

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
SEPTEMBER 23, 2024**

CALL TO ORDER

Mr. Walker called the meeting to order at 7:00 p.m. The following members were present: Peter Chase, Barry Roth, Les Walker, James Daley, Anna Thomas and Dave Wong. Also present were Anthony Giovannini, Township Solicitor, Samantha Smith, Community Development Director and Laura Zapata, Recording Secretary.

Members Absent: Harold Levy

Mr. Walker announced that the Fields at Farmersville – Preliminary Plan was pulled from tonight’s agenda at the applicant’s request.

APPROVAL OF MINUTES

Mr. Wong made a motion to approve the minutes of the July 22, 2024 meeting as presented. The motion was seconded by Mr. Roth and carried unanimously.

COURTESY OF THE FLOOR

Glenn Krier, 3942 Kenrick Drive

Mr. Krier asked about if the developers of the Farmersville Estates plan propose to improve Farmersville Road. Ms. Smith said Jaendl will be responsible for improvements. Mr. Walker said the middle portion of the road will be improved but not the Green Pond connection.

CORRESPONDENCE

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of September 23, 2024 and asked that if there was anything new. Ms. Smith said there was nothing new.

NEW BUSINESS

- **ZONING ORDINANCE TEXT AMENDMENT**

The changes are proposed to resolve inconsistencies in term formatting, resolve conflicts within the ordinance itself, as well as potential conflicts with the Municipalities Planning Code (MPC) and other agencies. Additional remove unnecessary review process, modernize details in regulations and simplify standards.

Mr. Walker said an application for the fence permit was submitted. The homeowner then had to go before the Zoning Hearing Board for a variance because the fence had to be wood or wood like. This text amendment includes modernization of materials. Mr. Daley said he read the draft and noted that it mentions nothing about fences around a pool. Ms. Smith said it is covered by the building code. Mr. Wong said the revisions are reasonable and the red-lined version was very helpful.

Mr. Daley made a motion to recommend approval of the Zoning Ordinance Text Amendment draft to the Board of Commissioners. The motion was seconded by Mr. Chase and carried unanimously.

- **NORTHAMPTON COMMUNITY COLLEGE REZONING REQUEST**

Northampton Community College requests the rezoning of the “agricultural” property at the southeastern corner of the Northampton Community College campus, known as the East 40 Property. The request is made to align with the zoning of the remainder of the campus.

Representatives from Northampton Community College were not present at the meeting. Ms. Smith gave an overview of the request. She added that the Board of Commissioners asked the Planning Commission to review the request and provide them with a recommendation. Ms. Smith said the applicant would like to use the property for agricultural education which is not a permitted use. Mr. Roth said he would like the applicant to be present. Mr. Daley agreed. Solicitor Giovannini said recommendations from the Planning Commission would not stop the Board of Commissioners from action on the zoning request. Mr. Walker asked if there are any kind of plans other than small agricultural and said the process needs to slow down. Mr. Roth said the applicant should appear to ensure the Township doesn't end up with more dormitories or educational buildings that back up to the residents on Anthony and Rexford Drives. Mr. Wong asked if this was a conditional use. Solicitor Giovannini said it was not a conditional use, it is a rezoning which can be rezoned in the future. Ms. Smith said they have owned their property for decades and want the zoning to be consistent. She said rezoning makes more sense.

Paul Wegrzynowicz, 4147 Walter Road

Mr. Wegrzynowicz asked the members to look at that area of the campus. He said it is a mess and hopes the applicant will clean it up.

Mr. Daley made a motion to the recommend the Board of Commissioners take no action until more detailed input from Northampton Community College is given into what the plans are. The motion was seconded by Mr. Roth and carried unanimously.

COMMUNITY DEVELOPMENT DEPARMENT MEMO

ADMINISTRATIVE REVIEW

- **4167 GREEN POND ROAD BOUNDARY LINE ADJUSTMENT (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE PRD (NO SUBMISSION MADE)**
- **PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY/FINAL (NO SUBMISSION MADE)**
- **BTMA ACT 537 SEWAGE FACILITIES PLAN UPDATE**

ADJOURNMENT

Mr. Walker made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Mr. Daley and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, October 28, 2024 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Samantha Smith
Community Development Director