

# AGENDA

PLANNING COMMISSION  
Thursday, May 14, 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.

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1. **APPROVAL OF MINUTES** – April 9, 2026
2. **(26-002 LD) – 26020001 – 1224 EATON AVENUE – LAND DEVELOPMENT PLAN – Ward 13, Zoned RG, plans dated February 2, 2026 (continued from the March 12, 2026 Meeting).**  
The applicant proposes to maintain the existing single-family detached dwelling and existing driveway and construct three single-family attached dwellings (aka townhomes or rowhomes) and two single-family semi-detached dwellings (aka duplex or twins) for a total of five new dwellings; 11 off-street parking spaces, emergency turnaround, dumpster enclosure and other site appurtenances. Vehicular access for the new dwellings is proposed via a new ingress/egress drive along the east end of the property.
3. **(25-001 SUB) – 25120001 – TOWNSHIP LINE ROAD (between Santee Mill Rd and US Route 22, formerly known as Gold Tract, now called Autumn Estates) – MAJOR SUBDIVISION PLAN – Ward 14, Zoned RR, plan dated November 21, 2025, last revised April 1, 2026\*.**  
The applicant proposes a major subdivision to create 65 residential lots, of which 19 are located within the City of Bethlehem. The subdivision also includes the creation of Open Space Lots 1, 3 and 4, Stormwater Management Lot 1, and Township Line Road Right-of-Way Dedication. Excluded from the subdivision is the lot containing the existing dwelling, n/f Flor De Maria Booke, and the lot containing the sanitary sewer pump station, Bethlehem Township Municipal Authority. The applicant utilizes Article 1309 Open Space Development Option: thereby increasing their permitted number of lots from 17 to 20. A small portion of the City parcel is located within the floodway, and a significant portion is located within the Special Flood Hazard Area, Zone AE, with identified steep slopes and wetlands. No dwellings are proposed to be within these areas.  
  
**\*This case has been tabled. A Planning Commission review date is pending applicants' submission of revised plans.**
4. **(26-001 Sketch Plan Review) – 26030007 – 2355 AVENUE A (ROYAL FARMS) – SKETCH PLAN REVIEW – Ward 13, Zoned CG, plans dated March 2026 (issued to client date March 11, 2026).**  
The Applicant proposes to construct a 5,194 SF Royal Farms Retail Store, with 12 fuel pumps under a 4,581 SF canopy, 43 off-street surface parking spaces, signage, dumpster enclosure, and underground stormwater management facilities.

OVER

**5. (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.

**\*This case has been tabled. A Planning Commission review date is pending applicants' submission of revised plans.**

**6. (26-004 LD&S) – 26020009 – 1400 EAST 4<sup>TH</sup> STREET (Eastern Gateway aka Gateway on 4<sup>th</sup>) – LAND DEVELOPMENT AND SUBDIVISION PLAN (LOT CONSOLIDATION AND RE-SUBDIVISION) – Ward 17, Zoned CL, plans dated February 20, 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 5<sup>th</sup> 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 5<sup>th</sup> 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.

**7. GENERAL DISCUSSION ITEMS**