



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7094

Fax: 610-865-7330

TDD: 610-865-7086

May 3, 2022

David Ronca
Macada Partners, LLC
276 E. Macada Road
Bethlehem, PA 18017

RE: **(21-019 LD) – 21120009 – 1763 Madison Avenue – Land Development Plan – Ward 14, Zoned RT, plan dated December 15, 2021 and revised on March 14, 2022.**

Dear Mr. Ronca:

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

ENGINEERING

Public Works – Engineering

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$22,743 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.
2. A stormwater fee of \$972.20 shall be paid for the increase in impervious area.
3. Section X, Carbonate Geology Consideration, of the PCSM Plan Narrative dated March 2022, shows loading ratios in excess of 500% which are not recommended per Act 167 Ordinance. This shall be addressed.
4. On page 11 of 15, Construction Details should include a note for Drywell #1 and Drywell #2 stating per Pennsylvania Stormwater Best Management Practices Manual at least 12 inches of soil should be placed over both drywells.
5. All references to NJDOT shall be removed from details on sheet 11. Details shall meet City of Bethlehem or PennDOT standards, whichever is applicable.
6. Provide a BMP maintenance plan for both Drywells that complies with the Pennsylvania Stormwater Best Management Practices Manual.
7. Screenings shall be used as bedding material in all pipe trenches located in the public ROW. The details on sheet 9 shall be updated to reflect this.
8. A legal description for the proposed lot shall be submitted for City review. Only existing legal descriptions were provided with the resubmission.
9. An engineer's opinion of probable cost shall be submitted for review, approval and use in preparing the Developer's Agreement.

ZONING

1. Sheet 1 of 15, Cover Sheet, add a Statement of Intent.
2. Sheet 1 of 15, Cover Sheet, add, "Dimensional Variances were approved with conditions by the Zoning Hearing Board at their February 9, 2022 Hearing, with the Written Decision dated March 17, 2022, pursuant to Article 1306.01(a)(4) to reduce the side yard setback from 15' to 10' and Article 1322.03(II)(5)(i) to reduce the minimum separation between dwellings and parking from 15' to 9'."

Conditions of Approval from Zoning Hearing Board:

- a. The applicant shall comply with all terms and conditions as may be set forth in the review letter of November 24, 2021, as submitted by the City of Bethlehem, Bureau Planning and Zoning over the signature of its Director, Darlene L. Heller.
 - b. All construction shall be substantially in accord with the application as submitted.
 - c. The applicant shall obtain all necessary permits and approvals as required by City of Bethlehem regulations.
3. Sheet 8 of 15, Landscaping Plan, Landscaping Compliance Chart, Article 1319.02(j)(1), there is no deduct for driveway width; therefore, correct to $163 \text{ LF} / 30 = 5.4$ round up to six street trees. Also correct Landscaping Schedule, Ornamental Trees, and correct on the plan. If the sixth tree cannot be accommodated or is deemed to be undesirable by the City Forester, then indicate on the plan payment of \$500.00 in lieu of one street tree.
 4. Sheet 8 of 15, Landscaping Plan, Landscaping Schedule, Evergreen Shrubs within the Buffer Strip shall be a minimum of 4' in height when planted; Ref. 1318.23(f)(1).
 5. This revised design incorporates a stone masonry façade at the first floor and shingles at the gable end to comply with the maximum 33% vinyl siding requirement of 1311.05(a).

GENERAL

1. A recreation fee of \$18,000.00 shall be paid prior to finalizing the Developer's Agreement.
2. Add landscaping to the front building façade to soften its appearance.
3. The side elevation fronting Madison Avenue shall be designed and constructed as shown on elevation drawings dated January 25, 2022, including building materials as shown.

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

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

- Cc:
- B. Yandem
 - C. Peiffer
 - A. Rohrbach
 - D. Shaffer
 - Atty. J. Holzinger
 - S. Walsh, Dynamics Engineering Consultants, PC