



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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January 20, 2023

Sheetz, Inc.  
5700 Sixth Avenue  
Altoona, PA 16602

RE: **(22-015 LD&S) – 22100005 – 1780 EAST FOURTH ST. (SHEETZ) - Land  
Development and Subdivision Plan – Ward 17, Zoned IR plan dated October 13, 2022.**

Dear Sir/Madam:

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

## **PUBLIC WORKS**

### **Engineering Stormwater**

1. A copy of the LVPC approval shall be submitted.

### **Sanitary**

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$28,075 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.

### **Miscellaneous Engineering**

1. In accordance with Article 905, "sidewalks shall be required as a condition of each building permit or new subdivision, except in those areas deferred by action of the City Planning Commission", therefore, the sidewalk shall be extended along the frontage with Emery Street. (See General Note #2).
2. A copy of the amended NPDES permit shall be submitted to the City.

### **Traffic**

1. The City is in agreement with the Trip Generation Assessment dated December 22, 2022, and requests that a post-study be included in the Developer's Agreement to record daily weekday and weekend trips.
2. Additionally, the developer shall be prepared to assist with any future required signal changes to accommodate the additional traffic (should significant backups or congestion occur with the added trips). The City would also look to other users in the Saucon Tract South to assist with this, if needed.

### **Forestry**

1. Incorporate street trees between curb and sidewalk along Emery Street.

## **ZONING**

1. Per **1319.02(j)(1)**, "Street trees meeting requirements of the City shall be required on **each side of every public and private street. A minimum average of one street tree shall be required for each 30 feet of public or private street length, unless existing trees will be preserved to serve the same purpose,** or

unless the City allows an average of one tree for every 50 feet for trees with larger canopies.” Trees shall have a minimum diameter of 2.5”. Plan indicates 50’. Revise accordingly. Trees shall be located along Emery Street and E. Fourth Street. Linear footage of each street shall be provided as well as indication of what trees will remain and what trees will be added.

2. Provide fence height on Sheet A200 in reference to “decorative fence”.

**GENERAL**

1. A recreation fee of \$3,035.00 is required. Payment of fees is required at the time of the completion of the Developer’s Agreement.
2. Reference VII, Saucon Tract, Phase 2 Revised Preliminary/Final Major Subdivision Plan, Sidewalk/Street Width Waiver Request, East 4<sup>th</sup> & Emery Streets, Plans dated December 17, 2004, and last revised March 18, 2005. At their April 14, 2005 meeting, the City of Bethlehem’s Planning Commission granted the waiver of sidewalks for a period not to exceed 10 years or until the individual lots are proposed for development. Applicant shall install the sidewalks or seek a deferral or waiver from the Planning Commission.

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

**This item will be placed on the February 9, 2023 Planning Commission Meeting Agenda.**

Sincerely,



Darlene L. Heller, AICP  
Director of Planning and Zoning

Cc: B. Yandem                      D. Shaffer  
P. Stefanelli                    K. Wrobel, LVIP, Inc.  
A. Rohrbach                    C. Unangst, Hanover Eng. Assoc.  
T. Wells