



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

August 11, 2025

Andrew Bohl, PE  
Hanover Engineering

RE: **(25-006 Sketch Plan Review) – 25070001 – TOWNSHIP LINE ROAD (between Santee Mill Rd and US Route 22 and aka GOLD TRACT) – SKETCH PLAN REVIEW – Ward 14, Zoned RR, plan dated May 28, 2025.**

Dear Sir,

The above-referenced plan has been reviewed by the appropriate City offices. A Sketch Plan lacks much of the information necessary for a thorough evaluation and has been reviewed only for general conformance to City of Bethlehem standards to the extent permitted by the limited detail provided. Additional comments will be provided when a more detailed plan is submitted for review.

At this point we offer the following sketch plan comments:

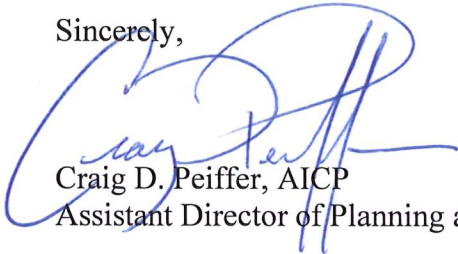
1. The proposed development shall require an Intergovernmental Cooperation and Tax Allocation Agreement between Bethlehem Gold, LLC, or their assigned, Bethlehem Township, and the City of Bethlehem.
2. The cartway width of Township Line Road narrows from ~30' to 20' progressing south from the proposed vehicular ingress/egress and into the city. It is anticipated that many of the residents will use this as a primary access. At the time of submission of land development plans, the applicant shall also submit requisite traffic escrow fee and traffic study, per Institute of Transportation Engineers (ITE 11<sup>th</sup> edition). Additional comments will be forth coming from the City's Traffic Consultant, Benchmark Civil Engineering Services.
3. The plan should take into consideration pedestrian and bicycle access to the site and a possible connection with Housenick Park.
4. The Monocacy Creek is recognized as a PA Department of Environmental Protection High Quality Cold Water and Migratory Fishery. The un-named tributary traverses the subject parcel and empties into the Monocacy Creek. There should be minimal disturbance to the tributary and riparian buffers or other BMPs should be considered for this area.
5. A buffer yard of significant width and plantings should be considered between the proposed dwellings and US Route 22; ref. adjacent Cottages at Monocacy Creek.

Additional comments to be addressed at the Land Development Plan review stage are attached.

**This plan will be placed on the August 14, 2025, Planning Commission Agenda. Please let us know who will be attending in person.** As a sketch plan submission, no formal action is required from the Planning

Commission, but since this plan qualifies for Site Plan review, Ref. 1322.03(zz)(6), then they may make recommendations to the Zoning Hearing Board, as applicable, regarding the plan.

Sincerely,



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

C.	Basel Yandem	Craig Baer	Greg Cryder	Dayna Gold,
	Adam Herbold	Ryan Knause	Mike Halbfoerster	Bethlehem Gold, LLC
	Cathy Fletcher	Olivia Teel		
	David Taylor	Robert Taylor		

Enclosures

## Additional Comments Related to the Overall Land Development

### **PUBLIC WORKS**

#### **Stormwater Engineering**

1. A stormwater management report shall be submitted to the City and LVPC. A copy of the LVPC review letter shall be submitted to the City.
2. An erosion & sedimentation control plan shall be required and shall be reviewed by PaDEP. A copy of the NPDES permit shall be submitted to the City.
3. Existing and proposed impervious coverage areas for this development shall be shown in square feet and broken down between the section of the parcel contained within the City of Bethlehem & Bethlehem Township boundaries. A stormwater fee may be charged for an increase in impervious areas not infiltrated on-site.
4. An Operations and Maintenance Agreement is required for the on-site stormwater facilities per City's Stormwater Ordinance Article 925 Appendix E. The Applicant shall sign and submit the agreement to the City for review.
5. Indicate on the plan that the adjacent properties owned by Northampton County are the Archibald Johnston Conservation Area.

#### **Sanitary Engineering**

1. In accordance with Ordinance No. 4342, at the time of 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, will-serve letter from the Bethlehem Township Municipal Authority (BTMA), and 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.

#### **Miscellaneous Engineering**

1. Existing and proposed features, including, but not limited to, utilities and trees, shall be shown on separate plans.
2. Lot monumentation shall be set at corners where the lot intersects the public right-of-way.
3. Submit a plan of proposed street addresses for review by both City of Bethlehem and Bethlehem Township.
4. A Legal description of the proposed ROW to be dedicated to the City shall be submitted for review. The developer will be responsible for preparing the necessary deed of dedication forms and recording at Northampton County.
5. Sidewalk & curb shall be constructed along the entire property frontage pursuant to Article 909 of the City Ordinances. A warrant of survey will need to be obtained from the City to set the curb line at time of construction.
6. A 10' drainage and utility easement is required along the sides and rear of the property. The following note shall be added to the plans:
  - a. The drainage easement provides for the flow of storm water 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 storm water, and any such proposed provision shall be approved in writing by the City Engineer.
7. The following notes are required on the land development plans:
  - a. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
  - b. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
  - c. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure

compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.

- d. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.

#### **Electrical**

1. Advise if the proposed road is to be a private road or owned by the City of Bethlehem and Bethlehem Township.

#### **Traffic**

1. Submit trip generation calculations for the plan, so that it can be determined if a traffic study is required per the SALDO, Section 1347.14.
2. Altonah Road currently experiences high speeds and volumes of vehicular traffic. The Applicant shall advise of their plans to alleviate and reduce traffic impacts because of the proposed development.

#### **Forestry**

1. Submit a landscape plan with requirement calculations. Landscaping shall include, but is not limited to, street trees and buffer plantings.

#### **FIRE**

The City of Bethlehem Fire Department currently enforces the 2018 Edition of the International Fire Code in its entirety including Appendices, with local amendments, as adopted in Article 1501 of the Codified Ordinances of the City of Bethlehem, Ordinance 2022-15.

A condensed version of Article 1501/Ordinance 2022-15 listing the common items that affect Land Development Projects is attached at the end of this document for reference. For a copy of the full ordinance please visit <https://www.bethlehem-pa.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. The architect/engineer must confirm Fire Department vehicles have the required turning space to access all areas. Contact us for turning radius information for our vehicles and submit a turning plan.
2. All 'Fire Lanes' or "Fire Department Access Roads" must be identified and properly marked (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information. Locations for signs and markings can be determined as the project progresses).
3. The proposed new access road to Lot 003 shall meet all of the requirements of a Fire Department Access Road (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).
4. Indicate the proposed building height(s).
  - a. All buildings less than 30 feet in height must have 20 foot wide, minimum, access road(s). All buildings 30 feet or greater in height must have 26 foot wide, minimum, access road(s) and must accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the buildings and shall be positioned parallel to one entire side of the buildings (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).
  - b. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.
  - c. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1); Ref. 2018 IFC Appendix D 103.1.
5. The architect/engineer shall confirm Fire Department apparatus will be able to drive on all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm that the middle of the truck will not contact the driving surface of humps or crowns, such as on speed bumps (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information. Contact us for detailed vehicle information).
6. If the project has fire hydrants located on the property as part of its fire protection, then there must be a note added to the plan that states, "An approved water supply for fire protection, either temporary or permanent, shall be made available, as soon as combustible material arrives on the site." Contact the Office of the Fire Marshal for approval of proposed water supply (Reference International Fire Code 2018 ed. Section 3312).
7. Fire hydrants shall be provided as needed to meet the requirements of IFC 2018 507.5.1.

8. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. 2018 IFC Appendix D107.1.
9. Add note to the plan acknowledging that Chapter 33 of the IFC “Fire Safety During Construction and Demolition” will be enforced for the duration of the construction project.
10. The following drawings are required to be submitted for Fire Department Review of Land Development Plans:
  - a. Utility plan, including water supply showing fire hydrants on or near the property.
  - b. Turning Plan
  - c. Site Plan
  - d. Grading Plan
  - e. Elevation Drawing, or other documentation indicating proposed building height(s).
11. Additional drawings may be required based on the individual project.

Contact the City of Bethlehem Fire Department office at: 610-865-7143, and request Fire Marshal Craig Baer, [cbaer@bethlehem-pa.gov](mailto:cbaer@bethlehem-pa.gov), with any questions or to obtain any documents required to complete the submittal for review.

## **ZONING**

1. Recognizing that the current submission is only a ‘Sketch’ submission, at the time of submission of land development plans, applicant shall submit a stand-alone ‘Existing Features’ plan. This plan may alter the zoning review; Ref. ZO §1309.03(a).
2. Provide a “description of any buildings over 70 years old” including all buildings on existing farmette, as the change in access configuration to this parcel essentially renders it part of the plan; Ref. ZO §1309.03(a).
3. The Yield Plan includes two building lots in the location of the currently legally existing Northampton County Parcel M6 4 1A 0204, which includes a sanitary sewer pumping station. As this infrastructure is required regardless of the utilization of provisions contained in Article 1309 of the Zoning Ordinance, this lot area shall be removed from the calculations; Ref. ZO 1309.03(b).
4. Baring submission of a reconfigured Yield Plan, the base number of permitted lots should be reduced to 18 (15\*1.2); Ref. ZO §1309.03(c)(1).
5. Lot ‘BT 1’ is located partially in each municipality; the municipal boundary splits the proposed dwelling. When adjusting Yield Plan and subsequent required plan reconfiguration, thought should be given to aligning the property lines with the municipal boundary.
6. In the Zoning Information table for the City of Bethlehem, criteria for ‘Lot Area’ and ‘Lot Width’ should be revised to indicate (minimum) criteria as ‘Required’ and ‘Proposed’, rather than using the term ‘Typical.’ Ref. ZO §1309.03(d)(1).
7. Dispensation of eventual open space must comply with the requirements of City of Bethlehem Zoning Ordinance sections 1309.04 and 1309.05.
8. Future submissions should be drawn to a minimum scale of 1” to 50’. Ref. ZO §1322.02(c)(ii).

## **GENERAL**

1. A recreation fee of \$28,500 (19 x \$1,500) will be required at the time of execution of the developer’s agreement.
2. Environment Advisory Council (EAC) comments will be included at the time of submission of Preliminary/Final Land Development.
3. Lehigh and Northampton Transportation Authority (LANTA) comments will be included at the time of submission of Preliminary/Final Land Development Plans.
4. 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.
5. Comments from Bethlehem Township, including Township Engineer (Pidcock Company), Township Planning Consultant (Thomas Comitta Associates), Township Mechanical/Electrical Engineers (Snyder Hoffman Associates) Township Fire Marshall, Zoning Officer and Public Works Director are attached for review by the City of Bethlehem Staff and Bethlehem Planning Commission Members.

