



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

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August 9, 2023

Joe DePascale
14 Balligomingo Rd
Conshohocken, PA 18428

RE: **(23-006 LD&S) – 23040002 – 1620 East Fourth Street. (Taco Bell) - Land Development and Subdivision Plans – Ward 17, Zoned IR, plans dated March 10, 2023.**

Dear Mr. DePascale:

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

PUBLIC WORKS

Engineering

1. The plans are approved contingent to payment of the tapping fee of \$11,195, at the time of execution of the Developer's agreement.

Traffic

1. The submitted trip generation calculations are approved. Developer/LVIP will be required to perform a post-construction study to determine actual traffic volume. If needed, improve will be requested and will be the responsibility of developer/LVIP.

GENERAL

1. A Recreation Fee of \$2,181.00 shall be paid prior to finalizing the Developer's Agreement.
2. The project should generally comply with the goals and objectives of the City's Climate Action Plan for new development, including energy efficient construction, provisions for safe walking and biking, green development and other various provisions.

This item will be placed on the August 17, 2023 Planning Commission Meeting Agenda.

Sincerely,

A handwritten signature in blue ink that reads "Darlene Heller".

Darlene L. Heller, AICP
Director of Planning and Zoning

C.
Basel Yandem