



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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February 5, 2021

James Petrucci, President  
c/o J. G. Petrucci Co., Inc.  
Triple Net Investments, XXXV, LP  
171 State Route 173  
Asbury, NJ 08802

RE: (20-009LD) – 20120001 – 1911 Spillman Drive Land Development Plan – Zoned IR, Ward 17, Plans dated November 30, 2020 and last revised January 13, 2021

Dear Mr. Petrucci:

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

## **ENGINEERING**

### **Miscellaneous Engineering**

1. The applicant shall submit a copy of the amended NPDES permit.
2. Submit an Engineer's Opinion of Probable Cost for review and use in preparing the Developer's Agreement. The file shall be sent in Excel format.

## **ZONING**

1. The Site Line Study presumes the equivalent of a buffer yard to screen the loading area from the public right-of-way (ROW). The buffer shall comply with 1318.23(f), and as approved by the City Forester. Modify the landscaping plan to ostensibly obscure the view from the ROW. Section 1318.23(f) Buffer yards shall include a dense screen planting of primarily evergreen trees and shrubs, also including vegetative ground cover.
2. Revise the façade design. The proposed façade design separates the facade horizontally into base, middle and top, whereas 1308.01(e)(4) requires vertical variations to visually break apart a façade greater than 150 linear feet. Modify the façade facing Spillman Drive to create the appearance of smaller connected buildings. Section 1308.01(e)(4) include variations in rooflines, overhangs, architectural details, setbacks, colors or facade materials or use canopies, porches and awnings.

## **GENERAL**

1. A recreation fee of \$10,200 shall be paid prior to the execution of a developer's agreement.
2. This item will be placed on the February 11, 2021 Planning Commission agenda. Please let us know if you will be present at the meeting in person or virtually.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

cc: M. Dorner  
A. Rohrbach  
B. Peiffer  
C. C. Unangst