

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
APRIL 27, 2026**

CALL TO ORDER

Mr. Walker called the meeting to order at 7:00 p.m. The following members were present: Mark Grandinetti, Les Walker, James Daley, Anna Thomas and Dave Wong. Also present were Erinn Bet, Township Engineer, Anthony Giovannini, Township Solicitor, Samantha Smith, Community Development Director, Aaron Stasiw, Zoning Officer, Erika Soto, Office Manager and Laura Zapata, Recording Secretary.

Members absent: Steve Gallagher

APPROVAL OF MINUTES

The February 23, 2026 meeting minutes were not readily available.

Mr. Daley made a motion to approve the minutes of the March 23, 2026 regular public meeting as presented. The motion was seconded by Mr. Wong and carried unanimously.

COURTESY OF THE FLOOR

Barry Roth – 4323 Chetwin Terrace: Mr. Roth said he was dismayed to learn that the developers of the medical office building on Easton Avenue and Farmersville Road were more concerned about a surveyor losing their job than rebuilding the retaining wall. He erroneously stated that a stop work order was issued, stated that the Board of Commissioners was confused, and complained about installation of a picket fence. Mr. Walker asked what action the Board of Commissioners took on this matter. Mr. Roth said the board tabled it, referring to a settlement agreement proposal. Ms. Smith said the developer was not told to stop work after the error. The developer was advised if work continued it would be at their own risk. She said the control point the surveyor used was wrong. The Zoning Hearing Board did not grant relief after the fact.

Glenn Krier – 3942 Kenrick Drive: Mr. Krier asked how long the wall was. The developer was not prepared with an answer. Mr. Krier asked if moving the trees was part of the settlement agreement. Ms. Smith said that part of the plan was redesigned as part of the agreement proposal.

CORRESPONDENCE

Mr. Walker noted the correspondence as listed on the Planning Commission agenda of the April 27, 2026, and asked if there was anything new. Ms. Smith said there was nothing new.

NEW BUSINESS

BTMA ACT 537 PLAN – SEWAGE PLANNING

Bill Bohner, ARRO Consulting, Inc., said the draft plan was last updated in 2024 and that most of the township has access to public sewer. The Department of Environmental Protection asked the Bethlehem Township Municipal Authority to restart the review process to include an on-lot survey. The Lehigh Valley Planning Commission reviewed the plan and provided comments explaining that it is in line with their comprehensive plan. Mr. Bohner said the next steps include sending it to the

Board of Commissioners for their review as they await comments from the City of Bethlehem. Mr. Wong asked if the new sewer north of Route 22 will be financed by the developer. Mr. Bohner said yes. Mr. Walker opened the floor for public comments. There were no comments.

Mr. Grandinetti made a motion to recommend favorably the BTMA Act 537 Plan – Sewage Planning to the Board of Commissioners. The motion was seconded by Ms. Thomas and carried unanimously.

2840 SANTEE ROAD - SUBDIVISION PLAN

Ms. Smith said the applicant proposes to demolish the existing single-family residential home, subdividing the property into two lots, and allowing for the future construction of a twin single-family attached dwelling at 2840 Santee Road. Chris Moyer, Valley Land Services, stated that the applicant wants to keep the shed on the property. He also requested amending the application from a minor to a major subdivision plan. They are requesting three deferrals and one waiver.

Ms. Smith stated that the deferral and waiver request needs to be reviewed by the township engineer prior to presentation to the Planning Commission. Mr. Walker asked if the shed was on the property line and, if so, whether it would be moved to conform with regulations. Ms. Smith stated she would verify whether a permit had been issued. Erinn Bet, Township Engineer, said the proposed use caused the plan to become a major subdivision plan. Mr. Wong asked if there are any future plans to widen and install sidewalk and curbing. Mr. Moyer said they are requesting a deferral from the installation of sidewalks and other improvements. Mr. Grandinetti asked whether the Township has plans for sidewalks. Ms. Smith stated that there are no plans for sidewalks on the east side of Santee Road, only on the west side a future project is considered for school children access.

Mr. Wong made a motion to table 2840 Santee Road – Subdivision Plan. The motion was seconded by Mr. Daley and carried unanimously.

HEALTHCARE VILLAGE OVERLAY SIGN REGULATIONS – ZONING ORDINANCE AMENDMENT

Staff and solicitor have been working with St Luke's representatives and their team to update sign regulations applicable to the Healthcare Village Overlay District. As currently adopted, the Anderson Campus follows sign regulations called 'Design Guidelines', which are adopted separately from the Zoning Ordinance. The regulations are difficult, cumbersome and perpetually outdated for both parties. This proposed amendment will move streamlined, simplified and functional sign regulations for the hospital campus into the Zoning Ordinance. Steve Boell, Fitzpatrick Lentz & Bubba, stated that they had worked diligently with Township staff. Mr. Walker asked for a status update on the welcome sign at the Freemansburg Avenue and State Route 33 Interchange. Ms. Smith stated St. Luke's will begin work on it once the third tower is completed. Mr. Walker asked about a trestle sign. Mr. Boell and Ms. Smith both indicated they would look into it.

Barry Roth – 4323 Chetwin Terrace: Mr. Roth said the trestle hasn't been painted in 60 years.

Mr. Daley made a motion to favorably recommend the Healthcare Village Overlay Sign Regulations – Ordinance Amendment to the Board of Commissioners. The motion was seconded by Mr. Wong and carried unanimously.

GENERAL UPDATES – ZONING ORDINANCE AMENDMENT

Mr. Walker said the general updates will ease the burden on the homeowners. Ms. Smith explained that the last time this ordinance amendment came before the Planning Commission, it was presented as a courtesy review. It is now before the board for a formal recommendation. Mr. Daley requested clarification on the parking requirements, specifically for shift change. Ms. Smith explained, with Mr. Wong and Mr. Stasiw provided further information. Mr. Daley and Mr. Wong commented staff on their efforts putting the proposal together.

Glenn Krier– 3942 Kenrick Drive: Mr. Krier asked if the parking regulations discussed also apply to warehouses. Ms. Smith indicated that there are separate regulations.

Mr. Daley made a motion to favorably recommend the General Updates – Zoning Ordinance Amendment to the Board of Commissioners. The motion was seconded by Mr. Grandinetti and carried unanimously.

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

TABLED & ADMINISTRATIVE REVIEW

- AUTUMN ESTATES – SUBDIVISION PLAN
- BETHLEHEM TOWNSHIP SELF STORAGE EXPANSION #2
- FARMERSVILLE ESTATES – CONDITIONAL USE PERMIT (ADMINISTRATIVE REVIEW)
- FARMERSVILLE ESTATES – SUBDIVISION PLAN (ADMINISTRATIVE REVIEW)
- ICE CREAM RESTAURANT (3301 EASTON AVENUE) – SITE PLAN (TABLED)
- NAZARETH PIKE SELF STORAGE – LAND DEVELOPMENT PLAN (ADMINISTRATIVE REVIEW)
- PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY/FINAL THIS IS NOW A DEAD PROJECT
- RIVER HILL ESTATES (KAY RIVER HILL, LLC) – STREET TREE WAIVER REQUEST (TABLED)

ADJOURNMENT

Mr. Wong made a motion to adjourn the meeting at 8:00 p.m. The motion was seconded by Mr. Daley and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Tuesday, May 26, 2026 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Samantha Smith
Community Development Director

04-27-2026