



# 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

July 7, 2023

Bethlehem Musikfest Association  
25 W. 3<sup>rd</sup> St.  
Bethlehem, PA 18015

RE: **(23-005 LD) – 23030009 – 25 W. 3<sup>rd</sup> Street – Land Development Plan – WARD 2, Zoned CB, plans dated March 21, 2023, last revised June 19, 2023.**

Dear Ms. Hilgert:

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

## **PUBLIC WORKS**

### **Engineering**

#### **Stormwater**

1. The Erosion and Sediment Control Plan, dated March 21<sup>st</sup>, 2023 shall be reviewed by DEP and a copy of the amended permit shall be submitted to the City.

#### **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 Notes**

1. Submit probable engineering costs for improvements to be covered under developer's agreement.

### **Forestry**

1. A legend is required on the plan to identify the correct number of trees and shrubs.

## **ZONING**

1. Indicate the Front, Side, **and Rear** lot lines on Site Plan. Accessory structure for Bus Stop is depicted on the Site Plan. Indicate whether this structure is located in the front, side, or rear yard. Additional requirements may apply.
2. Indicate construction details of *decorative* wall per **§1316.01(e)**.

## **GENERAL**

1. The Applicant seeks a waiver request from SALDO 1349.08(f)(1), which requires 10% of off-street parking and loading areas to be landscaped with approved plantings, and whereas 2,659

SF is required and 1,012 SF is proposed, or 3.8 %. Per 1351.03, the Applicant shall submit a written waiver modification request for consideration and review by the Planning Commission.

**This item will be placed on the July 13, 2023 Planning Commission Meeting Agenda.**

Sincerely,



Darlene L. Heller, AICP  
Director of Planning and Zoning

- C. Basel Yandem  
Phillip Godbout  
Olivia Teel  
Paige Stefanelli  
Justin Klee, Bohler Engineering PA, LLC