



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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May 27, 2026

Terry DeGroot



RE: (26-001 MLD) – 26040002 – 2955 LINDEN STREET, PARCEL 8D – MINOR LAND DEVELOPMENT PLAN – Ward 14, Zoned CS, Plan dated April 7, 2026.

Dear Mr. DeGroot,

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

PUBLIC WORKS

Stormwater Engineering

1. Existing and proposed impervious coverage shall be shown in square feet on the Record Plan.

Miscellaneous Engineering

1. The Erosion and Sediment Control Plan, dated 04/07/2026, shall be reviewed by the Pennsylvania Department of Environmental Protection (PaDEP) and a copy of the amended permit shall be submitted to the City.
2. Correct or clarify the schedule, General Note #1 on page ES-1, Erosion and Sediment Control Plan, contradicts the seeding schedule listed on page ES-3, Erosion and Sediment Control Details.

Forestry

1. Include the City of Bethlehem planting detail on the plans (see attached detail). For additional information, contact Olivia Teel at: 610.865.7073, or oteel@bethlehem-pa.gov

Traffic

1. Trip generation calculations shall be submitted for the plan, so that it can be determined if a traffic study is required per SALDO, Section 1349.04(M). For additional information, contact Ryan Knause at: 610.997.7960, or rknause@bethlehem-pa.gov

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 shall confirm Fire Department vehicles have the required turning space to access all areas. Contact the Fire Department for turning radius information and submit a turning plan drawing.
2. All buildings less than 30 feet in height shall have 20-foot-wide minimum access road(s) (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).
3. Security gates shall comply with IFC 2018 503.6 and Appendix D 103.5.
 - a. 503.6 The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
 - b. D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 - i. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
 - ii. Gates shall be of the swinging or sliding type.
 - iii. Construction of gates shall be of materials that allow manual operation by one person.
 - iv. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - v. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 - vi. Methods of locking shall be submitted for approval by the fire code official.
 - vii. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - viii. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
4. A Knox Box for City of Bethlehem Fire Department access shall be installed (add a note to plan and indicate location TBD).
5. 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.

Contact the City of Bethlehem Fire Department office at: 610-865-7143, and request either Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Lucas Fuller (lfuller@bethlehem-pa.gov) with any questions, referenced Fire Code requirements or to obtain any documents required to complete the submittal for review.

ZONING

1. Sheet LP-1, Lighting and Landscaping Plan, account for the required buffer yards along the side and rear lot lines; Ref.1318.23.
2. ZO §1319.02(o) requires that a minimum of 2 bicycle parking spots shall be supplied for the newly proposed use. Site designer shall either supply (and calculate) the newly required bicycle parking or document any existing bicycle parking that may adequately meet this requirement.
3. The width of the two-way (ingress/egress) drive aisle connecting the proposed Self Storage Development to the adjacent parking area is required to be 24' wide; Ref. ZO §1319.03(a)(4).
4. The Site Plan indicates the installation of an 8' high chain link fence. Fences in non-industrial districts shall not exceed six feet in height; unless, otherwise required by another local, state or federal statute.

GENERAL

1. A recreation fee of \$3,943.75 shall be paid at the time of request for a building permit ($9,775 \text{ SF} \times 0.25\phi = \$2,443.75 + \$1,500 = \$3,943.75$).

2. Clarify the organizational/ownership structure for Lots 8, 8C and 8D; this may affect setbacks and/or required access easements.
3. Sheet DP-1, Demolition Plan, the plan proposes the removal of all trees; whereas, it does not appear that the 12" diameter tree (nearby the vehicle ingress/egress), 18" diameter tree (nearby the southwest property corner) and the tree without dimension (nearby the southern lot line) are required to be removed as part of the development proposal; Ref. SALDO, 1349.19(C)-tree preservation.
4. Sheet SP-2, Site Plan, Identify the location of off-street parking spaces; four (4) 9'x18' spaces are required.
5. Sheet LP-1, Lighting and Landscaping Plan, account for the minimum 10% area for landscaping; Ref. 1349.19(H).
6. Denote the type of vegetative ground cover proposed for non-paved or built areas. The use of hardscape, such as gravel or rock, should only be used where it is deemed to be necessary to control stormwater, and only then to the extent that is necessary.
7. Applicants are encouraged to consider green options to promote stormwater infiltration and filtering of pollutants, including:
 - a. Suitable alternative surfaces such as porous pavement and pervious pavers.
 - b. Rain gardens or bioswales with plantings that are water tolerant, native species and promote pollinators.
 - c. Direct stormwater from roof downspouts into suitable vegetative areas.
8. 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 their successors and assigns."
9. 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.

This plan will be placed on the June 11, 2026, Planning Commission Meeting Agenda.

Sincerely,



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

C.	Geoffrey Karanja	Craig Baer	Greg Cryder	Michael McKenna
	Cathy Fletcher	Olivia Teel	Robert Taylor	Byron Anstine
	Dylan Schlosser	Ryan Knause	Michael Halbforester	
	David Taylor			

Enc.



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BECKY A. BRADLEY, AICP
Executive Director

May 1, 2026

Mr. Craig Peiffer, Assistant Planning Director
City of Bethlehem
10 E Church St
Bethlehem, PA 18018

**Re: Linden St Self Storage
City of Bethlehem
Northampton County**

Dear Mr. Peiffer,

The application proposes redeveloping a parking lot at 2955 Linden St into a 9,775 square foot self-storage facility at 2955 Linden Street. The proposal supports a core strategy of *FutureLV: The Regional Plan* to increase density in urban areas using infill development (Density Special Section, page 81). According to the General Land Use Map, 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 continuity to existing uses.

The site will be accessed via the shared parking lots for the rest of the commercial development. The LVPC recommends the developer consider including additional pedestrian pathways for site circulation within the storage site, and signage to direct the one way traffic through the loop and to not enter the wrong direction, all of which would promote 'safe and secure community design' (of Policy 5.1).

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'reduce climate change impacts through mitigation and adaptation' (of Policy 3.4), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing.

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 'Jacob W. Winkler', is written below the word 'Sincerely,'.

Jacob Weinberg
Community and Regional Planner

cc:

Michael Alkhal, Township Engineer;
Byron Anstine, Linden Street Self Storage LLC, Applicant;
Terry DeGroot, Terraform Engineering, Project Engineer.