



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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March 3, 2022

Matthew Flath
Westgate Mall Owner, LLC
c/o Onyx Equities, LLC
900 Rt. 9, #400
Woodbridge, NJ 07095

RE: (21-008 LD&S – 21060017) – 2285 & 2425 Schoenersville Road, Land Development & Subdivision Plan (Phase 3) – Zoned CS, Plans dated June 4, 2021 and revised January 27, 2022.

Dear Mr. Flath:

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

ENGINEERING

Public Works – Engineering

Minor Subdivision Plan prepared by Blue Marsh Associates, Inc. – dated 5/4/2021 and last revised 1/31/2022

1. Metes and bounds descriptions shall be provide for the proposed lot 2 and the remaining Westgate Mall parcel (lot 1).

Land Development Plans prepared by LANDCORE dated 8/30/2021 and last revised 1/27/2022

Stormwater

1. The developer shall redirect the stormwater runoff from the area around the proposed credit union. The City has received numerous complaints from the Kaywin neighborhood regarding the volume of stormwater runoff received, partly from the existing drainage from the southern end of the Westgate Mall property.
2. Water and electric are shown to run from the proposed fast food restaurant to the dumpster enclosure. This is proposed to cross the existing 54" storm sewer main. It appears there is to be less than 2 foot of cover from the finished grade to the top of existing pipe. This will not allow is for adequate separation and cover over the proposed water line. Indicate if the water line is necessary.
3. All proposed dumpster enclosures shall be contained so stormwater and residual debris do not leave the area. All drainage must be filtered prior to entering the storm sewer system. Filters are to be maintained by the owner and a record of maintenance must be kept on site for review by the City, upon request.
4. Stormwater runoff at the western Westgate Dr. access shall be captured by on site facilities before leaving the site.

Sanitary

1. In accordance with Ordinance No. 4342, at the time execution of the developer's agreement, a sanitary sewer tapping fee of \$13,469 will need to be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. Sheet RP2 has leaders that appear to be pointing to an easement but they are cut off by the Tag Legend. This shall be cleaned up.
2. Caution shall be used when grading in the pedestrian path of the driveways to maintain adequate cross slopes and positive drainage away from the pedestrian path/ramps.
3. Existing catch basins shall be removed along the Schoenersville Rd frontage so the sidewalk does not need to shift around them. New pipe shall be installed from the proposed inlet to make the connection to the existing system in Schoenersville Rd.
4. Details of all ADA ramps shall be shown including dimensions and slopes. The response indicated that details would be shown on the HOP plans but not all ramps are within the PennDOT ROW, therefore the details shall be shown on the City reviewed plans.
5. A sketch and legal description of the proposed public access easement, for sidewalk on private property, shall be submitted to the City for review and approval prior to recording. The Developer will be responsible for recording the easement and providing proof of recording to the City.
6. Since the mall has had quite a bit of turnover recently, the developer shall provide a current plan showing the location and name of all tenants and available units so addresses can be verified and assigned as necessary. This shall include the proposed units as well.
7. A copy of the PennDOT HOP will be required.
8. An Opinion of Probable Cost shall be submitted for review and approval by the Engineering Bureau and for use in preparing the Developer's Agreement. This shall be submitted in Excel format and comments will be made.

Public Works - Traffic

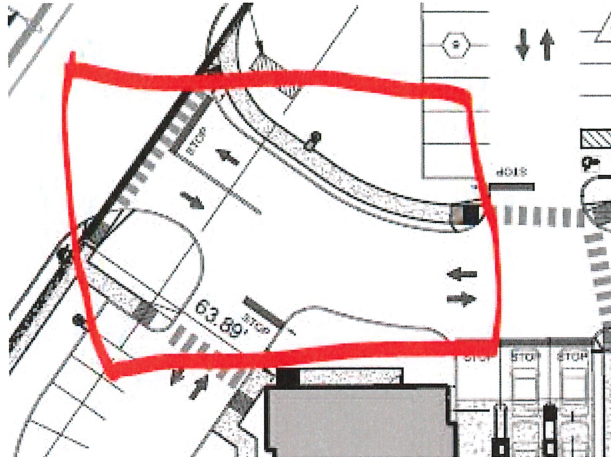
1. Indicate if the driveway across from Statten Ave. can be realigned to line up with the interior drive-thru aisle for the café. It is assumed most vehicles coming in this entrance are going to the drive-thru and a straight movement seems to make more sense.
2. The traffic submission to PennDOT will be reviewed with the City's Traffic Consultant and his comments will be submitted under separate cover once PennDOT responds.
3. In coordination with LANTA, the existing bus shelter and pad on Westgate Drive shall be removed with the sidewalk installation. A new bus location is being planned on site.

Public Works- Forestry

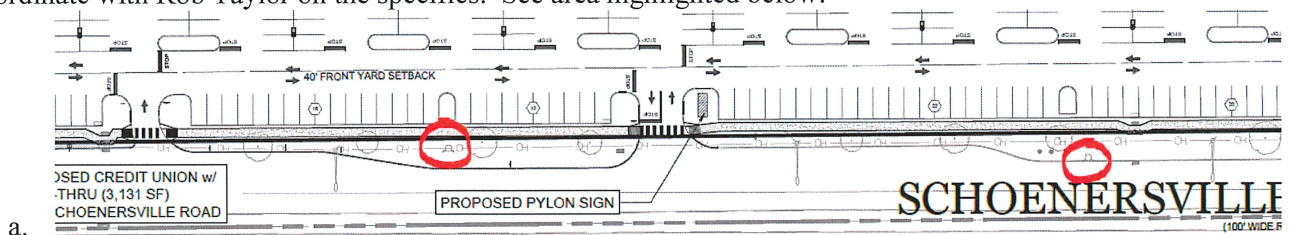
1. Total parking spaces counted are 1185, 1 deciduous tree for every 15 parking spaces is required (79 trees).
2. The plan states that there are 79 proposed parking lot trees. Only 62 parking lot trees were counted on plan. Seventeen (17) additional parking trees are required. Parking lot trees shall be shading parking spaces/asphalt. Additionally, parking lot trees shall be in 9'x18' landscape beds where feasible.
3. Incorporate additional parking lot trees in the following areas:
 - a. The Southern parking area facing Catasauqua Rd.
 - b. The proposed landscaping beds around the southern side of the credit union.
 - c. The entrance along Catasauqua Rd.
 - d. The parking area along Westgate Dr. and the existing retail building.
 - e. The parking lot area closest to the main mall that is south of Weis. Some beds are proposed here but no trees are proposed.

FIRE

1. A fire hydrant must be added along the driveway next to the proposed credit union. Coordinate with Rob Taylor on the specific location and tie-in options. See area highlighted below:



- a.
- Turn two fire hydrants along Schoenersville to have the steamer connection face the shopping center. There cannot be any parking or landscaping in front of the hydrant discharge for a distance of 3 feet. Coordinate with Rob Taylor on the specifics. See area highlighted below:



- Contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question related to Fire Code requirements.

ZONING

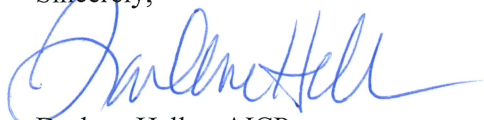
- Sheet OVR, Overall Record Plan, Reference Bulk Requirements, Footnote 5, and correct on the plan, the minimum yard setback along Westgate Drive and Catasauqua Road shall be 40'. However, there are no dimensional variances required for this development.
- Sheet OVR, Overall Record Plan, Bulk Requirements, Bicycle Parking indicates 59 spaces required, 15 provided. Clarify if other bike racks are existing and meet the minimum requirement or provide the remaining bike racks at appropriate locations around the mall complex.

GENERAL

- A recreation fee of \$6,509.75 shall be paid prior to the execution of a developer's agreement.
- The number of existing parking spaces on the entire site are 1185; only 947 spaces are required. Explain why almost 25 percent (238 spaces) more spaces are located on the site. Attempts shall be made to reduce the number of excess spaces.
- Also enclosed is the Environmental Advisory Council letter dated February 18, 2022. Please respond to their comments prior to or at the Planning Commission meeting.

This plan will be placed on the March 10, 2022 Planning Commission agenda.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem
C. Peiffer
A. Rohrbach
T. Wells
D. Shaffer
M. Reich
M. Toth, Landcore Engineering Consultant
Westgate Mall Owners, LLC
Atty. Joseph Fitzpatrick
Jay Finnigan, Hanover Township, Northampton County
M. Wood, Lanta
L. Rothman, EAC

Enclosure



10 East Church Street
Bethlehem, Pa. 18018
www.bethlehemeac.org

Darlene L. Heller, Director of Planning and Zoning
Tracy Samuelson, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

February 18, 2022

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed Westgate Mall Phase 3 development. Our recommendations are in support of Bethlehem City's Climate Action Plan (CAP), which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ energy saving strategies that will lower energy costs and at the same time reduce pollution from traditional energy sources. Therefore, we strongly recommend that the developer utilize sustainable building materials and energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment, increased insulation and advanced air sealing techniques to reduce infiltration. A green roof would contribute to lessening the heat island effect, lower the heat inside the building and aid in stormwater management.

Furthermore, we recommend that the developer include solar panels or at least construct the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date.

Northampton County adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency and water conservation projects to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend, Vice Chair

Ben Guthrie, Secretary

Ben Felzer

Mike Topping

cc: Bethlehem City Council

Mayor J. William Reynolds