1. APPROVAL OF MINUTES – July 13th, 2023

2. SPECIAL STUDY
   a. Act 537 Special Study, City of Bethlehem Wastewater Treatment Plant

3. SKETCH PLAN REVIEW
   a. (23-002 Sketch Plan Review) – 23070011 – 1223 WEST BROAD STREET – SKETCH PLAN REVIEW – Zoned CL, plan dated May 5, 2023. The applicant proposes to remove the former drive-thru, and construct a two-story elevated addition containing six (6) multi-family dwellings (4 two-bedroom and 2 two-bedroom units) and add a rooftop 40-seat Seasonal Dining area above the one-story existing structure and a roof top tenant amenity space above the proposed addition. The parcel contains 30 existing parking spaces. The parcel measures 165’ along West Broad Street and 150’ along 12th Avenue, and totals 0.568 acres, or 24,750 Square Feet.

4. LAND DEVELOPMENT PLAN REVIEW
   a. (23-004 LD) – 23030007 – 2571-2651 Easton Avenue – Land Development Plan – WARD 14, Zoned CS, plans dated February 28, 2023, and last revised June 9, 2023. The Applicant proposes to construct a 2,500 SF pad site within the subject property, which contains a Shopping Center, on a 7.351-acre lot. The pad site will accommodate a Fast-Food Restaurant with Drive-Through Service and site improvements including parking, access roadways, lighting, landscaping, utilities and stormwater conveyance facilities.

5. DISCUSSION ITEMS