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September 28, 2026

Via Fed-Ex

Tad Miller, City Clerk
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
tmiller@bethlehem-pa.gov

RECEIVED
SEP 28 2026
OFFICE OF CITY CLERK

RE: Request for Intermunicipal Liquor License Transfer
Transferee: Gatehouse Licensee LLC
Location: 413 E. 3rd Street, Bethlehem, PA 18015

Dear Mr. Miller:

We act as counsel for Gatehouse Licensee LLC ("Gatehouse")

Please consider this correspondence as a request for an intermunicipal transfer of liquor license into the City of Bethlehem (the "City of Bethlehem") at the above location, pursuant to Section 4-461(b.3), Title 47 of the Pennsylvania Code. 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 Gatehouse's application. In addition, the Bethlehem City Council ("City Council") must render a decision within 45 days of the request.

In our experience, the hearings have been conducted at a legislative forum to ascertain whether moving the license into the City of Bethlehem, at a particular location, would adversely affect the welfare, health, peace, and morals of the City of Bethlehem. Typically, hearings of this sort do not occur at their own times. Rather, City Council ordinarily lists requests such as Gatehouse's as agenda items of regular City of Bethlehem business. Further, hearings normally occur as the first order of business or immediately before the start of the regular meeting of City Council.

We respectfully request that City Council list this matter on the agenda for November 4, 2026, City Council meeting to permit Gatehouse and the City of Bethlehem to meet all legal requirements. Form proposes to transfer the liquor license to 413 E. 3rd Street, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania (the "Site"). We welcome any Council to review zoning records and the prior submission of building plans in this regard.

We include herewith the following: (1) Notice of the Hearing that Gatehouse proposes to post at the Site; (2) a draft Resolution approving the transfer; and (3) a check in the amount of $500.00 representing the City of Bethlehem's fees. If additional fees are necessary, please advise and we will promptly forward the same

By copy of this correspondence, we are providing Stephanie J. Steward, Esquire, City Council Solicitor, with a copy of this request.

Please do confirm whether the hearing date we propose herein is acceptable to the City Council.

Should you have any questions, concerns, or seek additional information regarding Gatehouse's proposal prior to the hearing, please do contact me.

Very truly yours,

FLORIO PERRUCCI STEINHARDT
CAPPELLI & TIPTON LLC

Emily R. Paulus, Esquire

Cc : Stephanie J. Steward, Esq.
2940 William Penn Highway
Easton, PA 18045 (via first class mail)

RESOLUTION NO. 2026 – _____

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, Gatehouse Licensee LLC is an affiliate of the owner of 413 E. 3rd Street, City of Bethlehem, Northampton County, PA and intends to operate a restaurant at such location; and

WHEREAS, on September 28, 2026 and pursuant to Section 461, 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-11842. The license was previously issued Ashley's Signature Restaurant for licensed premises located at 229 N 11th St, City of Easton, Northampton County; and

WHEREAS, on November 4, 2026 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-11842, which was previously issued to Ashley's Signature Restaurant for licensed premises located at 229 N 11th St, City of Easton, Northampton County to 413 E. 3rd Street, City of Bethlehem, Northampton County, PA, pursuant to Code Section 461.

(2) Applicant proposes to, and will, operate at the aforedescribed location.

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

(4) The Applicant's proposed restaurant is in a Commercial 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-11842 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: /s/ _____

/s/ _____

ADOPTED by Council on this _____ day of _____, 2026.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk