

EXHIBIT 1



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

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April 16, 2026

Joseph Rentko
Black Forest Engineering, LLC
1903 Main Street
Northampton, PA 18067

RE: (25-002 MLD) – 25100009 – 1423 MAPLE STREET – MINOR LAND DEVELOPMENT AND SUBDIVISION PLAN – Ward 15, Zoned RT, Plan dated October 6, 2025, last revised February 4, 2026.

Dear Mr. Rentko,

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

PUBLIC WORKS

Stormwater Engineering

1. Per Article 925 of the City's Codified Ordinance, a stormwater escrow charge of \$311.40 (3,114 SF x \$0.10/SF) shall be assessed based on the increase in impervious cover. This fee shall be assessed at the time of a request for a building permit.

Sanitary Engineering

1. In accordance with Ordinance No. 4342, at the time of a request for a building permit, a sanitary sewer tapping fee of \$4,212 shall be paid. The total fee amount has been determined based upon the sanitary sewer facilities planning module application submitted by the applicant's engineer.
2. The City has submitted the documents provided to PADEP for review. 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. Northampton County and the US Postal Service have been notified of address changes by email as of February 13, 2026.
2. It does not appear that the previous comment requiring the addition of clear sight triangles and driveway slope to the rear parking area has been addressed (11.21.2025 City Review Letter, Miscellaneous Engineering Comment #4). Both shall be included on Sheets 1 & 2 in the record and grading plans.

Water

1. Comments, if there are any, will be issued separately.

ZONING

1. Submitted building elevation does not conform to the rendering presented to the Zoning Hearing Board in support of the required variance application. The ZHB's written decision, Findings of Fact #21, states: "Applicant agreed to construct the Two-Family Detached Dwelling exactly as presented to the Board, in

addition to promising that there would be no loss of street trees,” and the relief was conditioned upon “the Two-Family Detached Dwelling being constructed in conformity with how it was presented to the Board.”

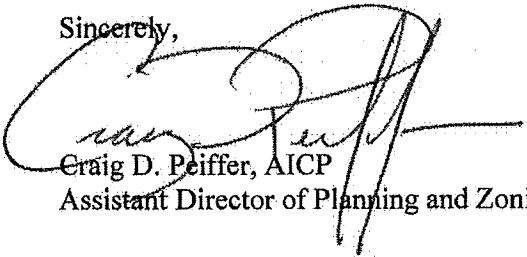
- a. Applicants shall coordinate with the Zoning Officer to ensure compliance with building architecture and the Zoning Hearing Board’s conditions for approval.
- b. Sheet 2 of 4, Grading & Utility, indicate on the plan tree protection for the street tree nearby the proposed new dividing lot line and front lot line and provide a tree protection detail.

GENERAL

- 1. A Recreation Fee of \$3,000.00 shall be paid at the time of a request for a building permit.

When these comments are addressed, please submit an electronic copy, and upon approval, Record Plans, at minimum, two Mylar copies and two print copies, and any additional copies desired by the Applicant/Owner for City Signatures.

Sincerely,



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

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|----|------------------|-------------|----------------------|------------------------|
| C. | Geoffrey Karanja | Craig Baer | Greg Cryder | Indigo Investments LLC |
| | Cathy Fletcher | Olivia Teel | Robert Taylor | |
| | Adam Herbold | Ryan Knause | Michael Halbforester | |
| | David Taylor | | | |

EXHIBIT 2

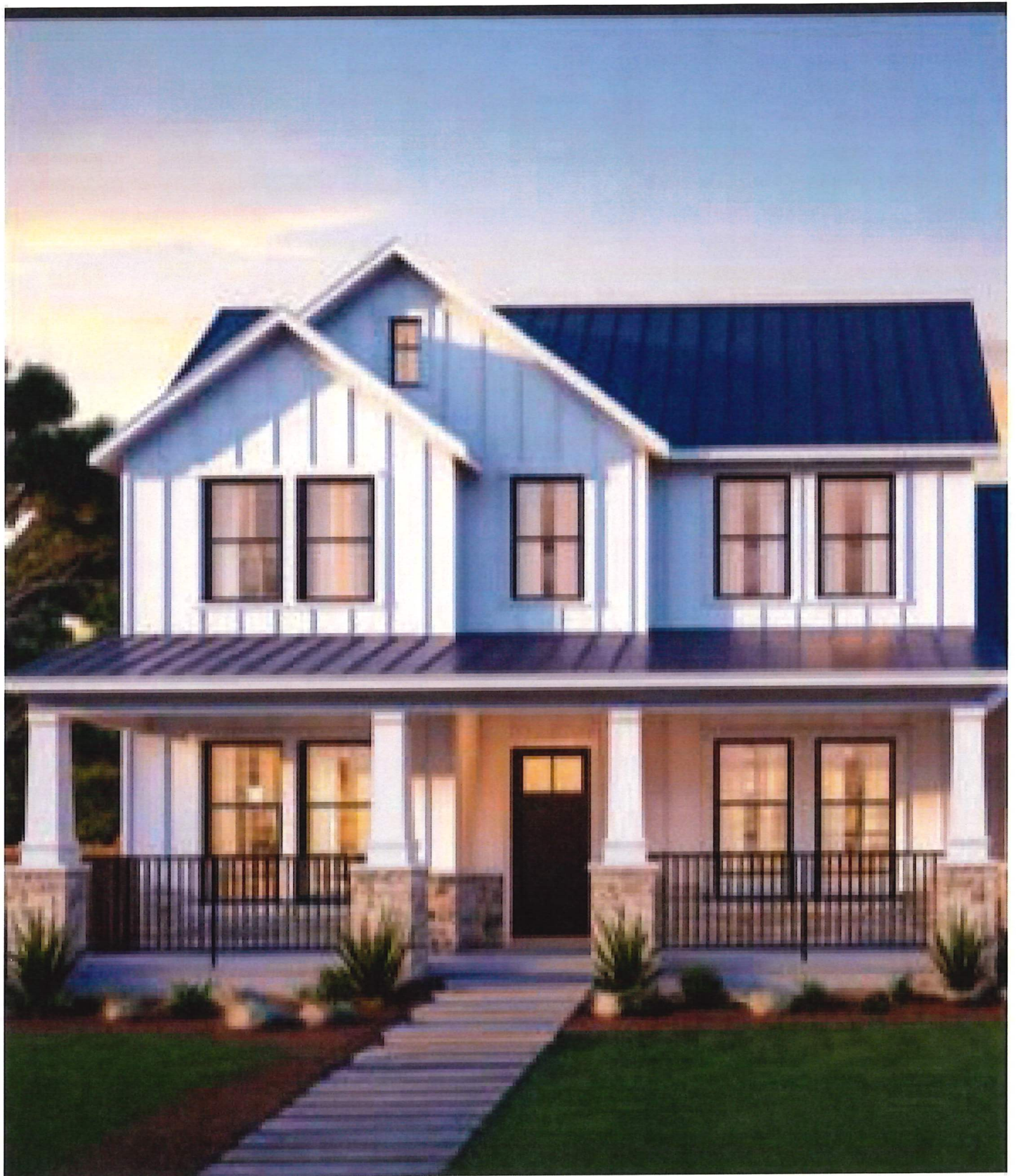


EXHIBIT 3

