



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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June 13, 2022

Mr. Naser Kodza  
c/o Dominic A. Villani  
709 Jennings Place  
Bethlehem, PA 18017

RE: **(22-005 LD) – 22030020– 2039 CLERMONT ST. – Land Development Plan – Zoned RT, plan dated April 4, 2022 and last revised May 3, 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. A stormwater fee of \$600 shall be paid for the increase in impervious area.
2. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$8,415 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.
3. A cost estimate must be submitted for review and use in preparing the Developer's Agreement.

### **Public Works – Forestry**

1. Change all plantings of Hicks yew to Boxwood and Juniper.

### **Public Works – Lighting**

1. The sight light has been added to light the parking lot and trash area for safe access. The light that was added will need to have the factory house side shield option to reduce or eliminate the trespass of light onto the property behind the new light pole.

## **ZONING**

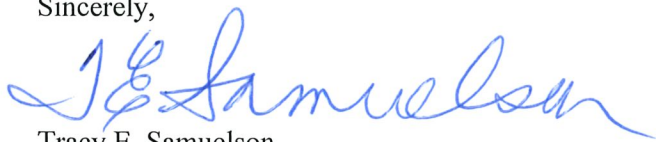
1. Sheet LD1 of 6, Record Plan, change 15' side yard to 10' side yard on the actual site drawing. It currently indicates 15'.
2. Sheet LD1 of 6, Record Plan, under Zoning Data, change use to "Single Family Attached Dwellings."

## **GENERAL**

1. A recreation fee of \$6,000.00 shall be paid prior to finalizing the Developer's Agreement.

**This item will be placed on the June 30, 2022 Planning Commission Meeting Agenda.**

Sincerely,



Tracy E. Samuelson  
Assistant Director of Planning and Zoning

Cc: B. Yandem G. Cryder  
C. Peiffer D Shaffer  
A. Rohrbach A. Raudenbush, Bethlehem Township  
T. Wells K. Horvath, Keystone Consulting Engineers, Inc.