

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
JULY 28, 2025**

CALL TO ORDER

Mr. Daley called the meeting to order at 7:00 p.m. The following members were present: Harold Levy, Peter Chase, James Daley, Anna Thomas and Dave Wong. Also present were Anthony Tallarida, Township Engineer, Chad DiFelice, Township Solicitor, Samantha Smith, Community Development Director and Laura Zapata, Recording Secretary.

MEMBERS ABSENT: Les Walker and Don Wright

APPROVAL OF MINUTES

The minutes of the June 23, 2025 were not readily available for tonight's meeting.

COURTESY OF THE FLOOR

There were no comments or concerns during Courtesy of the Floor.

CORRESPONDENCE

Mr. Daley noted the correspondence as listed on the Planning Commission agenda of July 28, 2025, and asked that if there was anything new. Ms. Smith stated that nothing new was added.

NEW BUSINESS

- **GOLD PROPERTY – SKETCH PLAN**

The applicant is proposing to develop 57.75 acres into 68 residential lots at 3836 Township Line Road. The property is located in Bethlehem Township and the City of Bethlehem, with 34.55 acres and 48 proposed lots in Bethlehem Township. The property is in the Rural Residential Zoning District and will be served by public water and sewer. Andrew Bohl, Hanover Engineering Associates, Inc., said the lots are proposed as a cluster development which is permitted as a Conditional Use, leaving 20 percent of the area to open space. He said he spoke with the Northampton County Parks & Recreation director about accepting some of that land. Mr. Bohler said they have been working with the township municipal authority to replace the existing pump station. He said he was in receipt of all the township professionals review letters.

Mr. Daley said the Planning Commission is advisory to the Board and township has enough parcels of land and would prefer a recreation fee in lieu of donated open space. Mr. Wong asked if there were existing bike lanes in the current park. Mr. Bohl said no. Mr. Daley said he wants to ensure that the township is not held responsible for the care of the open space land. Ms. Smith explained the township's position on taking more land. Mr. Wong said he biggest concern with the plan is providing access for emergency vehicles. Mr. Daley agreed and said there should not be a single in and out access for all emergency vehicles. Mr. Bohl stated his disagreement regarding the number of access points and mentioned this design is nearly the same as a proposal 18 years ago. Mr. Daley sated the same concerns remain.

Barry Roth, 4323 Chetwin Terrace

Mr. Roth said the proposed plan, specifically the bike path and open space should go before the Recreation Commission for their review and recommendation, and that it shouldn't be a decision of the Planning Commission and Board. He added that he believes the Norfolk Southern Railway won't allow a bike path and reiterated statements about emergency access.

No action was taken.

OLD BUSINESS

• FIELDS AT FARMERSVILLE – PRELIMINARY SUBDIVISION PLAN

The applicant is proposing to develop a 50.37-acre tract as a residential subdivision – which is permitted by-right in the Medium Density Residential Zone – at 3107 Farmersville Road. A total of 108 housing units are proposed with the following Breakdown: 42 single family detached units, 8 single family attached twins, and 58 attached townhouses. The project would be served by public water and sewer.

David Wilson, Colliers Engineering, said the plan moving through review was changed from a Planned Residential Development (PRD) to a traditional residential subdivision. Ms. Smith informed the board that it will need to make a recommendation on the PRD plan. Kevin Kelleher, attorney for the developer, said an extension was filed through September 15, 2025. Mr. Wilson said he will provide a letter tonight after the meeting, contingent on approval. He proceeded to give a brief overview of the plan. Mr. Wilson said they are working with the Bethlehem Township Municipal Authority on the culvert under Farmersville Road to determine a fair share of the contribution. Mr. Wong asked when did they meet with the municipal authority. Mr. Wilson said they met one week after the last planning meeting. Mr. Tallarida stated that the design meets the ordinance and BTMA input doesn't matter for this purpose. Mr. Kelleher said the plan presented is a new one. They have reviewed all of the township professionals' review letters and will comply. They submitted a letter dated June 2, 2025 requesting waivers but they no longer need all of them. Ms. Smith clarified the need to make a recommendation on waivers. Mr. Wilson went through the requested waivers, indicating that only #3 remained needed because they didn't have an easement onto adjacent property. Mr. DiFelice asked for clarification. Mr. Wong stated said the waiver shouldn't be granted due to flow concerns. Mr. Tallarida said he didn't recommend approving this waiver to the Board of Commissioners and that the developer wait to see if it's needed at final plan. Mr. Wilson indicated he wanted this request to proceed. Mr. Wong raised concerns with PPL, recreational vehicle parking, flood plan and lot lines.

Paul Wegrzynowicz, 4147 Walter Road

Mr. Wegrzynowicz said he serves on the HOA of the adjacent neighborhood and needed clarification on the culvert as the HOA property abuts it. Solicitor DiFelice said they will need an easement for the culvert and permission from the HOA.

Mr. Wong made a motion to recommend denial of the waiver requested. The motion was seconded by Mr. Levy and carried unanimously.

Mr. Wong made a motion to recommend conditional approval of the Fields at Farmersville – Preliminary Subdivision plan, dated 7/7/25, based on all of the township professionals' review letters. The motion was seconded by Mr. Chase and carried unanimously.

COMMUNITY DEVELOPMENT DEPARMENT MEMO

TABLED & ADMINISTRATIVE REVIEW

- **4167 GREEN POND ROAD BOUNDARY LINE ADJUSTMENT (NO SUBMISSION MADE)**
- **BETHLEHEM TOWNSHIP SELF STORAGE EXPANSION #2 (NO SUBMISSION MADE)**
- **FIELDS AT FARMERSVILLE PRD – TENTATIVE PLAN (NO SUBMISSION MADE) -**
- **PAXOS MIXED-USE DEVELOPMENT (WAWA) – PRELIMINARY/FINAL (NO SUBMISSION MADE)**
- **PRIMROSE SCHOOL LAND DEVELOPMENT PLAN**

ADJOURNMENT

The zoom portion of the meeting was zoom bombed and quickly shut down. Mr. Levy requested that a formal investigation be held and that staff inform the Board of Commissioners of the incident. The motion was seconded by Mr. Daley and carried unanimously. The meeting adjourned at 8:09 p.m.

NEXT PLANNING COMMISSION MEETING

Monday, August 25, 2025 – Regular Public Meeting.

Respectfully submitted,

Laura G. Zapata
Recording Secretary

Samantha Smith
Community Development Director