



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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February 4, 2021

Matthew Flath  
Onyx Equities, LLC  
1 Gateway Center, Suite 2400  
Newark, NJ 07102

RE: **(21-001 LD Sketch) - 21010004- Westgate Mall Redevelopment Plan-Phase 3, 2285 Schoenersville Road, Ward 13, Zoned CS, plan dated December 10, 2020**

Dear Mr. Flath:

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

## **ENGINEERING**

### **Public Works - Engineering**

1. The following notes shall be added to the plan:
  - a. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
  - b. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
  - c. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.
2. In accordance with Ordinance No. 4342, prior to 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.

3. All proposed units will need unique addresses. Applicant shall work with the engineering bureau on an addressing plan.
4. All proposed and existing crosswalks, curbs and ADA ramps need to be labeled. Crosswalks should also be shown at every entrance/exit.
5. Utilities shall be shown on future plans.
6. ROW shall be shown on future plans.

### **Public Works - Forestry**

1. Include a landscape plan with all required calculations in future submissions.

### **Public Works – Traffic**

1. Continue to keep the City informed about the PennDOT HOP Scoping meeting/submissions. The City and the City’s Traffic Consultant Peter Terry will be reviewing all information and will be providing comments in the future. The existing driveways opposite Statten and Lane Avenues will require PennDOT HOP permits.

### **FIRE**

1. Detailed plans indicating utilities and roadway dimensions for Fire Department access will be required as the project progresses.

### **ZONING**

1. Sheet EXH, Rev 7, Project Statistics Table, Lot Area, correct typo from “Mail Mall,” to “Main Mall.”
2. Note: 1302 Definitions:  
Building Area. The aggregate of the ground floor area of all enclosed and roofed spaces of the principal building and all accessory buildings...  
Building Coverage. The total horizontal area covered by all buildings on a lot divided by the lot area of that lot, expressed as a percentage...  
As such, it may be easier to separate Building Area from Building Coverage to accurately reflect Building Coverage as follows:  
Sheet EXH, Rev 7, Project Statistics Table, Building Area, Fast Food Restaurant, correct 4,540 SF to 4,560 SF or revise plan.  
Sheet EXH, Rev 7, Project Statistics Table, Building Area, Financial Institution, correct 3,500 SF to 3,995 SF or revise plan.
3. Sheet EXH, Rev 7, Project Statistics Table, Building Area, Fuel Kiosk / Gas Station, add “with Canopy,” and correct 205 SF to ~2,472 SF.
4. Sheet EXH, Rev 7, Project Statistics Table, Building Area, add a line for Shed and 145 SF.
5. Sheet EXH, Rev 7, Project Statistics Table, Total Building Area/Coverage, Proposed, correct 284,839 SF to ~287,766 SF and 29%.
6. Sheet EXH, Rev 7, Linetype Legend, add “New Sidewalk.”
7. Sheet EXH, Rev 7, Parking Requirements, Proposed, Parking Req, round up fractions, Ref. 1319.02(f).
8. Sheet EXH, Rev 7, Parking Requirements, Proposed, Bldg Area, verify 3,500 SF is the Floor Area and excludes the drive-through canopy.
9. Sheet EXH, Rev 7, Parking Requirements, Total Parking Required, Overall Tract, Proposed, correct from 1,141 to 1,143.
10. The proposed new parking areas adjacent to the Tenant H and along the west and south lot lines shall not encroach upon the minimum Buffer Yard, Ref 1318.23(e). If parking is to be added to these areas, then provide a buffer in accordance with 1318.23(f) and 1319.03(h). If parking is to be modified in these areas then revise Sheet EXH, Rev 7, Parking Requirements, Total Parking Required, Overall Tract, Proposed.
11. 1319.02(n) Provide required and proposed Parking for Persons with Disabilities/Handicapped Parking (this may be a row within the Parking Requirements Table).

12. 1319.02(o) Provide required and proposed Bicycle Parking (this may be a row within the Parking Requirements Table).

**GENERAL**

1. A recreation fee for the two new buildings will be computed and required to be paid prior to the execution of a developer's agreement. Each proposed building will require land development review and approval.
2. LANTA comments are attached.
3. We recommend relocating the bus stop further away from the proposed dumpster enclosure.
4. In accordance with the prior sidewalk deferral granted by the Planning Commission on September 11, 2020, sidewalk is required to be constructed around the mall perimeter on Westgate Drive, Schoenersville Road, and Catasauqua Road during Phase 3. If land development plans for Phase 3 are not submitted by September 2021, construction of the sidewalk will be required at that time.
5. In accordance with Phase 2 agreements, landscaping and pedestrian improvements must be submitted with any Phase 3 land development plans.
6. The developer shall submit the plan to Hanover Township for review and comment.
7. This plan will be placed on the February 11, 2021 Planning Commission agenda.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

Cc: M. Dorner  
C. Peiffer  
M. Reich  
D. Shaffer  
T. Wells  
M. Petrovich  
Ryan Whitmore  
Atty. Joseph Fitzpatrick  
Molly Wood

Enclosure

## Samuelson, Tracy E

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**From:** Molly Wood <mwood@lantabus-pa.gov>  
**Sent:** Monday, January 25, 2021 10:44 AM  
**To:** Samuelson, Tracy E; Ryan Whitmore  
**Cc:** AJ Jordan  
**Subject:** LANTA Comments for Phase 3 - Westgate Mall Redevelopment \_1.25.21

**CAUTION: This email originated from an external source. Do not click links or open attachments unless you trust the sender.**

Tracy and Ryan,

The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted Phase 3 Master Plan for the proposed improvement areas of the Westgate Mall Redevelopment located at 2425 & 2285 Schoenersville Road in the City of Bethlehem, and is issuing the following comments related to the plan.

LANTA currently does not provide public transportation on the private property of Westgate Mall, however LANTA does operate service along Westgate Drive to the north of the project site. The proposed plan includes sidewalks along the property frontage of Westgate Drive and Schoenersville Road that would greatly benefit transit riders and fellow pedestrians and users of the site. The proposed bus stop locations included the Phase 3 plan are located along the main driveway entrances from Westgate Drive and Schoenersville Road, respectively, with pedestrian connections to the main entrances of the shopping center. The ultimate timing of the Phase 3 build-out, however, will help us determine sensible and efficient routing if we were to ever justify deviating into the property from the directions off Westgate Drive and/or Schoenersville Road. We will also have LANTA Operations evaluate the conditions of turning left into the property northbound from Schoenersville to access the bus stop along the main entrance driveway.

LANTA appreciates the early engagement facilitated by the project engineers as well as the City of Bethlehem, and we recommend the continuation of this direct communication to coordinate potential on-site transit service if all parties agree on the need and conditions.

If you have any questions, or follow up, please do not hesitate to contact me at 610-776-7433 x165 or [mwood@lantabus-pa.gov](mailto:mwood@lantabus-pa.gov).

Thank you,  
Molly



### **Molly S. Wood, AICP**

Planner/Land Use Specialist  
Lehigh and Northampton Transportation Authority  
1060 Lehigh Street, Allentown, PA 18103  
PH: 610-439-1376