



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

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April 23, 2026

Joseph Rentko

RE: **(26-002 LD) – 26020001 – 1224 EATON AVENUE – LAND DEVELOPMENT PLAN – Ward 13, Zoned RG, plans dated February 2, 2026, last revised March 16, 2026.**

Dear Mr. Rentko,

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

PUBLIC WORKS

Sanitary Engineering

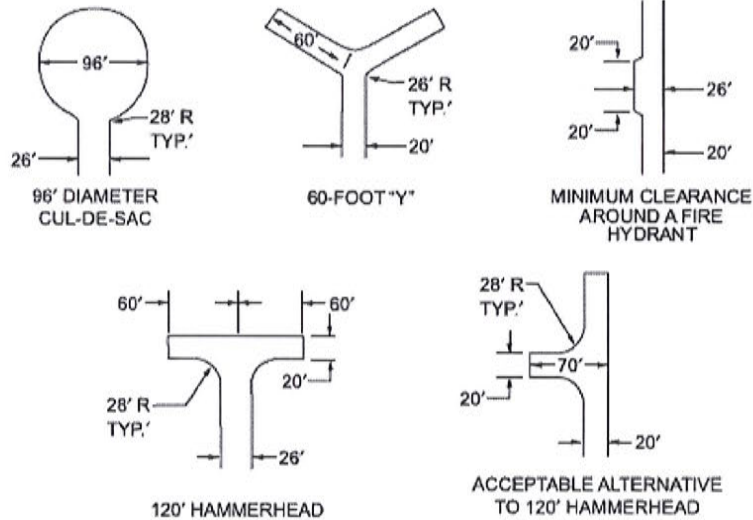
1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$12,635.00 shall be paid. The amount has been determined based on the submitted sanitary sewer facilities planning module application.

Stormwater Engineering

1. Pursuant to Article 925 of the City's Codified Ordinance, a stormwater escrow fee of \$874.90 shall be paid at the time of execution of the developer's agreement. The fee is based upon the proposed increase in impervious coverage.
2. Stormwater supporting calculations shall be resubmitted. It is currently referencing property 1210 Eaton Avenue.
3. A label shall be shown on the plans identifying the infiltration basin and including information such as test pits, etc.
4. Due to the increase in impervious coverage, a stormwater management plan shall be submitted to the City for review and approval.

Fire

1. All 'Fire Lanes' or "Fire Department Access Roads" shall be identified and properly marked. Fire Lane signage will be required along the East side of the driveway (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). The specific locations for signs and markings can be determined as the project progresses.
 - a. *Rev. 2 - Approved, additional signage and roadway markings may be required based on the final layout of comment #2 below.*
2. Dead end fire access roadways may have a maximum length of 150' without a turnaround (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). Provide code compliant turn around and associated turn plan.
 - a. *Provide a Fire Engine turning plan using the provided data for a City of Bethlehem Engine. The turn data used on the submittal is not for a City of Bethlehem Engine.*
 - b. *Provide a code compliant turnaround based on the acceptable specifications below:*



For SI: 1 foot = 304.8 mm.

- c. *The basketball net shown on the most recent submittal must be located outside of the 20' roadway width indicated above. The height of the net will interfere with the travel of the fire engine.*

GENERAL

1. A Recreation Fee of \$7,500.00 shall be paid at the time of execution of the developer's agreement.
2. Provide architectural floor plans and label each room (these shall be submitted in paper and e-format prior to the Planning Commission Meeting).
3. Provide architectural elevations and indicate building height and label exterior finishes (these shall be submitted in paper and e-format prior to the Planning Commission Meeting).
4. In reference to Fire Comment 2(c) above, It is suggested that the area be widened approximately five feet to place the net outside of the required access area.
5. Sheet 1 of 6, Record Plan, Narrative, correct the first sentence by removing the parentheses around "behind," and change "and" to "an." Correct the third sentence by adding a space between "dwelling" and "minimum."
6. Sheet 2 of 6, Existing Features, Grading and Utility Plan, Grading and Utility, modify split rail fence note to indicate, (See Detail on Sheet 3 of 6).
7. Sheet 3 of 6, Lighting and Landscaping Plan, modify stormwater detention pond note to indicate (See Detail on Sheet 4 of 6).

This plan was initially reviewed at the March 12, 2026, Planning Commission Meeting and has been continued to the May 14, 2026, Planning Commission Meeting Agenda.

Sincerely,

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

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