



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 7, 2022

Triple New Investments LX, LLC (TN 60)
171 State Route 173, Suite 201
Asbury, NJ 08802

RE: **(22-003 LD&S) – 22030014 – 1010 HARVARD AVENUE– Land Development and Subdivision Plan – Ward 16, Zoned IR, plan dated March 1, 2022 and revised June 6, 2022.**

Dear Sir/Madame:

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 \$35,378 will need to be paid.
2. The Erosion and Sediment Control Plan, dated March 1, 2022, shall be reviewed by DEP and a copy of the amended NPDES permit shall be submitted to the City.
3. Details of the proposed sidewalk at the area of the retaining wall shall be submitted for review by the City. An access easement will be required for the sidewalk located on private property.
4. The Notes shall be updated to reflect the DWS in the public Right-of-way to be BRICK red in color to match City of Bethlehem standards.
5. The DWS at the proposed Harvard Ave driveway are too far back from the curb radius. The setback for the southern end of the DWS is greater than the 5' maximum. Radial DWS shall be used.
6. Existing curb and sidewalk at the proposed 412 driveway shall be shown to be modified. Sidewalk will need to be removed at the southern radius of the driveway entrance and sidewalk shall be extended at the northern radius. All existing curb to be removed in association with the proposed driveway shall also be labeled.

Public Works – Traffic

1. The City will be joining a call with PennDOT to review the comments pertaining to the HOP. Continue to copy the City on all correspondence with PennDOT.
2. Signage shall be installed at the SR412 driveway indicating the right-in / right-out condition. These signs will be required on the PennDOT HOP submission.
3. "Trucks Must Turn Right" signs shall be installed at the driveway exit onto Harvard Ave. The City already experiences problems with trucks getting stuck in the Princeton Ave area, so signs shall be placed to force all trucks to turn right.

Public Works – Lighting

1. The existing roadway light on north bound 412 south of the entrance will need to be moved an additional 10ft. to the south from the shown relocation point to avoid any accidental damage by trucks entering the facility with their trailing tires. Care must be taken due to traffic signal fiber optic cable

interconnect and existing street lighting conduits in the area. If needed, the conduits must be lowered to maintain 18 inches of cover for the new entrance.

2. No in ground junction boxes will be permitted in the driving surface.

ZONING

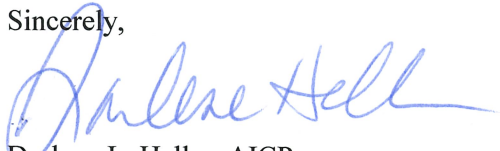
1. Provide colored elevations of the 6' and 4' retaining walls abutting the 21 space parking lot viewable from Route 412. We reserve comment on the need for low level landscaping abutting the retaining walls until after we review the retaining wall design. (Ref. 1318.23.1)

GENERAL

1. A recreation fee of \$5,570.00 shall be paid prior to finalizing the Developer's Agreement.
2. The project is on a parcel currently designated as eligible for Enterprise Zone (EZ) Tax Credit benefits. Eligible program activities include rehabilitation, expansion, improvement to a building(s), improvement to land, engineering, architecture, and acquisition. To discuss whether the project would qualify for a tax credit, please contact the Dept. of Community & Economic Development.
3. The project is on a parcel currently designated as eligible for Local Economic Revitalization Tax Assistance (LERTA) benefits. Increased assessment resulting from new construction, renovation, and improvements may be eligible for a 10-year abatement on increased property taxes. Applications for LERTA must be submitted within 60 days of receiving the building permit. To discuss the program, please contact the Dept. of Community & Economic Development.

This plan will be placed on the July 14, 2022 Planning Commission agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem G. Cryder
 C. Peiffer T. Wells
 A. Rohrbach A. Bohl, Hanover Engineering