



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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December 31, 2025

Nicholas Bozakis
[REDACTED]

RE: **(25-008 LD) – 25090001– 62-68 WEST UNION BOULEVARD – LAND DEVELOPMENT PLAN – Ward 8, Zoned RT, Plan dated August 18, 2025, last revised October 31, 2025**

Dear Mr. Bozakis,

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

PUBLIC WORKS

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 \$11,801 shall be paid. 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. Pursuant to Article 925, at the time of execution of the developer's agreement, a stormwater fee of \$500 shall be paid ($0.10/\text{SF} \times 5,000 \text{ SF} = \500.00).
2. An ADA curb ramp shall be installed at the northeastern corner of West Spruce Street and Masslich Street to match the ramp on the opposite corner.

Forestry

1. Edit the detail on sheet LD5 to include the correct City of Bethlehem Planting detail. Contact the Office of the City Forester, Olivia Teel, at: oteel@bethlehem-pa.gov, for an e-copy of the detail.

ZONING

1. Submit architectural elevations of the proposed building from all four (4) perspectives. See Also General Comment 3.

GENERAL

1. Add a note to the plan, "All landscaping, as approved on final site plans, shall be completed and maintained, including the replacement of dead plantings by the applicant or his successors and assigns A Recreation Fee of \$9,000.00 ($\$1,500 \times 8 \text{ DUs}$, less the credit for the two existing DUs) shall be paid at the time of execution of the developer's agreement.
2. The submitted architectural plans and elevations are labeled as and reflective of the project constructed at 1275 East Fourth street, Bethlehem, including a total of six dwelling units and adjacent neighborhood context. The applicant shall submit revised plans for an eight-unit building and dimensioned and annotated elevations.
 - a. Previous General Note 4. Pursuant to the Sketch Plan Review Letter, dated May 15, 2025, and pending submission of labeled architectural elevations, efforts should be made to the design of the front façade (facing W. Union Blvd.) to be in-keeping with neighborhood context in terms of massing, façade materials and a visual and physical break between the second and third floors.

3. Submit an engineer's opinion of probable cost estimate in MS Excel Format for review and use in preparing the Developer's Agreement.

This plan will be placed on the January 8, 2026, Planning Commission Agenda.

Sincerely,



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

C.	Basel Yandem	Craig Baer	Greg Cryder	Kevin Horvath, Keystone
	Adam Herbold	Olivia Teel	Michael Halbforester	Consulting Engineers, Inc.
	David Taylor	Robert Taylor	Ryan Knause	
	Cathy Fletcher			