



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

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June 30, 2023

Posh Properties  
2216 Willow Park Rd  
Bethlehem, PA 18020

RE: (23-004 LD) – 23030007 – 2571-2651 Easton Avenue – Land Development Plan  
– WARD 14, Zoned CS, plans dated February 28, 2023.

Dear Posh Properties:

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

**PUBLIC WORKS**

**Engineering**

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of **\$10,108** will need to be paid.

**Water**

2. Please show a 6" valve on the 6" lateral to the hydrant, and a 2" valve on the domestic line.

**Traffic**

3. An abbreviated traffic impact study is required and is pending submission. Final comments will be made by the City and Benchmark engineering following review of the traffic study information.

**ZONING**

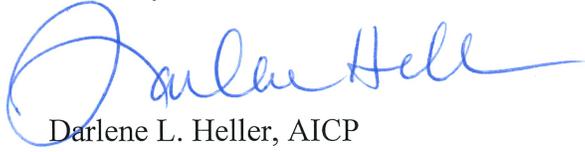
1. Clarify if there is a retaining wall intended for the dumpster enclosure, and if so, indicate the height and construction details of retaining wall per **§1316.01(e)** on Construction Details Sheet. **Details could not be located on plan.**
2. Provide construction details of the dumpster enclosure per **§1318.26(a)** on the Construction Details Sheet. **Details could not be located on plan.**
3. Provide fence type and height details on the Construction Details Sheet per **§1318.06**. **Details could not be located on plan.**

**GENERAL**

1. A Recreation Fee of \$2,125 shall be paid prior to finalizing the Developer's Agreement.

**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  
Robert Taylor  
Paige Steffanelli

Craig Peiffer  
Adam Citrullo, Bohler Engineering  
Pete Terry, Benchmark Engineering