



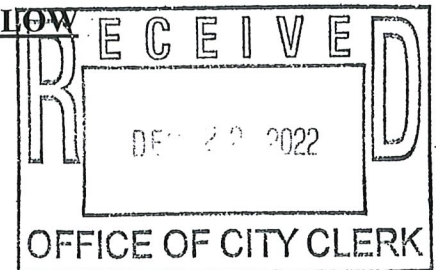
515 West Hamilton Street  
Suite 502  
Allentown, PA 18101  
P: 610-391-1800  
F: 610-391-1805

Theodore J. Zeller III, Esquire  
E-mail: [tzeller@norris-law.com](mailto:tzeller@norris-law.com)  
Direct Dial: 484-765-2220  
Direct Fax: 484-765-2312

December 19, 2022

**VIA E-MAIL ([tmiller@bethlehem-pa.gov](mailto:tmiller@bethlehem-pa.gov)) – ORIGINAL TO FOLLOW**

Tad J. Miller, City Clerk  
Office of the City Clerk  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018



RE: Request Intermunicipal Liquor License Transfer  
My Client: CUC Holdings, LLC  
Site Location: 29 Trembley Drive, Bethlehem, PA 18015

Dear Mr. Miller:

Please consider this correspondence as my client's request for an intermunicipal transfer of liquor license into the City of Bethlehem at the above location, pursuant to 47 P.S. § 4-461(b.3). Under this statute, please note that a public hearing (duly advertised) must be held by the municipal governing body for the purpose of receiving comments and recommendations of interested individuals residing within the municipality relative to my client's application. In addition, the City Council must render a decision within 45 days of the request. In our experience before your Honorable Council, the hearings have been conducted at a legislative forum to ascertain whether moving the license into the City at a particular location would adversely affect the welfare, health, peace and morals of the municipality. Typically, the hearings have not been specially listed at their own times, but have been specially listed agenda items of regular City business. Further, the hearings have been conducted as the first order of business. We would respectfully request that this matter be listed on the next available City Council agenda in order to permit our client and the City to meet their legal requirements.

The proposed site is located at 29 Trembley Drive, Bethlehem on the campus of Lehigh University, and I welcome the City Council to review zoning records in this regard. My client is a wholly owned subsidiary of Lehigh University and will operate an on-campus restaurant and pub at the site. We have also provided the draft Pa.L.C.B. Transfer Application and the proposed Notice of the hearing to be posted at the premises. Please note that based on our Northampton County buffer search the only property owners within a 500-foot radius of the proposed property are all owed by Lehigh University (see attached). We will have the property

City Clerk's Office  
City of Bethlehem  
December 19, 2022  
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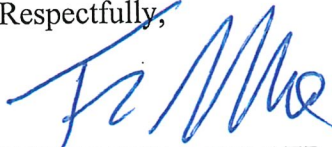
posted as required, but under the circumstances do not believe forwarding notice to Lehigh University is required. If you believe differently, please advise. Should you have any questions, concerns, or need any additional information regarding my client's proposal prior to the hearing, please do not hesitate to contact me. Lastly, attached is a copy of the proposed Resolution approving the transfer.

We are also providing a check in the amount of \$200.00 representing the City's required fees. If additional fees are required, please advise and we will promptly forward the same.

Additional information regarding the applicant will be provided upon request. Please confirm when my client's request is scheduled to be heard by Bethlehem City Council. By copy of this correspondence, we are providing Brian Panella, City Council Solicitor, of this request.

Thank you for your time and consideration.

Respectfully,



THEODORE J. ZELLER III

TJZ:rds

Enclosures

cc: Brian Panella, Esquire (w/encl.)

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**NORRIS McLAUGHLIN, P.A.**  
515 W. HAMILTON ST, SUITE 502  
ALLENTOWN, PA 18101

PEAPACK GLADSTONE BANK  
55-0523/0212

NUMBER 4774

*Two Hundred and 00/100 Dollars*

PAY  
TO THE  
ORDER  
OF

**CITY OF BETHLEHEM**

| DATE       | AMOUNT      |
|------------|-------------|
| 12/16/2022 | *****200.00 |

NORRIS McLAUGHLIN, P.A.  
COST ACCOUNT

*Norris A. McLaughlin*

AUTHORIZED SIGNATURE




⑈004774⑈ ⑆021205237⑆ 500074567⑈

Security Features Included Details on back

WMZ40333-09-19

## License Transfer (LID 59997)

Need Help? 

As the buyer of a license, you can use this application to submit a request for a license transfer. The entity to whom the license is being transferred to is responsible for submitting this application.

LID to be transferred:

59997

License R18119 (Restaurant (Liquor))  
EVERYTHING IS BEAUTIFUL INC  
EVERYTHING IS BEAUTIFUL INC  
665-669 NORTHAMPTON ST  
EASTON PA 18042-4257

[Enter different LID](#)

Type of transfer:

Transfer - Person & Location

This amendment allows you to request to transfer a license from one licensee to another licensee, as well as from one premise location to another location. Please allow 30 days for processing.

Retain license in Safekeeping  
on approval:

☐

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**OR, ENTER NEW APPLICANT / LICENSEE INFORMATION**Licensee Type: Limited Liability CompanyLegal Name: CUC Holdings, LLCEIN: 00 - 0000000Sales Tax Number: Unemployment Id: Corporate Box Number: Incorporation Date: Dec 15, 2022Mailing Address: 27 Memorial Drive West  
Bethlehem, PA 18015Physical Address: 29 Trembley Drive  
Bethlehem, PA 18015☐ (same as Mailing)**CONTACT INFORMATION FOR APPLICANT / LICENSEE**☒ (use my information)Contact Name: Robin SchultzPhone Number: (610) 391-1800Alternate Phone: ( ) - Fax: ( ) - Email: rschultz@nmmlaw.comPreferred Contact Method: Email**OFFICERS**

List all interested parties, partners (including investment percentage and profit distribution), officers, directors, and any other information pertinent to the Licensee and the Liquor License to be approved.

Add Officer

|                      | Name                                       |                        |
|----------------------|--|------------------------|
| <a href="#">Edit</a> | Ann Lewnes (Vice Chair of the Board)       | <a href="#">Remove</a> |
| <a href="#">Edit</a> | David Hammer (Treasurer)                   | <a href="#">Remove</a> |
| <a href="#">Edit</a> | Frank Roth (Corporate Secretary)           | <a href="#">Remove</a> |
| <a href="#">Edit</a> | Jordan Hitch (Vice Chair of the Board)     | <a href="#">Remove</a> |
| <a href="#">Edit</a> | Vincent Forlenza, Jr. (Chair of the Board) | <a href="#">Remove</a> |

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## New Officer

First Name: Vincent  
Middle Name: A  
Last Name: Forlenza, Jr.  
Title: Chair of the Board  
Home Address: TBA  
Contact Phone: (    )    -   

### ADDITIONAL INFORMATION REQUIRED FOR CRIMINAL RECORD CHECK

The PLCB runs a criminal record check on all new licensees. Please provide as much information below as possible to ensure the criminal record check is accurate.

Birthplace:     
Birth Date: Dec 15, 2022  
Gender: ☒ Male ☐ Female  
Race:     
Maiden / Alias Name:     
SSN:    -    -   

Cancel    Save    Save & Close

## New Officer

First Name: Jordan  
Middle Name:   
Last Name: Hitch  
Title: Vice Chair of the Board  
Home Address: TBA  
Contact Phone: ( ) - -

### ADDITIONAL INFORMATION REQUIRED FOR CRIMINAL RECORD CHECK

The PLCB runs a criminal record check on all new licensees. Please provide as much information below as possible to ensure the criminal record check is accurate.

Birthplace:   
Birth Date: Dec 15, 2022  
Gender: ☒ Male ☐ Female  
Race:   
Maiden / Alias Name:   
SSN: - -  
Cancel Save Save & Close

## New Officer

First Name:   
Middle Name:   
Last Name:   
Title:   
Home Address:   
Contact Phone: (  )  -

### ADDITIONAL INFORMATION REQUIRED FOR CRIMINAL RECORD CHECK

The PLCB runs a criminal record check on all new licensees. Please provide as much information below as possible to ensure the criminal record check is accurate.

Birthplace:   
Birth Date:   
Gender: ☐ Male ☒ Female  
Race:   
Maiden / Alias Name:   
SSN:  -  -   
Cancel    Save    Save & Close



## New Officer

First Name: Frank  
Middle Name: A  
Last Name: Roth  
Title: Corporate Secretary  
Home Address: TBA  
Contact Phone: (    )    -   

### ADDITIONAL INFORMATION REQUIRED FOR CRIMINAL RECORD CHECK

The PLCB runs a criminal record check on all new licensees. Please provide as much information below as possible to ensure the criminal record check is accurate.

Birthplace:   
Birth Date: Dec 15, 2022  
Gender: ☒ Male ☐ Female  
Race:   
Maiden / Alias Name:   
SSN: - -   
Cancel    Save    Save & Close

## New Officer

First Name: David  
Middle Name: L  
Last Name: Hammer  
Title: Treasurer  
Home Address: TBA  
Contact Phone: (    )    -   

### ADDITIONAL INFORMATION REQUIRED FOR CRIMINAL RECORD CHECK

The PLCB runs a criminal record check on all new licensees. Please provide as much information below as possible to ensure the criminal record check is accurate.

Birthplace:   
Birth Date: Dec 15, 2022  
Gender: ☒ Male ☐ Female  
Race:   
Maiden / Alias Name:   
SSN: - -  
Cancel    Save    Save & Close

## License Transfer (LID 59997)

To complete the transfer application, you must also specify information about the premises.

### LOCATION

Please specify the county and municipality in which the premises will be located.

State: Pennsylvania  
County: Northampton County  
Municipality: Bethlehem

### PREMISES INFORMATION

Please provide us with information about the new Premises.

Premises Type: RESTAURANT  
Premise Name: CUC Holdings, LLC  
Mailing Address: 27 Memorial Drive West  
Bethlehem, PA 18015  
Physical Address: 29 Trembley Drive  
Bethlehem, PA 18015  
☐ (same as Mailing)

### PREMISES OWNER

Enter Information for the Owner of the Premises.

Name: Lehigh University

### PREMISES MANAGER

Enter information for the Manager of the premises.

[Add Manager](#)

### CONTACT INFORMATION FOR PREMISES

☒ (use my information)

Contact Name: Robin Schultz  
Phone Number: (610) 391-1800  
Alternate Phone: ( ) -  
Fax: ( ) -  
Email: rschultz@nmmlaw.com  
Preferred Contact Method: Email


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**License Transfer (LID 59997)**

Need Help? 

**PERMITS / SECONDARY LICENSES**

---

You may apply for new permits / secondary licenses using the "Add" button below.

Add



Amusement Permit (Liquor)

Remove



Sunday Sales Permit

Remove

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## License Transfer (LID 59997)

Need Help? 

### QUESTIONS

Before submitting, please answer the following questions:

1. Conviction record: Do any individuals, partners, members, managers, corporate officers, directors or stockholders have any misdemeanor or felony convictions? ☐ Yes ☒ No
2. Was a placard, PLCB-1296, Public Notice of Application Alcoholic Beverages posted in a conspicuous space? ☒ Yes ☐ No  
Date placard was posted:  

TBA
3. Is a Management Company employed? ☐ Yes ☒ No
4. Will the premises have a trade name? ☐ Yes ☒ No

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## License Transfer (LID 59997)

Need Help? 

### FEES

The following fees must be paid as part of your license amendment application.

| Fee                       | Amount Due       |
|---------------------------|------------------|
| Amendment Fee             | \$700.00         |
| Criminal Record Check Fee | \$110.00         |
| Permit Fee                | \$310.00         |
| <b>TOTAL:</b>             | <b>\$1120.00</b> |

### DECLARATION

☐ I certify that I am authorized to submit this application on behalf of the organization.

By submitting this application, I swear or affirm, subject to the penalties provided by 18 Pa. C.S. Sections 4904 and 47 P.S. Sections 4-403(h) and 4-436(j) that the answers and statements provided herein are true and complete to the best of my knowledge and belief.

You can pay these fees and submit your application now, or you can put this application in your shopping cart and pay later (along with other applications).

[Pay Fees & Submit Application](#)   **OR**   [Add to Shopping Cart](#)

[Back](#)

[Save Draft](#)

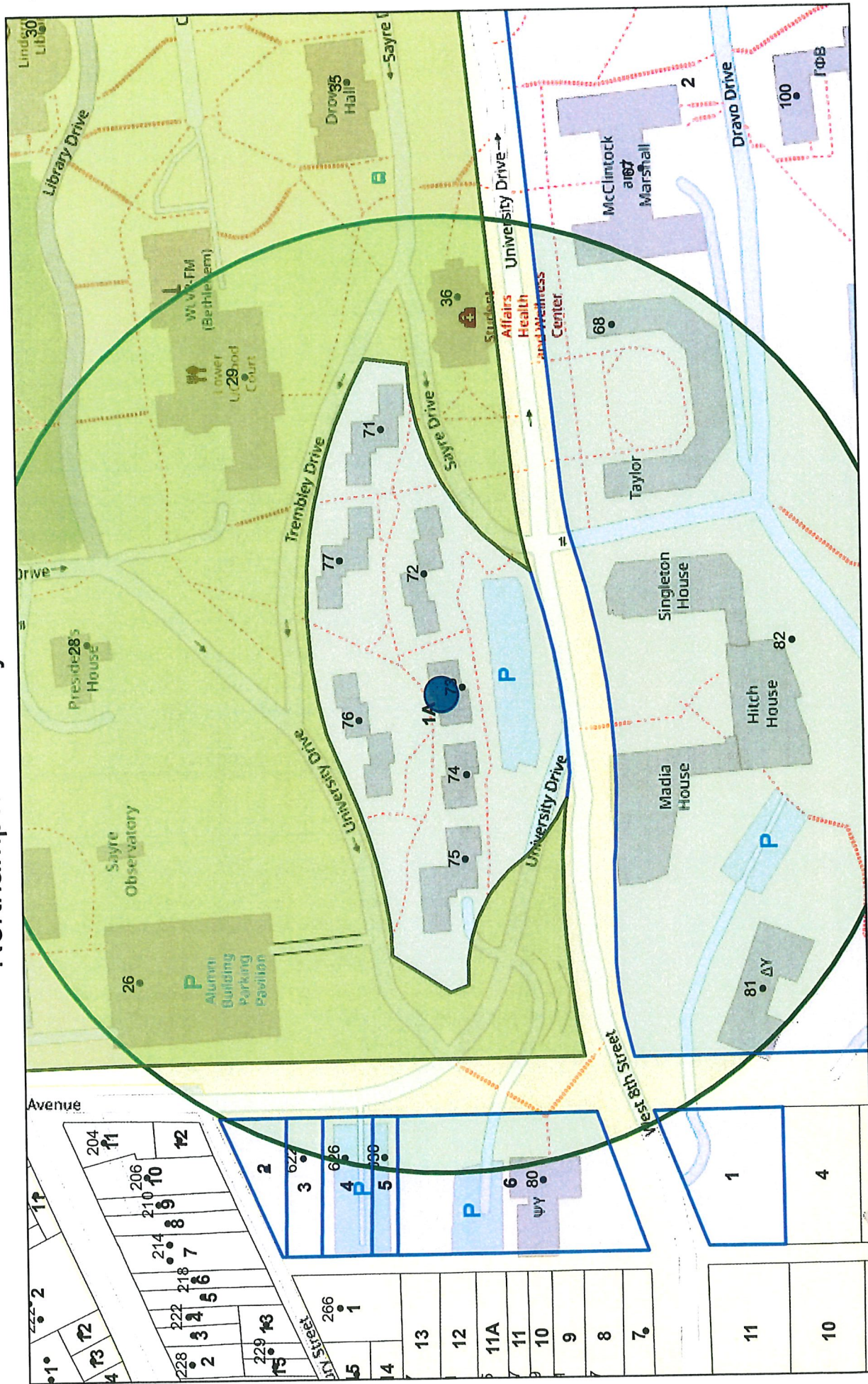
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# Northampton County Buffer Search



12/15/2022, 10:48:15 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Map data © OpenStreetMap contributors, CC-BY-SA



Parcel ID: P6SE4A 1 3 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015

Parcel ID: P6 3 2 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015

Parcel ID: P6SE4A 1 4 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015

Parcel ID: P6SE4A 1 2 0204E  
Occupant: LEHIGH UNIVERSITY  
27 MEMORIAL DRIVE W  
BETHLEHEM PA 18015-3093

Parcel ID: P6SE4A 2 1 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015

Parcel ID: P6 3 1A 0204E  
Occupant: LEHIGH UNIVERSITY  
OFFICE OF THE TREASURER  
27 MEMORIAL DR W  
BETHLEHEM PA 18015-3093

Parcel ID: P6SE4A 1 6 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015

Parcel ID: P6SE4A 1 5 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015

Parcel ID: P6 3 1 0204E  
Occupant: LEHIGH UNIVERSITY  
ACCOUNTS PAYABLE DEPARTMENT  
27 MEMORIAL DR WEST  
BETHLEHEM PA 18015



## RESOLUTION NO. 2023 -

**WHEREAS**, Section 461 of the Pennsylvania Liquor Code (47 P.S. 4-461, hereinafter "Code") authorizes, among other things, the Pennsylvania Liquor Control Board (hereinafter "PLCB") to approve the transfer of liquor licenses across municipal boundaries within the same county and under certain conditions to issue restaurant and eating place retail dispenser licenses without regard to quota restrictions for the purpose of economic development; and

**WHEREAS**, subsection (b.3) of Section 461 requires that an intermunicipal transfer or issuance of a new license for economic development must, under certain conditions, first be approved by the governing body of the receiving municipality; and

**WHEREAS**, that subsection also requires that a receiving municipality issue a resolution approving or disapproving the intermunicipal transfer or issuance of a new liquor license prior to submission of an application for such transfer to the PLCB; and

**WHEREAS**, that subsection mandates that, prior to adoption of such a resolution, at least one hearing be held for the purpose of receiving comments and recommendations from interested individuals residing within the receiving municipality concerning the intent to transfer the license into the municipality or the issuance of an economic development license; and

**WHEREAS**, CUC Holdings, LLC owns or leases property located at 29 Trembley Drive, Bethlehem, Northampton County, PA and intends to operate a fine dining but casual restaurant at such location; and

**WHEREAS**, on \_\_\_\_\_, 2023 and pursuant to Section 461, the Applicant's request was received for approval by City Council, City of Bethlehem, Northampton County (hereinafter "Council") of a proposed intermunicipal transfer of Retail Restaurant Liquor License No. R-18119. The license was previously issued to Everything is Beautiful, Inc. for licensed premises located at 665-669 Northampton Street, Easton, Northampton County; and

**WHEREAS**, on \_\_\_\_\_, 2023 and in accordance with Section 461 (b .3) Council held a public hearing on the proposed liquor license transfer; and

**WHEREAS**, the purpose of this Resolution is to comply with Code Section 461 (b.3).

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Bethlehem, Northampton County, Pennsylvania as follows:

1. Applicant seeks approval of an intermunicipal transfer of Retail Restaurant Liquor License No. R-18119 which was previously issued to Everything is Beautiful, Inc., for licensed premises located at 665-669 Northampton Street, Easton, Northampton County to 29 Trembley Drive, Bethlehem, Northampton County, Pennsylvania, pursuant to Code Section 461.

2. Applicant proposes to, and will, operate an on-campus restaurant and pub at the aforescribed location.

3. The Applicant's proposal is a permitted use at this location.

4. The Applicant's proposed restaurant is in an Institutional zoning district.

5. There is no evidence that the proposed, intermunicipal transfer will adversely affect the welfare, health, peace and morals of this City or the residents hereof.

6. Council hereby approves the Applicant's request for an intermunicipal transfer of Pennsylvania Liquor License No. R-18119 pursuant to Code Section 461 (b.3).

7. The transfer of the Liquor License contemplated hereby is subject to final approval by the PLCB.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

ADOPTED by Council this       day of       , 2022.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

**NOTICE OF FILING OF  
INTERMUNICIPAL LIQUOR LICENSE REQUEST  
WITH THE  
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PA**

Notice is hereby given pursuant to City of Bethlehem Resolution No. 2012-114 that a request for intermunicipal transfer of liquor license has been filed with the City of Bethlehem for the transfer of a restaurant liquor license to property located at 29 Trembley Drive, Bethlehem, Northampton County, Pennsylvania.

The request was filed on behalf of CUC Holdings, LLC, 29 Trembley Drive, Bethlehem, Northampton County, Pennsylvania. This request and information in connection with the proposed Transfer Application to be submitted to the Pennsylvania Liquor Control Board can be reviewed during normal business hours at the offices of Theodore J. Zeller III, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101; telephone 610-391-1800.

The City of Bethlehem Council will conduct a Public Hearing regarding this request during the City Council Meeting on \_\_\_\_\_, January \_\_, 2023, at 7:00 P.M. in Town Hall, 10 East Church Street, Bethlehem, PA 18018. The public is welcome to attend and provide comment.