

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
AUGUST 24, 2026**

CALL TO ORDER

Les Walker called the meeting to order at 7:00 p.m. The following members were present: Steve Gallagher, Les Walker, James Daley, Anna Thomas, and Dave Wong. Also present, Township Engineer, Erinn Bet, Anthony Giovannini, Solicitor, Erika Soto, Office Manager, and Samantha Smith, Community Development Director.

Members Absent: Mark Grandinetti

APPROVAL OF MINUTES

The July 27, 2026 meeting minutes were not readily available.

ANNOUNCEMENTS

The Country Meadows Expansion Site Plan project was tabled, and Chase Bank was moved to be the first item discussed on the agenda.

COURTESY OF THE FLOOR

Glen Krier - 3942 Kenrick Drive: Mr. Krier asked about construction activity and a Boyle sign posted at Blue Restaurant and Ms. Smith stated that it's due to minor construction being done to replace the storage building.

CORRESPONDENCE

No correspondence to discuss.

OLD BUSINESS

Chase Bank-Waiver Request - Administrative review

The applicant proposes to install a trash enclosure at the recently constructed site. The applicant requests a waiver to follow the administrative review process for a record plan change. Mr. Steve Walsh of Dynamic Engineering states that the only proposed change is to add a trash enclosure within the existing parking lot, with no changes to site coverage, operations, parking circulation or other previously approved requirements. Mr. Walker reiterated the applicant's request.

Mr. Wong made a motion to approve the waiver request. The motion was seconded by Mr. Daley and carried unanimously.

NEW BUSINESS

Notre Dame High School Master Plan - Sketch Plan

The applicant proposes a master plan for anticipated build-out of the existing high school campus. Chris Brown from Brown Design presented a 10-year long-range sketch plan to receive preliminary feedback and recommendations. Conceptual improvements include a new stadium, parking expansion, stormwater improvements, pedestrian circulation upgrades, enhanced campus entrances, future building expansion and possible improvements along Farmersville Road. Mr. Brown addressed comments received from Township's consultants regarding setbacks, existing nonconformity, parking calculations, landscape design, lighting, concession-stand access, pickleball-court access and coordination with Church Road reconstruction. Mr. Brown further explains that the plan would add approximately 227 parking spaces bringing the proposed total to slightly more than 400. A worst-case analysis suggested roughly 508 spaces could theoretically be needed if every athletic facility operated at full capacity simultaneously, and noted that such events would not overlap in real-world practice.

Mr. Walker recommended studying a dedicated left-turn lane, improved driveway geometry, better connections to Church Road and possible circulation changes near future building additions. Mr. Walker, Mr. Daly, Ms. Thomas and Mr. Wong expressed concern about the possibility of an overhead pedestrian connection between campus buildings and emphasized fire, emergency, lighting, drainage and stormwater considerations. Mr. Brown stated that with the proposed building expansion parking or parking and a driveway underneath could both be possible. Alternatively, two (2) parking pockets could be terminated, and that, due to height restrictions, the podium building concept could be terminated as well. Mr. Daly asked for the number of additional parking spaces. Mr. Brown stated that the number of parking spaces increased by 227. Mr. Brown stated he understood recommendations and that all were just ideas that did not cost much on paper.

Barry Roth - 4323 Chetwin Terrace: Mr. Roth asked about the status and future plan of Church Road intersection with William Penn Highway. Ms. Smith stated that it's an offsite improvement and not a requirement for the applicant. Mr. Walker asked about Meyer Lane extension, and Ms. Smith explained the plan for that, as well as that with the Church Road reconstruction project the intersection was left as-is to prevent essentially spending money to keep it how it is. Mr. Roth got upset and stated that everyone needed to be on top of the issue, as Church Road, Farmersville Road, William Penn Highway and Meyer Lane intersections already experience congestion and may not safely accommodate additional traffic. Mr. Walker and Mr. Wong reiterated it was a PennDOT issue. Mr. Daley stated that he knew PennDOT was addressing road issues and it simply comes down to a funding issue.

OLD BUSINESS

Autumn Estates Waiver Request

The applicant proposed a subdivision along Township Line Road spanning Bethlehem Township and Bethlehem City, for which three (3) waivers are being requested. Mr. Andy Bohl from Hanover Engineering is requesting recommendations on the three (3) waiver requests only – no review of the subdivision plan is included with this agenda item. He stated that the waivers center on the subdivision and land development ordinance (SALDO). Waiver one (1) pertains to having the project reviewed as a preliminary final subdivision rather than as separately. He stated that the Township engineer's review letters contained no objections to the waiver. He stated that waiver number three (3) pertains to the slope basin being zero (0) or flat instead of the 2% slope required

by the Township. He further stated that no objections were raised in the geo-technical engineer's review letter. The second waiver pertains to the length of the cul-de-sac and associated density allowed. He stated that, after reviewing the ordinance, they are proposing a 20-foot emergency-access lane, automatic fire sprinklers, public water and sewer, and additional fire-safety measures. Mr. Gallagher asked about the hydrants being on a dead-end line, and who will be responsible for maintenance of the emergency access road. Mr. Bohl responded that the hydrants will be coming off Township Line and looping around into itself, and the HOA will be responsible for maintenance. Mr. Gallagher stated that fire sprinkler requirements and the existing SALDO predate the 2018 Fire Code. Mr. Bohl stated that other subdivisions with similar circumstances were approved in 2008. Ms. Bet stated that each development is unique and that many predate the ordinance.

Attorney Steven Goudsouzian stated that this was a unique case based on whether this constituted a cul-de-sac. He further stated the township's definition of a cul-de-sac and stated that he does not believe it qualifies as a cul-de-sac due to the loop, but that the developer did not want to litigate the issue and would rather work with the township. Mr. Giovannini stated waivers were requested for a cul-de-sac and the Commission is not to consider an interpretation request. Mr. Walker and Mr. Gallagher asked about emergency access width, sprinkler systems and snow removal. Mr. Walker asked about whether there would be a concept plan for traditional development design. Ms. Smith responded that a layout is not required to be provided and explained conditional use requirements, reiterating that the applicant must show proof that they will comply with conditional use standards. Mr. Bohl stated that they would look into recommendations.

Dennis Brennan - 3834 Trent Court: Mr. Brennan stated that the project has been going on since 2007 and if the project is not viable, it should stay as farmland. He further asked to review comments and waivers requested.

Mr. Walker made a motion to recommend approval of waivers number one (1) and three (3) and, based on Township engineering, recommend denial of waiver number two (2). The motion was seconded by Steve Gallagher and carried unanimously.

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

Ms. Smith states the Comprehensive Plan community survey has had a good response.

Mr. Wong asks about dirt stockpile on the Miller tract and a potential weed and dirt problem. Ms. Smith states that the Northampton County Conservation District requires it to be stabilized, and dirt is the only thing being put in within the orange construction fence.

Ms. Smith states St. Luke's wall issue has not been resolved, St. Luke's 3rd Tower to open soon, the welcome to Bethlehem sign will happen with the construction of Freemansburg Avenue, and Caliber Collision has stated construction.

TABLED & ADMINISTRATIVE REVIEW

- **AUTUMN ESTATES - SUBDIVISION PLAN (No submission made)**
- **CONVENIENCE STORE (4850 FREEMANSBURG AVE) - SKETCH PLAN (No submission made)**

- **FARMERSVILLE ESTATES - CONDITIONAL USE PERMIT (Administrative Review)**
- **FARMERSVILLE ESTATES - PRELIMINARY SUBDIVISION PLAN (Administrative Review)**
- **NAZARETH PIKE SELF STORAGE - LAND DEVELOPMENT PLAN (Administrative Review)**
- **FIELDS AT FARMERSVILLE - FINAL SUBDIVISION PLAN (No submission made)**
- **ICE CREAM RESTAURANT (3301 EASTON AVENUE) - SITE PLAN (No submission made)**
- **RIVER HILL ESTATES WAIVER REQUEST - STREET TREE PLANTING (No submission made)**

ADJOURNMENT

Mr. Wong made a motion to adjourn the meeting at 8:18 p.m. The motion was carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, September 28, 2026 – Regular Public Meeting.

Respectfully submitted,

Erika Soto
Office Manager/Community Development

Samantha Smith
Community Development Director