

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

CALL TO ORDER

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

Members Absent: Steve Gallagher and James Daley

APPROVAL OF MINUTES

Ms. Anna Thomas made a motion to approve the minutes of the June 2026 regular public meeting as presented. Mr. Mark Grandinetti seconded the motion, and it carried unanimously.

COURTESY OF THE FLOOR

Glen Krier - 3942 Kenrick Drive: Mr. Krier asked whether a Zoning Hearing Board posting referred to the medical office building wall or whether the issue had been settled. Ms. Smith stated that the wall issue was not settled, that they applied for a sign variance with the ZHB in June, and that the posting was probably old but that she would look into it. Mr. Krier asked whether a certificate of occupancy could be issued if the wall was not removed or if it was still under discussion. Ms. Smith stated that potential litigation cannot be discussed, and that the certificate cannot be issued until the wall issue is resolved and all improvements are completed.

CORRESPONDENCE

No correspondence to discuss.

NEW BUSINESS

No new business.

OLD BUSSINESS

Hope Road Multi-Family Development - Land Development Plan

Ms. Smith stated that the applicant, Russo Acquisition, LLC, proposes 268 apartments in eight buildings with amenities and site improvements on 16.98 acres at 5218 William Penn Highway. The property will be served by public water and sewer. Attorney Debra Shulski requested review of the multifamily development and stated that comments from recent review letters would be addressed in the revised plan submission.

Mr. Arthur Kuyan, developer, provided background and presented examples of similar projects. He explained that the revised plan reduced the number of buildings from nine (9) to eight (8) while

maintaining the same density. Buildings will be positioned along William Penn Highway and Hope Road, with a central clubhouse, pool, landscaped open space and pedestrian connections.

In reference to access, parking and site design, Mr. Wong asked about emergency access. Mr. Kuyan stated that buildings would have front and side access and comply with building code requirements.

Mr. Jeff Beaven of Bohler Engineering explained that the Hope Road access was shifted south, additional covered parking was added, and emergency access is provided around the buildings through roadways and sidewalks. The internal roads will be two-way and approximately 26 feet wide.

Mr. Walker, Mr. Grandenitti and Mr. Wong questioned landscaping, emergency access, parking distribution and grading near the pool. Mr. Beaven stated that overall, parking meets Township requirements, that parking spaces could be assigned, and that drainage and grading would be reviewed further. The plan had also been reviewed with emergency management.

In regard to traffic concerns, Mr. Zak Ruppert of Bowman Consulting stated that the traffic study is still under review by PennDOT. Proposed improvements include a 150-foot eastbound right-turn lane on William Penn Highway and a 150-foot northbound left-turn lane on Hope Road. Widening would occur on the development side of the roads. The traffic study reviewed major and signalized intersections and identified approximately two (2) trips per minute, resulting in no additional improvements being required. Nine (9) nearby developments were included in the study. Bayard Street was not included because it was not considered a major or signalized intersection.

Ms. Thomas asked about bicycle racks, and Mr. Ruppert stated a bus pad is proposed, but LANTA did not request a shelter or bicycle racks due to limited anticipated ridership. Ms. Thomas recommended revisiting bicycle facilities because of pedestrian-access concerns. Proposed pedestrian improvements near William Penn Highway and Route 33 remain subject to PennDOT approval.

Mr. Beaven reviewed 10 waiver requests involving stormwater basins, plan signatures, roadway widths, underground basin capacity, sidewalks, groundwater recharge, street spacing, turnarounds and roadway curvature. Mr. Tallarida requested additional information and expressed concerns regarding drainage, roadway design and compliance with updated stormwater requirements. Several waivers may be reconsidered after additional engineering details are submitted. Mr. Giovannini stated that additional waivers not previously submitted must be formally submitted for review. Mr. Walker stated that the Commission would take no action on the waiver requests at this meeting.

Mr. Wong asked about the development's proposed speed limit. Mr. Kuyan stated the proposed internal design speed is 15–20 mph. Planning Commission members discussed traffic calming, crosswalks, landscaping and streetscape improvements. Mr. Thomas Carman from Melillo Bauer Carman Landscaping stated that textured pavement could be used at key locations for traffic calming. Ms. Smith noted that the streetscape overlay requires crosswalks to use a different material.

The applicant indicated they will address review comments and provide additional information regarding drainage, emergency access, parking, landscaping, traffic, pedestrian facilities and waiver requests. Ms. Smith noted that the plan has changed since the initial submission and reminded attendees that the public comment period is intended for comments rather than questions.

Joanne Arias - 3245 Georgian Lane: Ms. Arias stated that the development is beautiful and indicated in the map where her residence was located. Ms. Arias expressed concern about stormwater and drainage, reduced parking, traffic and the location of the building on the side of Route 33. Mr. Walker stated that the municipal ordinance requires building to be up near public street and parking behind them. Ms. Arias states current traffic is heavy and with the new apartments being built, traffic will increase.

Barry Roth - 4323 Chetwin Terrace: Mr. Roth asked how many units each will be one (1) bedroom and two (2) bedrooms. Mr. Steve Bickel from Barton Partners responded 92 one (1) bedroom and 174 two (2) bedroom. Mr. Roth suggested putting speed bumps and asked when an answer be received from PennDOT about a diverging diamond at the highway interchange. Mr. Walker and Ms. Smith stated that project is dead. Mr. Roth expressed his concerned about traffic and water runoff going to Bayard, Ohio and Henry Streets. Mr. Walker stated that information in Pidcock review letter states water will run south. Mr. Roth stated that for fire safety and to prevent future fires, the way the buildings are set up needs to be revised, asked if the color building could be change to something besides black and to please ensure grass is mowed and maintained.

Glenn Krier - 3942 Kenrick Drive: Mr. Krier stated that we need to careful because all the water has to go somewhere and that is 16 acres of impervious ground.

Mr. Walker stated that no action will be taken. Mr. Smith asked project to be tabled and placed for administrative review. Mr. Walker made a motion to table and place for administrative review. Mr. Wong seconded motion and carried unanimously.

Ms. Smith asked the developer if project was going to be submitted for August. Mr. Kuyan responded no and a time extension will be needed. Ms. Smith stated that she will coordinate with them.

COMMUNITY DEVELOPMENT DEPARTMENT MEMO

Mr. Walker asked for a status update on the Bethlehem Township Self-Storage project and Ms. Smith stated that application was withdrawn.

Mr. Walker asked about Ice Cream Parlor and Ms. Smith stated that they need to be pushed to another meeting and an extension will be needed.

Ms. Smith stated that Chase Bank was pulled from the agenda by staff due to not submitting the application fee on time and that project will be added to the August agenda. Ms. Smith stated that they want to add a dumpster enclosure which was not on the approved plan.

TABLED & ADMINISTRATIVE REVIEW

- **FARMERSVILLE ESTATES – CONDITIONAL USE PERMIT (ADMINISTRATIVE REVIEW)**
- **FARMERSVILLE ESTATES – PRELIMINARY SUBDIVION PLAN (ADMINISTRATIVE REVIEW)**

- **ICE CREAM RESTAURANT (3301 EASTON AVENUE) – SITE PLAN (PULLED BY APPLICANT)**
- **NAZARETH PIKE SELF STORAGE – LAND DEVELOPMENT PLAN (ADMIN REVIEW)**
- **OFFICE BUILDING (3708 FREEMANSBURG AVENUE) SITE PLAN (NO SUBMISSION MADE)**
- **CHASE BANK WAIVER REQUEST – ADMINISTRATIVE REVIEW (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE – FINAL SUBDIVISION PLAN (TABLED BY APPLICANT – NOTHING TO BE CONSIDERED)**
- **AUTUMN ESTATES WAIVER REQUEST – DEVELOPMENT STANDARDS (PULLED BY APPLICANT)**
- **RIVERHILL ESTATES (KAY RIVER HILL, LLC) – STREET TREE WAIVER REQUEST (PULLED BY APPLICANT)**

ADJOURNMENT

Mr. Wong made a motion to adjourn the meeting at 8:19 p.m. The motion was carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, August 24, 2026 – Regular Public Meeting.

Respectfully submitted,

Erika Soto
Office Manager/Community Development

Samantha Smith
Community Development Director