

AGENDA

PLANNING COMMISSION
Thursday, November 13, 2025 @ 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 – October 9, 2025**
2. **(25-008 Sketch Plan Review) – 25080002 – 740 WILLIAM STREET – SKETCH PLAN REVIEW – Ward 16, Zoned RR, Survey Plan dated May 31, 2024, Concept Plan dated January 15, 2025.**
The applicant proposes to construct three sets of single-family semi-detached dwellings (twins or duplexes) for a total of six new dwellings. Each unit is proposed to have a driveway; however, the total number of off-street parking spaces per dwelling is unknown. No architectural plans were submitted with the sketch site plan.
3. **(25-011 Sketch Plan Review) – 25100006 – 539 BRIGHTON STREET – SKETCH PLAN REVIEW – Ward 1, Zoned RG, plans dated August 28, 2025.**
The parcel is irregular in shape, measuring ~131.98' along Brighton Street and totaling 0.574 acres, or 25,003 square feet. The parcel contains a single story, single-family detached dwelling. The Applicant proposes to demolish the structure and construct six (6) single-family attached dwellings (aka townhouses/row houses). Each structure would contain two off-street parking spaces (one garage space and one driveway space).
4. **(24-008 LD) – 24110002 – 330 East Fourth Street – LAND DEVELOPMENT PLAN – Ward 3, Zoned CL, Plans dated June 13, 2024, last revised September 30, 2025.**
The applicant proposes demolishing the existing structures and constructing a 3-story mixed use building with ~1,800 SF of Commercial space on the ground floor and four two-bedroom dwelling units (apartments) on the upper floors; 8 off-street parking spaces and site improvements a 0.1648 acre or 7,182 SF lot measuring 40' along the front lot line by 179.55' in depth.
5. **(25-005 LD) – 25080001 – 1550 SPILLMAN DRIVE (LVIP VII, Lot 8) – LAND DEVELOPMENT PLAN – Ward 17, Zoned IR, plans dated July 1, 2025.**
The Applicant (LVIP) proposes to construct a 49,920 SF Manufacturing Center, with 57 vehicle parking spaces, 2 loading docks, and site appurtenances including lighting, landscaping, utilities and stormwater management facilities. The parcel is a through lot, bounded by Spillman Drive to the north, Lynn Avenue to the east, East Fourth Street (Rt

412) to the south and lands n/f Lehigh Forge Corp. to the west. The parcel totals 220,457 SF or 5.06 Acres.

The Applicant also seeks a waiver from SALDO 1349.06(b)—old version / 1349.15—current version, requirements for the installation of sidewalk along East Fourth Street (Rt. 412) and Spillman Drive.

6. (25-007 LD) – 25090009– 128 EAST FAIRVIEW STREET – LAND DEVELOPMENT PLAN – Ward 9, Zoned RT, Plan dated August 30, 2025.

The Applicant proposes to construct a three-story multi-family (apartments) structure containing six dwelling units; ten off-street parking spaces, with vehicle ingress and egress from Dodge Street; a dumpster pad and enclosure accessed from Dodge Street; utilities, landscaping and other site appurtenances.

7. GENERAL DISCUSSION ITEMS