



## Lehigh Valley Planning Commission

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August 29, 2025

Mr. Cathy Fletcher, Director of Planning and Zoning  
City of Bethlehem  
10 E Church St.  
Bethlehem, PA 18018

**Re: LVIP VII Lot 8 – Land Development  
City of Bethlehem  
Northampton County**

Dear Ms. Fletcher:

The application proposes the construction of a 49,920-square-foot flex industrial building with associated site improvements and parking at 1550 Spillman Drive. The site is within the Lehigh Valley Industrial Park VII on Lot 8 (PIN P7 6 6H-8).

### Site Suitability

According to the General Land Use Plan in *FutureLV: The Regional Plan*, this parcel is in a Development area and has most, or all the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development. These areas can accommodate additional development and are appropriate for a variety of uses, including industrial development.

The sidewalk connectivity throughout the site supports multiple goals and policies in *FutureLV* to support pedestrian infrastructure. These valued additions promote safe and secure community design and mitigate accidents between pedestrians and vehicles (Policy 5.1).

With the availability of public transit along Spillman Drive and 4<sup>th</sup> Street, the project aligns with *FutureLV* by integrating bicycle parking accommodations. This encourages employees to utilize it as an alternative mode of transportation and as a “last mile” connection to and from transit stops in the vicinity to the building entrances (Policies 2.1 and 2.3).

### Sustainable Systems

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and ‘minimize environmental impacts of development’ (Policy 3.1), such as electric vehicle parking spaces, solar panels and greywater reuse for irrigation and plumbing.

The LVPC recommends the parking lot feature the necessary infrastructure to support and integrate electric vehicle charging on site. The air quality improvements as a result of decarbonization efforts from the private and public sectors, such as deployment of electric vehicles, are essential to incrementally improving air quality in the Lehigh Valley. Convenient charging stations may facilitate more employees who may travel long distances to utilize electric vehicles.

The project site is located within the Catasauqua Creek watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments related to our review of the project's stormwater management plan are included as attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Dotta". The signature is fluid and cursive, with a stylized "J" and "D".

Joseph Dotta  
Regional Planner

cc: Hanover Engineering, Applicant; Andrew Bohl, Project Engineer/Surveyor; Kerry Wrobel, Record Property Owner; Craig Peiffer, Assistant Director of Planning.

ATTACHMENT 1

Act 167 Drainage Plan Review

August 29, 2025

Re: LVIP VII – Lot 8  
Plans Dated July 1, 2025  
City of Bethlehem  
Northampton County

The proposed storm drainage concept presented in the plans and storm drainage calculations dated July 1, 2025, has been reviewed for consistency with the *Catasauqua Creek Watershed and Lehigh River Sub-basin 4 Act 167 Storm Water Management Ordinance*, February 1997. As indicated on the checklist, each item of the Drainage Plan has been reviewed for consistency with the Act 167 Ordinance. A brief narrative of the review findings is as follows:

The proposed development is located in drainage districts 55 and 56 of the Catasauqua Creek Watershed. As such, the runoff control criterion for the site is Conditional No Detention II. If downstream capacity exists or is provided from the site to the Lehigh River, increased runoff may be discharged without detention. If downstream capacity does not exist, a 100% Release Rate may be applied to the 2-, 10-, 25- and 100-year return period storms at each point of discharge. Based on review of the plans and calculations, the Drainage Plan has been found to be consistent with the Act 167 requirements.

Note that only those details of the Drainage Plan included on the checklists have been covered by this review. Therefore, notable portions of the Drainage Plan not reviewed include any aspect of the post-construction storm water management plan concerning water quality, the details and design of any proposed water quality BMPs, the Erosion and Sedimentation Control Plan and the details of the runoff collection system (piping). These items are reviewed by the municipal engineer and/or others, as applicable.

Please call with any questions regarding these comments.

Sincerely yours,



Geoffrey A. Reese, PE  
Master Planner and Engineer



Denjam Khadka  
Senior Civil/Environmental Engineer

Attachment

# LVPC ACT 167 REVIEW CHECKLIST

Development Name: LVIP VII – Lot 8  
Municipality: City of Bethlehem, Northampton County  
Date: August 29, 2025

Watershed: Catasauqua Creek  
Reviewer: Denjam Khadka  
Checked by: Geoffrey A. Reese, PE

Ordinance Reference	Item	Consistency w/Ordinance			Comment
		Yes	No	N/A	

301.A-G. General storm water management requirements .....		X	/	/	
H. Consideration of volume controls .....		/	X	/	Consideration preferred, not required.

## 302.A,B. Applicable Storm Water Management Provisions

Subarea(s)	55 and 56			
Criteria	CND II			

Criteria Key: RR = release rate; CND I = conditional no detention I; CND II = conditional no detention II

303.A. Design consistency with applicable management provisions from 302.A. and B .....	X	/	/	
B. Mapping of Storm Water Management District Boundaries .....	X	/	/	
C. Downstream capacity analysis .....	/	/	X	
D. Multiple discharge points within a single subarea .....	/	/	X	
E,F. Multiple discharge points within multiple subareas .....	/	/	X	
J. Documentation of no increase in peak or volume .....	/	/	X	
K. Documentation of "no harm" downstream .....	/	/	X	
L. Regional or subregional detention analysis .....	/	/	X	
M. Capacity improvements analysis .....	/	/	X	
304.A. Computation method (rational or soil-cover-complex) .....	X	/	/	Soil-cover-complex method used.
B. Verification of detention design by routing .....	/	/	X	
C. Minimum detention pond freeboard specifications .....	/	/	X	
E. Soil-cover-complex method design rainfall .....	X	/	/	
F. Rainfall intensities for rational method .....	/	/	X	
G. Curve Numbers for soil-cover-complex method .....	X	/	/	
H. Runoff coefficients for the rational method .....	/	/	X	
I. Volume control storage volume .....	/	/	X	
J. Common time of concentration .....	/	/	X	
K. Manning equation to calculate watercourse capacity .....	/	/	X	
403. Drainage Plan Contents .....	X	/	/	