



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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August 9, 2022

Taran Salabsky
Bethlehem Shared Services, LLC
1605 Valley Center Parkway
Bethlehem, PA 18017

RE: **(22-009 LD) – 22040023– 1810 SPILLMAN DR. – Land Development Plan –Zoned IR, plan dated April 21, 2022 and revised July 11, 2022.**

Dear Ms. Salabsky:

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

PUBLIC WORKS

Engineering:

1. The plans are approved contingent on the following:
 - a. The Erosion and Sediment Control Plan shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.
 - b. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$33,685 will need to be paid.
 - c. Engineer shall submit an opinion of probable cost, in Excel format, for City's review and use in preparing the Developer's agreement.
2. Requested waivers from the Stormwater Management Ordinance Appendix A are approved because they do not affect stormwater capacity. Add these waiver approvals as plan notes.

Water:

1. The 4" Domestic Line noted on the utility plan shall be Ductile Iron Pipe, not C-900.

ZONING

1. The maximum mounting height for both parking lot lights and wall sconces is 20 feet. Sheet C-703 shows pole height at 25 feet. Please revise.

GENERAL

1. A recreation fee of \$6,625.00 shall be paid prior to finalizing the Developer's Agreement.
2. The waiver requested from Section 1349.08(f)(1) of SALDO is not supported by the Planning & Zoning Bureau or the City Forester. Requirements related to parking lot landscaping shall be met.

Prior to the August 18th meeting date, submit an electronic copy of building elevations and conceptual drawings as a pdf. This item will be placed on the August 18, 2022 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem R. Taylor
C. Peiffer A. Citrullo, Bohler Eng.
A. Rohrbach J. Ryan, Lehigh Valley Industrial Park, Inc.