



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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December 20, 2023

Mr. Joseph Rentko  
2455 Black Forest Dr  
Coplay, PA 18037

RE: (23-004 MIN) – #23090014 – 219 and 227 CRAIG AVENUE – MINOR SUBDIVISION  
PLAN – Ward 13, Zoned RG, Plans Dated September 12, 2023, last revised November  
15, 2023.

Dear Mr. Rentko:

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

## **PUBLIC WORKS**

### **Sanitary**

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$7,581.00 will need to be paid. The fee calculation is based upon the information provided in the submitted PADEP sewer planning mailer.
2. Building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

### **Miscellaneous Engineering**

1. An Impervious Coverage Fee of \$509.00 shall be due upon execution of developer's agreement at a rate of \$0.10 per 1 SF increase of impervious coverage.
2. The Developer has verbally agreed to retract their request for deferral of sidewalk & road widening. Plans shall be revised to show the expansion of the cartway to its full 30' width. City standard curb & sidewalk shall be shown; installed along the full frontage of the proposed development. Cartway condition shall also be improved to a degree that it may accommodate fire apparatus as per comment by the City Fire Department.
3. Submit a revised opinion of probable cost estimate to reflect the improvements within the public right-of-way.

## **ZONING**

1. Sheet 1 of 4, Record Plan, Statement of Intent, correct Single-Family Attached Dwellings to Single-Family Semi-Detached Dwellings.
2. Sheet 1 of 4, Record Plan, Required Variances, correct Article 1306.01(a)... as follows, "Article 1306.01(a)(3) To allow less than 40' lot width per dwelling unit, as depicted: 30.75' proposed for Lots 1, 2 and 4, and 31.22' proposed for Lot 3."
3. Sheet 1 of 4, Record Plan, Required Variances, delete Article 1316.01(c)...
4. Sheet 1 of 4, Record Plan, Required Variances, correct The City of Bethlehem Zoning... as follows, "The Applicant's request for a Dimensional Variance (minimum lot width) was approved by the Zoning Hearing Board at their July 26, 2023 Hearing, with Written Decision dated September 8, 2023."

5. Sheet 1 of 4, Record Plan, Required Variances, correct "Variances" and "Articles" to the singular.

**GENERAL**

1. A Recreation Fee of \$4,500 shall be paid prior to finalizing the Developer's Agreement.
2. Sheet 1 of 4, Record Plan, Record Notes, add a note, "Protection methods shall be put in place to preserve the existing tree line along the southern and western lot lines; any encroachment shall require approval from the City Forester."

**When these comments are addressed, please submit two (2) full sets of plans, an electronic plan, a revised opinion of probable cost estimate in MS Excel format and a comment/response letter for further review.**

Sincerely,

A handwritten signature in black ink, appearing to read "Darlene Heller", with a large, stylized initial "D".

Darlene L. Heller, AICP  
Director of Planning and Zoning

C.  
Basel Yandem  
Adam Herbold