, 2026, subject to audit. Mr. Merhottein was absent.

ZONING HEARING BOARD SPECIAL MEETING OF AUGUST 19, 2026

The following appeal is a continuance on the August 19th agenda:

**APPEAL 15-2026 – 2027 UNIV BETHLEHEM LLC / 4850
FREEMANSBURG AVENUE (HARVEY'S CORNER)**

08-17-2026

**ZONING HEARING
BOARD MEETING OF
AUGUST 26, 2026**

**[CONTINUED] APPEAL 14-2026 – AMBRIDGE AND SONS, LLC / 1741
3RD STREET**

Appeal of Notice of Violation regarding installation of a driveway expansion without a permit, installation of gravel driveway without a permit, gravel driveway constructed does not meet zoning standards, driveway expansion constructed is not to Bethlehem Township Construction Documents standards, and failure to obtain a HOP for driveway expansion. The board authorized the Township Solicitor to attend in opposition at the last meeting.

**APPEAL 16-2026 – FRANK KLOVACH III / JEFFERSON STREET
PARCEL #'S N7NW3 14 12 0205, N7NW3 14 13 0205 & N7NW3 14 14A
0205**

Applicant seeks a dimensional variance to allow a minimum lot area of 9,900 square feet for a single-family detached dwelling with public water and sewer service. The applicant is looking to consolidate the three vacant lots into two residential lots.

**APPEAL 17-2026 – NICHOLAS J. BOZAKIS / 3113 ROOSEVELT
STREET**

Applicant is seeking a dimensional variance from the required front yard setback of a principal structure. Applicant constructed a new single-family detached dwelling at the subject location. The second floor of the new home extends one foot into the required front yard setback and therefore the applicant is seeking a variance of one foot.

MONTHLY REPORTS

All monthly reports were accepted.

ADJOURNMENT

There being no further business, Mr. Gallagher adjourned the meeting at 8:16 p.m. Mr. Merhottein was absent.

Respectfully submitted,

Laura G. Zapata
Recording Secretary