



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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February 4, 2025

Brent C. Tucker, PE  
Pidcock Company  
2451 Parkwood Drive  
Allentown, PA 18103

RE: (24-007 LD) – 24090002– 2545 Schoenersville Rd.– LAND DEVELOPMENT PLAN –  
Ward 13, Zoned I, Plan dated September 6, 2024, last revised January 10, 2025.

Dear Mr. Tucker,

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 the execution of the developer's agreement, a sanitary sewer tapping fee of \$2,527 per EDU will need to be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.
2. Sheet 4: Statement of intent is incomplete. Expand the text box or move to text a different space such as below the location map scale.
3. Submit an exemption mailer as stated on the response letter dated 01/10/2025. Other documents required include a cover letter, PNDI report, description of the project and a stamped and signed utility plan.
4. Prepare a sidewalk & access easement agreement and submit for review. This provision must be fulfilled before the developer's agreement is executed.

### **Stormwater Engineering**

1. Existing and proposed impervious must be shown in square feet on sheet 4 of 18 Overall Site Plan.
2. Storm water notes below must be shown on sheet 4 of 18 Overall Site Plan.
  - a. The maintenance of storm water facilities not dedicated and accepted by the City, shall be the owner's responsibility. The owner's deed, and the deed to any subsequent owner, shall note that the owner shall accept the maintenance responsibilities. The City of Bethlehem shall be permitted to inspect the storm water facilities on at least an annual schedule to ensure that any necessary corrective work is performed in a timely manner.
  - b. The drainage easement provides for the flow of stormwater across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easements areas without sufficient provision for the passage of stormwater, and any such proposed provision shall be approved in writing by the City Engineer.

## ZONING

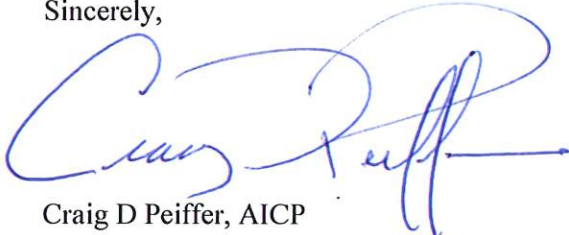
1. In accordance with Article 1360, Airport Zoning Ordinance, applicant shall coordinate with Lehigh Valley International Airport, Administrative Offices, to verify that the proposed temporary and permanent helicopter approach zones do not conflict with the airport approach zones, including the Transitional, Horizontal, Conical; and any other adopted approach zones. This verification of "no effect" or any restriction or modifications required by LVIA, shall be included on the land development plan. *It is understood that this information is forthcoming, to be provided on the plan and under separate cover.*

## GENERAL

1. A Recreation Fee of \$24,875 ( $93,500 \times 0.25 = \$23,375 + \$1,500$ ) shall be paid prior to finalizing the developer's agreement.
2. Comments, if applicable, from the Environmental Advisory Committee (EAC) will be issued under separate cover.
3. 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.
4. Sheet 4 of 18, Overall Site Plan, City of Bethlehem signature block, Ms. Heller officially retired as of January 31, 2025. Change the City Signature Line from Darlene L Heller to Craig D Peiffer and modify the title to Assistant Planning Director.

**This item will be placed on the February 13, 2025 Planning Commission Meeting Agenda.**

Sincerely,



Craig D Peiffer, AICP  
Assistant Director of Planning and Zoning

C. Basel Yandem  
Geoffrey Karanja  
Craig Baer

David Taylor  
Olivia Teel  
Robert Taylor

Greg Cryder  
Mike Halbfoerster

Gregory Marushak,  
Lehigh Valley Health Network

Enclosures