



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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July 7, 2022

Ven Bhindwallam
Push Holdings, Inc.
9005 Smith's Mill Road
New Albany, OH 43054

RE: **(22-004 LD&S) – 22030016 – 2680 COMMERCE CENTER BLVD.– Land
Development and Subdivision Plan – Ward 16, Zoned IN, plan dated March 1, 2022
and revised June 6, 2022.**

Dear Mr. Bhindwallam:

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 execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

GENERAL

1. A recreation fee of \$13,000.00 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.
4. LANTA currently provides public transportation directly to the project site, with an existing eastbound bus stop along the property frontage on Commerce Center Blvd. LANTA appreciates the efforts to include sidewalks along the full length of the property frontage, as well as a pedestrian path from the proposed sidewalk to the main entrance of the facility. This will significantly improve the existing bus stop and will match the improved conditions of the westbound bus stop directly across the transit corridor. LANTA recommends continued engagement with their Planning Department to coordinate the temporary relocation or storage of the existing bus stop sign until construction is completed. LANTA may also relocate the bus stop sign closer to the main entrance of the facility once the building is operating.

This item will be placed on the July 14, 2022 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem
P. Godbout
C. Peiffer
A. Bohl, Hanover Engineering