



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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April 20, 2022

Christopher Villani  
Cambria Partners LLC  
555 Ashwood Road  
Nazareth, PA 18064

RE: **(22-001 LD&S) – 22020010 – 1210 Eaton Avenue– Land Development and Lot Consolidation Plan – Ward 13, Zoned RG, plan dated February 9, 2022 and last revised March 29, 2022.**

Dear Mr. Villani:

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

## **ENGINEERING**

### **Public Works – Engineering**

1. The sanitary sewer tapping fee of \$35,378.00 shall be paid prior to recording the plan.

## **ZONING**

1. Sheet 1 of 9, Record, Required Variance, correct “the” before written decision, as it is missing the “e.”
2. Sheet 4 of 9, Lighting and Landscape, Required Landscaping, add Parking Lot Trees. Calculate one per 15 spaces or three trees required and identify on the plan; Ref. 1319.02(j)(2).

## **GENERAL**

1. A recreation fee of \$27,000.00 shall be paid prior to finalizing the Developer’s Agreement.

**This item will be placed on the May 12, 2022 Planning Commission Meeting Agenda.**

Sincerely,

A handwritten signature in blue ink that reads "Darlene Heller".

Darlene L. Heller, AICP  
Director of Planning and Zoning

Cc: B. Yandem  
A. Moussa  
C. Peiffer  
J. Rentko, Black Forest Engineering