



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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September 14, 2023

Mr. Philip Siebert
1025 Lawrence Drive
Emmaus, PA 18049

RE: **(19-008LD) – 19070009- Moravia Street Apartments Land Development Plan – 968 Benner Avenue - Ward 1, Zoned RT, Plan dated June 16, 2019, and last revised August 21, 2023.**

Dear Mr. Philip Siebert

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

PUBLIC WORKS

Stormwater

1. In accordance with Article 925, a fee of \$359.50 is required for the 3,595 sf of increased impervious surface; this fee shall be paid prior to finalizing the developer's agreement.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee will need to be paid. The developer shall submit a cover letter explaining the project along with the completed sanitary sewage planning module exemption post card and supporting documents.

Water

1. Show shut-off valve on the domestic water service 1.5' behind face of curb.

GENERAL

1. A recreation fee of \$4500 shall be paid prior to finalizing the developer's agreement.

This item will be placed on the September 28, 2023 Planning Commission Meeting Agenda.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig D. Peiffer", is written over a blue circular stamp. The stamp contains the text "CITY OF BETHLEHEM" and "BUREAU OF PLANNING AND ZONING".

Craig D. Peiffer, AICP
Assistant Director of Planning and Zoning

C. Darlene L. Heller, AICP
James Preston, Esq.