



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

January 25, 2023

Jake Vida Management Corp. of PA
60 DaVinci Dr.
Bohemia, NY 11716

RE: (22-014 LD) – 22100003 – 2897 EASTON AVE. - Land Development Plan – Ward 14,
Zoned RS plan dated October 12, 2022.

Dear Sir/Madam:

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

PUBLIC WORKS

Engineering

1. A stormwater fee of \$6,896 is required to be paid for the increase in impervious area.
2. A stormwater management report shall be submitted to the City and LVPC as the existing conditions are mostly pervious so there will be greater than 10,000 SF of new impervious. A copy of the LVPC review letter shall be submitted.
3. An erosion & sedimentation control plan will be required and shall be reviewed by PaDEP. A copy of the NPDES permit shall be submitted to the City.
4. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$107,827 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.
5. Curb radiuses and ADA ramps shall be used at the proposed driveway. Details, including slopes and elevations, of the proposed ADA ramps at the driveway shall be shown.
6. The developer will be responsible for preparing the necessary deed of dedication forms and recording at Northampton County for the ROW to be dedicated along Easton Avenue.
7. An HOP will be required from PennDOT for the proposed driveway and to close the two eastern driveways. The signal permit plan will also be required to be updated to reflect the changes at the intersection.
8. The floor plans that were provided are from another project and only show a 24 unit building however, a 30 unit building is proposed for Unit 1 on this site. Assuming 4 units per floor, 1st floor would be Apt. 101-108, 2nd floor would be Apt 201-208 and 3rd floor will be Apt. 301-308. Each entrance must be properly labeled with the units that are accessible from that entrance. The Layout for the proposed 30 unit building shall be submitted.

Traffic

1. Easton Avenue is a state route; therefore a Highway Occupancy Permit shall be obtained from PennDOT. The City and the City's Traffic Consultant, Peter Terry, shall be copied on all correspondence.

2. Trip Generation Calculations have been received and the trips in the afternoon peak appear to be greater than 50, which warrants an abbreviated traffic study. This study will be in conjunction with the PennDOT HOP / traffic study, please submit to PennDOT as soon as possible to begin the HOP process.
3. Coordination with the City and Bethlehem Township will be needed to assure the signal timing / phasing will be adequate for the new driveway and the improvements installed with the recent PennDOT signal coordination project.

ZONING

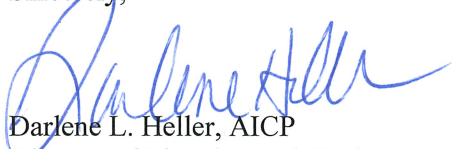
1. Indicate entrances of structures in reference to bicycle parking per §1319.02(o)(1). Plans indicate information was provided on plan but entrances could not be located. Bicycle racks shall be within 30 feet of building entrances.

GENERAL

1. Pursuant to Zoning Hearing Board Condition 2, and Applicant's response, "The applicant proposes to solidify the vegetative buffer in areas that are not dense enough to provide a full screen," provide the following:
 - a. Sheet 2 of 8, Existing Features Plan, indicate on the plan the vegetation to be preserved and incorporated into the required buffer yard; Ref. 1318.28 and 1349.08(a)(1).
 - b. Sheet 5 of 8, Landscape and Lighting Plan, provide a variety of evergreen trees and shrubs; Ref 1318.23(f) and 1349.08(c).
2. At the February 23, 2022 Zoning Hearing, Applicant's Exhibit A-4, Site Plan, indicated a minimum 15' separation between parking spaces and access drives from any multi-family dwelling. Drawing 1 of 8, Record Plan, there are 12 parking spaces within seven feet of Building #1. Applicant shall seek a dimensional variance from 1323.03(II)(5)(i). In the event that the Variance is not granted, then the Applicant shall modify the plan.
3. Provide a rendered architectural elevation of the east façade of Building #1 and a description of the proposed materials. This façade faces Easton Avenue and shall include architectural elements to mirror a front façade.
4. A recreation fee of \$81,000.00 is required. Payment of fees is required at the time of the completion of the Developer's Agreement.
5. The plans need to be sent to Bethlehem Township for review. Please copy our office on that transmittal.

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 T. Wells
P. Stefanelli S. Aldarondo
A. Rohrbach J. Rentko, Black Forest Engineering