



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

November 3, 2022

Dino P. Cantelmi
2854 Linden Street
Bethlehem, PA 18017

RE: **(22-008 LD) – 22040007– 2854 LINDEN ST. – Land Development and Subdivision Plan – WARD 14, Zoned RG, plan dated March 22, 2022 and revised October 7, 2022.**

Dear Mr. Cantelmi:

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

PUBLIC WORKS

Engineering:

All prior engineering comments have been addressed. Previous comments reproduced below are for items that are to be produced or updated exigent to the submitted plans.

Stormwater

1. The Stormwater Management Report dated April 5th, 2022 shall be submitted to LVPC and a copy of their approval letter shall be submitted.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit or 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 Engineering

1. The Erosion and Sediment Control Plan, dated 3/22/2022, shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.
2. A HOP is required for proposed work along Linden Street (S.R. 3015). A copy of the HOP shall be submitted to the City upon receipt.

Traffic:

1. Any improvements along Linden Street (SR3015) shall be coordinated with PennDOT as they are in design phases for the SR 3015 Linden Street Betterment Project to resurface Linden Street, update signals, etc. Copy the City on any correspondence to / from PennDOT, including the revised signal permit.

ZONING

1. Sheet C-6, Landscaping and Lighting Plan, City of Bethlehem Landscape Requirements, Z.O. Section 1318.23(1), All parking lot buffer strips shall include...deciduous shade trees. The proposed buffer strip consists of Japanese Holly and Dwarf Inkberry Holly, neither of which are approved deciduous shade trees.

GENERAL

1. A recreation fee of \$54,000.00 shall be paid prior to finalizing the Developer's Agreement.
2. The southern buffer yard proposes the retention of existing trees along with the installation of new evergreen trees. The evergreen trees are not referenced in the Landscape Schedule. Include a note that the evergreens, at planting, shall be at least 6 foot height. The installation of the solid fence should also be considered along the southern property line.

When these comments are addressed, please submit two (2) revised full sets and one (1) partial plan for Traffic, an electronic plan, and a comment/response letter for further review.

This item will be placed on the November 10, 2022 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

Cc: B. Yandem T. Wells
P Stefanelli L. Ronca, Ronca Development, LLC
P. Godbout