



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

June 17, 2016

Keith T. Lawler, P.E.
Keystone Consulting Engineers
2870 Emrick Boulevard
Bethlehem, PA 18020

RE: (16-004LD) – #16040967 – MORAVIAN COLLEGE STUDENT PARKING LOT CURB AND SIDEWALK DEFERRAL REQUESTS – 1150 MAUCH CHUNK ROAD

Dear Mr. Lawler:

At its June 9, 2016 meeting, the Planning Commission approved Moravian College's request for a deferral of curbing and sidewalk from the northerly driveway northward to the northern property line for a period of two (2) years. After this two (2) year period, Moravian College shall return to the Planning Commission to determine if the deferral for the northern portion of the lot shall be extended to some future date or if the northerly sidewalk shall be constructed.

Since the college has withdrawn their request for a street tree deferral, no action was taken on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Darlene Heller".

Darlene Heller, AICP
Director of Planning and Zoning

Cc: A. Donato, Moravian College
M. Dorner
M. Emili
T. Wells

June 9,
2016
MINUTES

Mr. Malozi reminded the Commission members that they are there to look at a 2 acre subdivision being divided from a 5 acre parcel.

Mr. Malozi made a motion to approve the major subdivision plan application for 1845 Madison Avenue contingent upon meeting the conditions outlined in the June 1, 2016 letter from the City of Bethlehem. The motion was seconded by Mr. Barker and passed with a 4 – 0 vote.

C. (16-004LD) – 16040967 – MORAVIAN COLLEGE STUDENT PARKING LOT - 1150 MAUCH CHUNK ROAD - Curb, sidewalk, and street tree deferral requests – Ward 8, Zoned PI, plan dated April 1, 2016

Ms. Heller clarified that typically a parking lot is reviewed and approved administratively, but because deferrals are being requested, it is coming before the Planning Commission.

Keith Lawler with Keystone Consulting Engineers introduced himself and presented the parking lot plan for 1150 Mauch Chunk Road. Mr. Lawler explained that the site being discussed is the former Damper Design site. He further explained the proposal is to redevelop the site as a long-term student parking lot. Mr. Lawler stated there is an existing gas line north of the north driveway where the curb line would go. The southern half of the lot includes sidewalk and curbing, where 99 percent of the users would be going. He added that, right now, storm water from the north flows down Mauch Chunk Road. There are a series of inlets and pipes between the building face and the western edge of Mauch Chunk Road. Storm water collects, drains and discharges into the Monocacy Creek. Mr. Lawler stated that the only disturbance would be in the center existing lot with the removal and replacement of existing pavement and concrete slabs. There would be no change to grade. One acre of earth disturbance would require an NPDES permit.

Mr. Stellato inquired where the students would be crossing. Mr. Lawler indicated the students would cross to the south at Laurel Street. A crosswalk will be installed.

Mark Reed, Vice President for Finance and Administration at Moravian College, pointed out to Commission members where the driveway will come into the parking lot. He also highlighted where the students would be parking. Mr. Reed indicated sufficient lighting would be installed, as part of the project, for student safety.

Mr. Melosky's opinion is that sidewalks would be beneficial leading from the proposed parking lot to the Health Sciences building at 1441 Schoenersville Road. Mr. Reed responded that the students attending the Schoenersville Road facility are graduate students and not the resident students living in the Laurel Street vicinity. He added that should there be a need in the future, students could be shuttled from the parking lot to the Health Sciences building.

Mr. Melosky asked whether the City could require sidewalk installation once the project is underway. Matt Dorner, City Engineer, quoted the City sidewalk ordinance Article 909 and indicated that the City can require sidewalks at any time regardless of the deferral.

Mr. Malozi commented that it is a positive to develop the site and have cars pulled off the streets and into a parking lot.

Mr. Melosky inquired about possible sidewalk installation on Elizabeth Avenue. Mr. Reed replied that there is access by way of a foot path. Retention walls would be necessary because of steep side slopes.

Ms. Marx expressed a need for a blue light and an illuminated crosswalk on Mauch Chunk Road.

Mr. Melosky questioned if there is a way to put forth a motion that after a certain period of time, maybe one or two years, Moravian College would need to consider the City's input and finish sidewalk installation.

Mr. Healy stated that one option would be to grant a conditional deferral for a period of time, with the input of the City as a condition of any grant of the deferral; another option being that the City update the Planning Commission from time to time.

Mr. Melosky made a motion for a conditional deferral of sidewalks and curbing for the Moravian College parking lot, north of the northerly driveway, for two years. After two years, Moravian College would return to the Planning Commission with input from the City, with the possibility of completing the sidewalk and curbing. Mr. Malozi seconded the motion and it passed with a vote of 4 – 0.

The street tree deferral request was withdrawn.

D. (04-010LD) - SAUCON SQUARE, LAND DEVELOPMENT PLAN TIME EXTENSION REQUEST, Fire Lane, Zoned RR, Ward 15, plans dated May 9, 2003 and last revised May 1, 2014

Julie Wagner Burkhart introduced herself and Mark Wagner. Ms. Burkhart stated that initial approval of the project was in August of 2005. She further explained since that time, the State legislature has put into effect several time extensions for approval of subdivision and land developments. Those actions have extended the approval for the Saucon Square project to July 2, 2016. The extension does not apply to the NPDES permit, so that permit extension has already been granted. Ms. Burkhart informed the Commission members that along with an updated NPDES permit came new regulations affecting the riparian buffer requirements. The project needed to be re-engineered to meet DEP regulations and the building count changed from 3 to 2, with the total number of units remaining the same.

Ms. Burkhart stated that an extension of time, to December 31, 2016, on the project approval, is requested in order to complete the project.

Mr. Malozi made a motion to recommend City Council approval of the land development plan time extension request for Saucon Square as proposed by the applicant, through December 31, 2016. The motion was seconded by Mr. Barker and passed with a vote of 4 – 0.

3. SITE PLAN REVIEW

A. (16-002 Site Plan) – #16050455 – WALMART RETAIL STORE SITE PLAN REVIEW - COMMERCE CENTER BLVD AND HELLERTOWN ROAD (ROUTE 412) - Ward 16, Zoned IR, Plan dated April 7, 2016

Kerry Wrobel, President of LVIP, introduced the site plan. Mr. Wrobel informed the Commission there are 190 acres remaining of the total 1,000 acres in LVIP VII. The Walmart Supercenter is proposed for the largest parcel of land fronting Route 412, which was a previous slag site. Mr. Wrobel pointed out that the proposed Walmart will provide 300 jobs and immediate tax dollars.

Mr. Wrobel introduced Rob Klempl, architect with SGA Design. Mr. Klempl presented a slide show of the design proposal. He explained the front of the building would face slightly northwest. The footprint of the building is approximately 151,000 sq. ft. and includes five access points into the facility. Mr. Klempl pointed out that the building will not be a sea of concrete, but will have a transitional layered appearance.