CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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November 11, 2026

Drew Moyer
BPG Investments II, LLC
24 West Broad Street
Bethlehem, PA 18018

RE: **(26-007 LD) – 26060009 – 701-719 N NEW STREET, 14 W NORTH STREET and 11-15 W GARRISON STREET – MAJOR LAND DEVELOPMENT PLAN – Ward 9, Zoned CB, plans dated June 16, 2026, last revised October 14, 2026. These plans have been submitted simultaneously with (26-001S) – 26060010 – major subdivision plan (lot consolidation), plan dated June 8, 2026.**

Dear Mr. Moyer:

This review letter combines both the Land Development Plan and Subdivision (Lot Consolidation) Plan. These plans have 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 $2,527 per EDU shall be paid. The total amount will be determined when a sanitary sewer facilities planning module application is submitted. A cover letter, describing the project, and a utility plan shall be included in the planning module submittal. Note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection (PA DEP).

   It is acknowledged that the sewer planning module has been approved by PA DEP, memorialized in their letter dated August 13, 2026.

Stormwater Engineering

1. Pursuant to Article 925 of the City's Codified Ordinance, a stormwater escrow fee of $798.10 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. All utilities shall have a pipe profile shown on the plan.

Miscellaneous Engineering

1. Submit a Right-Of-Way (ROW) vacation request for the stairs, elevated walkway, and retaining wall shown in the ROW.
2. Submit an encroachment permit for the concrete stoop that encroaches into the ROW on W North Street.
3. Provide details for proposed ADA ramps for review. Each ramp needs to be designed around the actual existing field conditions and not just a typical drawing. Proposed elevations, slopes, etc. need to be shown to verify compliance. Any ramp that cannot be made compliant due to existing site conditions will need a Technically Infeasible Form (TIF).
4. Correct City of Bethlehem construction details list to accurately reflect City Standards; for .PDFs of each detail contact Dylan Schlosser, Project Engineer, at: dschlosser@bethlehem-pa.gov.

Traffic

1. As per SALDO, Section 1349.04(M), this project falls in the 25 to 50 peak hour trips and therefore requires a pedestrian study. Applicants have met with the City's Engineering Bureau, Traffic Superintendent and Traffic Engineering Consultant and continue to discuss the scope of work for the study and required improvements.
2. Original comment: The Site Plan page (sheet 4) shall show existing to remain signage.
    a. Response: "All new signage is proposed along the frontages of the property and the north side of W Garrison Street."
    b. All three streets bordering the property are permit parking spaces regulated by the Bethlehem Parking Authority, indicated by the green '2 HR Parking' signs around the property. These signs shall not be removed and shall be shown on the Site Plan as moved or existing to remain.
    c. Additionally, N New Street receives street cleaning throughout the summer. The existing 'No Parking – This Side 7:30am – 9:30am Thursday Apr 1 – Oct 31 signs shall not be removed and shall be shown on the Site Plan as moved or existing to remain.
3. A no parking sign (R7-302) with a double arrow shall be added to the north side of W Garrison Street, between the proposed no parking with a right arrow and N New Street.
4. A no parking sign (R7-302) is proposed on N New Street 35 feet south of W Garrison Street, this takes away 1-2 spaces from N New Street. Provide justification for this location for this no parking sign.

Electrical

1. Provide Walpack manufacture's model and fixture information on the lighting plan.
2. Show the foot candle pattern and values on the lighting sheet.

ZONING

1. Applicants shall provide a lighting plan including photometrics for each proposed exterior lighting fixture demonstrating compliance with 1318.25.
2. A variance for traffic aisles less than 18' wide is required for the 17' 2" travel lane depicted on Architectural Plan A1.1, Garrison Street Level Plan, Level 0, adjacent to the Elevator Lobby. [1319.03(a)]
3. If the proposed bike rack or parked bicycle were to encroach upon the public right-of-way, then the Applicants shall submit an Engineering Permit for review and approval by the City's Department of Public Works.
4. Applicants shall seek a variance from the tree replacement requirements of 1318.28(a).
5. Applicants shall seek a variance from the street tree requirements of 1319.02(j)(1).

GENERAL

1. A recreation fee shall be paid at the time of execution of the developer's agreement (X # SF of commercial space x 0.25 = $X + $1,500 = $X, and 82 DUs x $1,500 = $123,000).
2. Sheet SP-1, Site Plan, indicates a 9' x 25' Loading/Delivery Space within the right-of-way of North New Street. Applicants shall coordinate with and be granted approval from the City Engineer/Department of Public Works for this proposed dedicated zone. The Applicants shall also provide a narrative explaining how building management will accommodate residential and commercial tenant loading and unloading, tenant and guest drop off and pick up and e-commerce deliveries.
3. Sheet LP-1, Landscaping Plan, per SALDO 1349.19(G), provide for an average minimum of one deciduous or evergreen tree for every 4,000 square feet of impervious surface. This requirement shall be in addition to required street trees and buffer yard plantings. Note: this requirement is reduced by 50% in the CB District.*
4. Sheet LP-1, Landscaping Plan, account for the five replacement trees required under Tree Conservation; Ref Zoning Ordinance 1318.28.*
5. Sheet LP-1, Landscaping Plan, account for two street trees (501.5 LF / 30 = 17), Ref. 1319.02(j).*

    *If the Applicants cannot reasonably accommodate the minimum required landscaping, then they may seek variances, waivers and/or payments in lieu of and at the discretion of the City Forester.

6. The architect should specify bird-friendly glass being UV-reflective and patterned glass. There are a variety of manufactures including: Guardian Glass, Bendheim, Glaspro and Pilkington to name a few. The Applicant is encouraged to contact Muhlenberg College, Acopian Center for Ornithology, Dr. Daniel Klem, danielklem@muhlenberg.edu, to further discuss the most appropriate options.

7. The five-story structure proposes 82 dwellings. Keeping with the City's affordable housing goals, the City asks proposed multifamily projects to offer 10% of a project's units at rents affordable to households earning 80% of area median income (AMI) or less. For this 82-unit project, that would be nine (9) units affordable to residents at 80% of AMI or less.
8. This parcel sits within a low- to moderate-income area making it eligible for assistance through the U.S. Department of Housing and Urban Development's HOME program. For information on the City's Housing Policies and Incentives, contact Sara Satullo at either: 610.419.9003, or ssatullo@bethlehem-pa.gov.
9. The project is on parcels currently designated as eligible for Enterprise Zone (EZ) Tax Credit benefits. Eligible program activities include rehabilitation, expansion, improvement to a building(s), improvement to land, engineering, architecture, and acquisition. To discuss whether the project would qualify for a tax credit, please contact the Department of Community & Economic Development, Chastity Haxton, at either: 610.865.4347, or chaxton@bethlehem-pa.gov.

When these comments are addressed, submit two (2) full sets of revised plans, two (2) partial sets of revised plans for Traffic and Electrical, an electronic plan, and a comment/response letter for further review.

This plan will be placed on the November 12, 2026, Planning Commission Agenda.

Sincerely,

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

C. Dylan Schlosser, Cathy Fletcher, David Taylor, Craig Baer, Ryan Knause, Greg Cryder, Robert Taylor, Andrew Danga-Storm, Michael Halbforester

Enc.