



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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April 6, 2023

Alain Aoun
West Broad Investments
1853 Schadt Ave.
Whitehall, PA 18052

RE: **(22-010 LD&S) – 22040027– 3410-3412 LINDEN ST. – Land Development and Subdivision Plan –Ward 15, Zoned RG, plan dated March 13, 2023.**

Dear Mr. Aoun:

The above-referenced plan has been reviewed by the appropriate City offices. We offer the following comments:

ENGINEERING

Public Works - Engineering

Sanitary

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit or at the execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. An impervious coverage fee of \$0.10 per square foot of new impervious is due at the time of request for a building permit or at the execution of the developer's agreement. The fee will be \$876.90 for the net increase in impervious area of 8,769 square feet.

Public Works – Traffic

1. Linden Street is a state route (SR 3015) at this location and therefore an HOP will be required for the driveway. The City, and the City's Traffic Engineer, Peter Terry, shall be copied on all correspondence with PennDOT and included in any Scoping Meetings.
2. PennDOT has plans to repave Linden Street within the next two years, and any proposed improvements shall be coordinated with them.
3. Trip generation calculations are acceptable to the City; however, applicant still needs to submit the plans and trip information to PennDOT for their review.

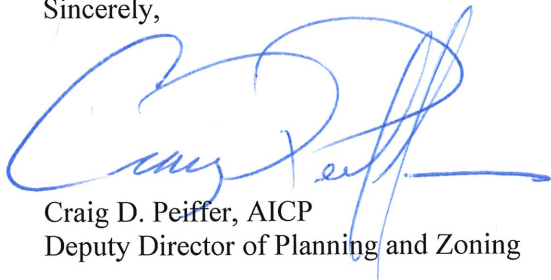
GENERAL

1. LANTA currently provides public transportation in the immediate vicinity of the project site, with a bus stop nearside of the intersection of Linden Street and Falcon Drive, and a bus stop nearside of the East Blvd and Linden Street intersection, both equally within a .10-mile distance of the main entrance of the project site. The existing bus stops are currently located along an existing sidewalk network, however there is an existing gap in the sidewalk mid-block between the two intersections. LANTA appreciates all efforts in the plan to include a proposed sidewalk along the frontage of the project site which will significantly help to fill in the sidewalk gap along the corridor. LANTA also appreciates the proposed walkway from the proposed sidewalk along the property frontage to the main entrance of the proposed residential building to provide a comprehensive pedestrian network for the residents.

- Please contact mwood@lantabus-pa.gov for any questions and follow up.
2. Environmental Advisory Council comments will be submitted in a separate letter.
 3. A recreation fee of \$15,000.00 shall be paid prior to finalizing the Developer's Agreement.

This item will be placed on the April 13, 2023 Planning Commission Meeting Agenda.

Sincerely,



Craig D. Peiffer, AICP
Deputy Director of Planning and Zoning

- C. Darlene Heller, AICP
Basel Yandem, PE
Joseph Rentko, Black Forest Engineering