

AGENDA

PLANNING COMMISSION
Thursday, July 9, 2026 @ 5:00 pm

Town Hall
10 E. Church Street, Bethlehem PA

The Meeting will be livestreamed for viewing purposes only on:
<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Applications can be viewed at:
<https://www.bethlehem-pa.gov/calendar-planning-zoning>, or in Bethlehem City Hall.

1. **APPROVAL OF MINUTES – June 11, 2026**
2. **(26-004 LD&S) – 26020009 – 1400 EAST 4TH STREET (Eastern Gateway aka Gateway on 4th) – LAND DEVELOPMENT AND SUBDIVISION PLAN (LOT CONSOLIDATION AND RE-SUBDIVISION) – Ward 17, Zoned CL, plans dated February 20, 2026, last revised June 1, 2026.**
The Applicant proposes to construct in two phases:
 1. Phase One will include:
 - a. (Building A) a four-story structure, with the first floor containing a 1,200 SF retail space, a 750 SF fitness center, a 1,350 SF community room, and maintenance and utility spaces (all square footage is approximate), floors two through four will contain 44 multi-family dwellings.
 - b. (Building B) a two-story structure, as viewed from E 5th Street, containing 16 multi-family dwellings with 20 below grade, due to site topography, parking spaces.
 - c. Additional site improvements include a 45-car surface parking lot, trash enclosure, mailbox shelter, stormwater management facilities, lighting, landscaping, and other site appurtenances.
 2. Phase Two will include:
 - a. (Building C) a three-story structure, containing 44 multi-family dwellings.
 - b. (Building D) a two-story structure, as viewed from E 5th Street, containing 16 multi-family dwellings with 20 below grade, due to site topography, parking spaces.
 - c. Additional site improvements include a 45-car surface parking lot, tot lot, paved trail connection to the South Bethlehem Greenway, stormwater management facilities, lighting landscaping and other site appurtenances.
3. **(26-003 Sketch Plan Review) – 26050007 – 52-62 EAST BROAD STREET – SKETCH PLAN REVIEW – Ward 7, Zoned CL, plans dated February 16, 2026, last revised April 28, 2026.**
The Applicants propose to construct a three-story brick and frame in-fill structure on the parcel 56 E. Broad Street. The structure would contain a ~730 SF commercial use on the first floor front and nine multi-family dwellings on the first-floor rear, second and third floors. The applicants propose modifying the tenant spaces at 52 E. Broad Street, reducing it to ~523 SF and creating a tenth new dwelling to the overall site. The proposed plan would contain four commercial uses, 19 dwellings, and 45 off-street parking spaces (44 surface and one garage space).

OVER

4. (26-001 LD) – 26010004 – 404 EAST THIRD STREET (aka 404 Mechanic Street) – LAND DEVELOPMENT PLAN – Ward 4, Zoned IR-R, plans dated January 2, 2026.

The applicant proposes to construct a seven-story structure containing two commercial spaces (3,394 SF-Tenant A, 2,183 SF-Tenant B) and utilities on the first floor; one commercial space (7,671 SF-Tenant C) and residential tenant amenities on the second floor and 80 multi-family dwellings (30 one-bedroom and 50 two-bedroom) on floors three through seven. Gross floor area for the first floor totals 8,050 SF, second floor totals 11,425 SF and the maximum footprint totals 15,060 SF.

5. (26-005 LD) – 26050003 – 1405 NORTH BOULEVARD – LAND DEVELOPMENT PLAN – Ward 14, Zoned RT, Plan dated May 8, 2026.

The Applicant proposes to demolish the structure and all site appurtenances and construct a three-story multi-family (apartments) structure containing sixteen (two-bedroom) dwelling units; a 21 space off-street parking lot, with vehicle ingress and egress from East Blvd; 3 off-street parking spaces, with head-in/back out access from North Blvd; a dumpster pad and enclosure located at the rear of the parking lot; utilities, landscaping and other site appurtenances.

6. GENERAL DISCUSSION ITEMS