

BETHLEHEM CITY PLANNING COMMISSION AGENDA
SEPTEMBER 8, 2022 – 5:00 PM
TOWN HALL – CITY CENTER
10 E. CHURCH STREET
BETHLEHEM, PA

The Meeting will be livestreamed for viewing purposes only on:

<https://www.youtube.com/channel/UC4HYHr4C6mVbfhRXhWYXaJw>

Questions and comments may be submitted in advance of the hearing to planninginfo@bethlehem-pa.gov Messages must include a name and phone number and must be provided at least 24 hours in advance of the meeting.

Additional instructions for public remote viewing can be found on the City Website at <https://www.bethlehem-pa.gov/calendar-planning-zoning>

1. **APPROVAL OF MINUTES** – August 18, 2022
2. **NON-UTILITY CAPITAL IMPROVEMENT PROGRAM – 2023-2027**
3. **LAND DEVELOPMENT PLAN REVIEW**
 - a. **(21-015 LD) – 21100009 – 117 E. 4th Street– Land Development Plan – Ward 2, Zoned CB, plan dated October 1, 2021 and revised July 19, 2022.** The applicant proposes the construction of an 8 story apartment building containing 70 dwelling units and 1st floor retail space on a 0.51 acre lot. Lower level parking is also provided.
 - b. **(21-007 LD&S) – 21060016 – 30 W. 4th Street - Ward 2, Zoned CB, plan dated June 11, 2021 and revised July 19, 2022.** The applicant proposes the construction of a seven-story building containing 22,750 sq. ft. with 25 residential apartments and retail space on the first floor, located on a 0.12 acre lot.
 - c. **(21-003 LD&S) - 21020002–SOUTH NEW STREET APTS – 319-27 S. NEW STREET – Land Development & Subdivision Plan - Ward 3, Zoned CB, plan dated October 29, 2020 and revised February 21, 2022.** The applicant proposes the consolidation of 3 lots and the construction of a multi-story retail and apartment building on a .4421 acre lot. There are 47 total dwelling units. The commercial space will be 2,925 SF located on the first floor only. It will be an 8-story building. **The plan is revised to reduce the footprint of the building and remove the encroachment onto Graham Place and the Greenway.**
4. **DISCUSSION ITEMS**