



CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

BUREAU OF PLANNING AND ZONING

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

April 24, 2026

Kelly Yan

RE: **(26-004 LD&S) – 26020009 – 1400 EAST 4TH STREET (Eastern Gateway aka Gateway on 4th) – LAND DEVELOPMENT AND SUBDIVISION PLAN (LOT CONSOLIDATION AND RE-SUBDIVISION) – Ward 17, Zoned CL, plans dated February 20, 2026.**

Dear Ms. Yan:

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 \$221,982.91 shall be paid. This amount was determined based on the information provided in the submitted planning module package.
2. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection (PaDEP). The submitted planning module documents will be forwarded to PaDEP for review following review by the City.
3. All existing sewer laterals surrounding this property shall be capped at the main upon demolition of the existing buildings on site. Note these locations and street restorations on both the Record Plan (4 of 24) and Utility Plan (15 of 24).
4. Show the location of proposed sanitary and water connections for "Building D" on the Utility Plan (15 of 24).
5. Note the estimated slope of the proposed sewer laterals on the Utility Plan (15 of 24).

Stormwater Engineering

1. Label the existing swale along the South Bethlehem Greenway.
2. On sheet 02 of 24, Storm Sewer Notes, number 2, revised to "All storm Conveyance pipe in the Right of Way or connecting to the City's system must be 18" RCP."
3. On sheet 04 of 24, the existing impervious and proposed coverage for both parcels shall be shown in square feet. Per Article 925 of the City Codified Ordinance a stormwater escrow charge of \$0.10 per square foot may be assessed based on the increase in impervious cover.
4. Relocate Yard Drain 4 (YD-4) onto private property.
5. Pipe 12 shall be 18" RCP
6. Pipe profiles shall be shown, and pipe material shall be labeled on the plan.
7. Specify what is being proposed at the Southern end of pipe 18 & 22.
8. There is no existing inlet at the end of pipe 12. Revise the plan accordingly and demonstrate consideration for the flow downstream in the swale.
9. Sediment bags shall be installed along the inlets on E. 4th Street.

Miscellaneous Engineering

1. The project will result in an increase in impervious cover of the site of greater than 10,000 SF. A copy of the Lehigh Valley Planning Commission (LVPC) review letter approving the submitted stormwater management report shall be provided to the City.
2. The erosion & sedimentation control plan will be required and shall be reviewed by PaDEP. A copy of the NPDES permit shall be submitted to the City.
3. The plan Index on Sheet 1 of 24 shall include an accounting of which pages of the plan set are to be recorded. The City requests that Sheet 1 of 24, Cover Sheet, and 2 of 24, Legend and Notes, be recorded in addition to Sheet 4 of 24, Site Record Plan. Copies of all recorded plans on mylar shall be provided to the City upon final approval. See also General Comment No. 2 below.
4. The City proposes the following street addresses for each of the (4) buildings. Building A: 1400 E 4th St. Building B: 1439 E 5th St. Building C: 1420 E 4th St. Building D: 1481 E 5th St. If the Owner concurs with these addresses, then show them on Sheet 4 of 24, Site Record Plan.
5. Provide floor plans (electronically) of all (4) buildings to the City Engineering Bureau for use in assigning individual unit addresses.
6. Survey benchmarks are not readily apparent on the Subdivision Plan referenced by General Note 2. Either bold or otherwise call out the location on both the Subdivision Plan and Record Plan.
7. Bold or otherwise make more visible the locations of proposed monumentation on both the Subdivision Plan and Record Plan.
8. Indicate on plan Sheets 4 of 24, Site Record Plan, and 7 of 24, Overall Grading and Drainage Plan (PCSM Plan), clear sight triangles and the approximate slope of proposed driveways.
9. Provide metes & bounds and exhibits for the proposed access easement to the Bethlehem Greenway for review by the Engineering Bureau and Solicitors' Office. The applicant shall contact the Solicitors' Office to discuss terms for and obtain an agreement with the City for this easement. See also General Comment No. 1 below.
10. The proposed driveway aprons more closely match the City's Type 3 standard driveway detail. Include a copy of this detail on Sheet 23 of 24, Construction Details.
11. The color of detectable warning surfaces within the public right-of-way shall be "Brick Red" to match the City's standard. Correct the note on Sheet 22 of 24, Construction Details.

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 apparatus has the required turning space to access all areas (Contact the Fire Department for turning radius information for fire apparatus). Submit a turning plan drawing using the attached data.
2. A Knox Box for City of Bethlehem Fire Department access shall be installed (Add a note to plans and indicate location TBD).
3. Indicate the proposed location of all Fire Department Connections (FDC). Fire Department Connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise *approved* by the Fire Marshal. Add a note to the plan stating, "Any change in the location of Fire Department Connections shall be approved by the City of Bethlehem Fire Department."
4. All 'Fire Lanes' or "Fire Department Access Roads" shall be identified and properly marked (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information. Locations for signs and markings can be determined as the project progresses).
5. Indicate the proposed building height for buildings C and D. Provide overall building height, height from grade plane to the highest roof surface (For purposes of this section, the highest roof surface shall be determined by

measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater), and the height from the lowest level of fire department vehicle access to finished floor elevation for the highest floor.

- a. All buildings 30 feet or greater in height shall have 26-foot-wide minimum access road(s) and shall accommodate a fire apparatus weighing 84,000lbs. (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information). At least one of the required access roads meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information).
6. The architect/engineer shall confirm Fire Department apparatus will be able to traverse all road surfaces without contacting the driving surface. Check angles of approach and departure to confirm the front or rear apparatus bumpers will not contact the driving surface. Also confirm the middle of the truck will not contact the driving surface of humps or crowns such as on speed bumps (Refer to International Fire Code, 2018 ed., Section 503 and Appendix D for additional information. Contact the Fire Department for detailed vehicle information).
7. Provide Architectural drawings for Building C. This information is specifically needed to determine the applicability of IFC 905.3.9 provided below.
8. Provide a ladder truck reach diagram to indicate if the ladder truck can reach the entire length of Building A along E, 4th Street. Ref. the attached Ladder Reach Data.
9. If the project has fire hydrants located on the property as part of its fire protection, then add a note to the plan that states, "An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site." Contact the Office of the Fire Marshal for approval of proposed water supply (Reference International Fire Code 2018 ed. Section 3312).
10. Add a note to plan to acknowledge that Chapter 33 of the IFC "Fire Safety During Construction and Demolition" will be enforced for the duration of the construction project.
11. Add a fire hydrant at the Southeast corner of A 4th Street and William Street.
12. Provide documentation that the infiltration basins under the parking lot can support a vehicle weighing 84,000 pounds.
13. The following drawings are required to be submitted for Fire Department Review of Land Development Plans:
 - a. Turning Plan using data provided.
 - b. Ladder Reach diagram using data provided.
 - c. Architectural Plans for Building C.
14. Additional drawings may be required based on the individual project.

Contact the City of Bethlehem Fire Department office at 610-865-7143 and request 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.

RECYCLING

1. The plan does not provide any details on how property owners will maintain recycling services for commercial entities and dwellings units. Provide specific details such as location of where trash and recycling materials will be stored and/or collected, the type of container(s), the number of containers and the frequency of service for both trash and recycling materials.

ZONING

1. The overall site and post subdivision plan indicate all street frontages as front yards. The definitions listed under section 1302.69 are read to indicate any given lot has only one front yard, the opposite is a rear yard, and all remaining yards are designated side yards. However, reading the written Zoning Hearing Board (ZHB) Written Decision (dated December 18, 2024) for this project, it is noted that the applicant presented all three street frontages as 'front yards', and further stated that each front yard would be encroached upon (Evidence Received by the Board final paragraph); the ZHB accepted the testimony and granted the requested '0' dimensional setback along all street lines.
 - a. Lot yard designations should be corrected to comply with the definitions in section 1302.69. and revise references to the Zoning relief to note that the ZHB accepted the proposed reduced setbacks along all street lines.

2. Include a breakdown of the number of each type of unit with, or adjacent to, the parking calculation (i.e., ‘X’ one-bedroom units, ‘X’ two-bedroom units, ‘X’ three-bedroom units, etc.).
3. Zoning Ordinance section 1319.02(j)(2) requires “No more than 20 consecutive surface parking spaces shall be located in a straight row (not including adjacent spaces accessed from a different aisle) without being separated by a landscaped island with a deciduous tree.” Several runs of parking stalls violate this restriction.
4. Include calculations for and locate required bicycle parking. [ZO §1319.02(o)]
5. Add a General Note to the signature sheet: “The current landowner shall be responsible to ensure that the [bicycle storage] hitch, rack or locker continues to be available and is well maintained and is replaced if damaged or removed”. [1319.02(o)(2)]
6. Six (6) electrical vehicle (EV) charging spots are proposed in each phase. While not strictly a zoning issue, current Pa. UCC regulations require that at least one (1) spot in each block of EV stalls meet the accessibility requirements of the Pa. UCC. Please show the required geometry for the required accessible charging stall to gauge the impact on overall parking totals.
7. On sheet 22 of 24, add a detail for the Pennsylvania required fine signage associated with the accessible parking stalls.

GENERAL

1. Applicants shall submit a legal description and exhibit for the access easement for review by the city and subsequent recording by the applicant. This shall be included under Additional Special Provisions within the Developer’s Agreement and recorded prior to the release of final security.
2. Sheet 01 of 24, Cover Sheet, Index, indicate with an asterisk those plans to be recorded. This shall include the Post Construction Stormwater Management Plan; Ref. PaDEP Chapter 102 and the Recording Checklist Instructions.
3. Sheet 02 of 24, Legend and General Notes, City of Bethlehem Standard Notes, Add a note to the plan indicating that the parcel is neither located within the floodway nor any special flood hazard area; Ref. FEMA FIRM 42095C0326E, effective on 7/16/2014.
4. Sheet 02 of 24, Legend and General Notes, and Sheet 4 of 24, Site Record Plan, Variances Approved, modify the first sentence to reflect both Zoning Hearing Board Decision Date and issuance of the Written Decision Date, i.e., “The following variances were approved by the Zoning Hearing Board at their November 20, 2024 Hearing, with Written Decision dated December 18, 2024.
5. Sheet 02 of 24, Legend and General Notes and Sheet 18 of 24 Landscaping Plan or Sheet 19 of 24 Landscaping Notes and Details, add a note to the plans, “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.”
6. Sheet 13 of 24, Correct the plan title to “Erosion and Sedimentation Control Notes.”
7. Sheet 18 of 24, Correct the plan title to “Landscaping Plan.”
8. Sheet 18 of 24, Landscaping Plan, Landscape Requirements – SALDO, No 1, Proposed, Correct the number from 30 to 32 to reflect the number drawn on the plan.
9. Sheet 18 of 24, Landscaping Plan and Sheet 19 of 24 Landscaping Note and Details, Both plans indicate tree protection; however, there is no indication of trees to be protected on the plan. Identify on the plan the location of any tree to be protected or provide a note that all existing trees are to be removed.
10. Sheet 18 of 24, Landscaping Plan, Indicate on the plan existing healthy tree(s) that have a trunk diameter of 8 inches or greater (measured 4.5 feet above the ground level) that are to be removed from a site as part of or in preparation for the project, and account for a one for one replacement on the landscape plan; Ref Zoning Ordinance 1318.28 Tree Conservation.
11. Sheet 19 of 24 Landscaping Notes and Details, Landscape Planting Notes and Specifications, No. 23, Modify to read, “...shall be trimmed...”
12. 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.
13. Lehigh and Northampton Transportation Authority (LANTA) currently provides public transportation in the immediate vicinity of the project site, with an existing eastbound Bus Stop ID 4604 located on E 4th Street, nearside of the William Street intersection, across the street from the project site. The current bus stop placement

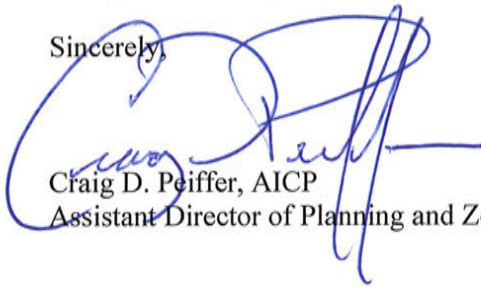
is not in an ideal location in a tight right-of-way; therefore, LANTA plans to relocate this eastbound bus stop approximately 200' east to the farside of the intersection, along the frontage of the project site. Due to existing topography and grade elevation challenges, LANTA corresponded with T&M Associates and is currently coordinating the bus stop relocation and details with them. The requested bus stop includes an accessible 5' x 8' concrete bus stop landing pad, at minimum 40 feet past the E 4th Street crosswalk, at the raised curb to allow for accessible boarding and alighting at the relocated bus stop location. Given the size of the proposed multi-family residential project, and the anticipated increase in transit ridership at this location, LANTA recommends a bench or transit shelter at the bus stop location. Contact Molly Wood at either 610-439-1376, or mwood@lantabus-pa.gov for continued engagement and coordination on bus stop details.

14. Comments from the Environmental Advisory Council are enclosed for your review and comments. Please make sure responses are provided for the letter when the revised plans are submitted
15. 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.
16. Sheet 1 of 1, Subdivision Plan, Provide (separately) legal descriptions (metes and bounds) for both Proposed Lot 1 and Lot 2.

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

This plan will be placed on the May 14, 2026, Planning Commission Agenda.

Sincerely,



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

C.	Geoffrey Karanja	Craig Baer	Greg Cryder	Kris Reiss, T&M Associates
	Adam Herbold	Olivia Teel	Michael Halbforester	
	David Taylor	Robert Taylor	Ryan Knause	
	Cathy Fletcher			

Enc.



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BILL NO. 15-2022

ORDINANCE NO. 2022-15

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA, AMENDING
ARTICLE 1501 OF THE CODIFIED ORDINANCES OF
THE CITY OF BETHLEHEM TITLED
FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1. That Article 1501 of the Codified Ordinances of the City of Bethlehem, titled "Fire Safety and Code Enforcement Inspection Fees" as presently enacted is hereby restated and re-enacted as follows:

ARTICLE 1501

FIRE SAFETY AND CODE ENFORCEMENT INSPECTION FEES

- 1501.01 Authority
- 1501.02 Permits Required
- 1501.03 Inspection
- 1501.04 Adoption
- 1501.05 Modifications to 2018 International Fire Code

CROSS-REFERENCES

2018 International Fire Code - International Code Council
Article 150 of the Codified Ordinances of the City of Bethlehem - Codes Board of Appeals
Article 746 of the Codified Ordinances of the City of Bethlehem - Consumer Fireworks
DOT 49 CFR Parts 100-185 - United States Department of Transportation regulations
Optional Third Class City Charter Law Act of July 15, 1957, P.L. 901, as amended
Pennsylvania Uniform Construction Code 34 Pa.Code § 403

1501.01 AUTHORITY.

The City of Bethlehem Fire Department, Bureau of Inspections is hereby charged with the enforcement of this Article.

1501.02 PERMITS REQUIRED.

Bethlehem Fire Department



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Permits required by the International Fire Code (current edition) shall be obtained from the Fire Code Official. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

A fee for each permit shall be paid in accordance with the fee schedule as is set forth by resolution of Council of the City of Bethlehem, Pennsylvania.

1501.04 ADOPTION

The 2018 International Fire Code (hereafter "IFC") published by the International Code Council, which is part of the Pennsylvania Uniform Construction Code pursuant to 34 Pa.Code § 403.21(a)(8), is hereby adopted in its entirety and made part of this Article subject to the modifications implemented hereinafter and/or by subsequent ordinance(s) of the City of Bethlehem (~~strikeouts~~ identify proposed deletions and underlined text identify proposed insertions to the 2018 IFC).

101.1 Title These regulations shall be known as the *FIRE CODE* of The City of Bethlehem, hereinafter referred to as "this code".

101.2.1 Appendices B, C, D, E, F, H, I, L, are adopted as part of this code.

1501.05 MODIFICATIONS TO 2018 INTERNATIONAL FIRE CODE.

(b) § 105.6.15 of the IFC shall be amended to read as follows:

105.6.15 Fire hydrants and valves. Approval from the Bethlehem Water Authority or its designee is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

Exception: A permit is not required for authorized employees of the Bethlehem Water Authority or its designee that supplies the system or the fire department to use or operate fire hydrants or valves.

(d) § 105.6.39 of the IFC shall be amended to read as follows:

105.6.39 Private fire hydrants. Approval from the Bethlehem Water Authority and the Fire Code Official is required for the removal from service of private fire hydrants.

Exception: Approval from the Bethlehem Water Authority and the Fire Code Official is not required for private industry with trained maintenance personnel, private fire brigade or fire departments to maintain, test and use private hydrants.

Bethlehem Fire Department



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(g) § 105.7.19 of the IFC shall be amended to read as follows:

105.7.19 Private Fire Hydrants. A construction permit is required for the removal or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(k) § 109.1 of the IFC shall be amended to read as follows:

109.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, the Board of Appeal identified in Article 150 of the Codified Ordinances of the City of Bethlehem and/or occasionally known as the "Codes Board of Appeals" shall have exclusive jurisdiction, subject to any right of further appeal therefrom.

(m) The definition of the term "approved" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

Approved. Acceptable to the fire code official, as evidenced by his/her written approval.

(o) The definition of the term "fire code official" found in IFC § 202 relating to General Definitions shall be amended to read as follows:

FIRE CODE OFFICIAL. The fire chief or other designated authority, including the Fire Marshal of the City of Bethlehem, charged with the administration and enforcement of the code, or a duly authorized representative. The terms "Fire Marshal of the City of Bethlehem" and "Fire Code Official" shall be interchangeable in this and any other ordinance or resolution of the City of Bethlehem.

(z) Add the following subsection to the IFC:

505.1.1 Only addresses approved and verified by the Department of Public Works Bureau of Engineering will be acceptable.

(aa) § 507.3 of the IFC shall be amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method determined by Department of Water and Sewer Resources.

507.3.1 Fire flow testing. The fire code official, Department of Water and Sewer Resources or its designees shall be notified prior to conducting fire flow testing. Fire flow tests shall be witnessed by the fire code official, Department of Water and Sewer Resources or its designees and approved documentation of the test and results shall be provided to the Department of Water and Sewer Resources.

Bethlehem Fire Department



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(bb) §507.4 of the IFC shall be amended to read as follows:

507.4 Water supply test. The fire code official and Department of Water and Sewer Resources or its designees shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official and Department of Water and Sewer Resources or its designees or approved documentation of the test shall be provided to Department of Water and Sewer Resources prior to final approval of the water supply system.

507.4.1 The property owner is responsible for installation and maintenance of water supply for construction projects until the water system is accepted/approved by the Department of Water and Sewer Resources, and responsibility for the system is formally turned over to the Department of Water and Sewer Resources.

(cc) § 507.5.1 of the IFC shall be amended to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the Department of Water and Sewer Resources

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall not be greater than 500 feet (152.4 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall not be greater than 500 feet (152.4 m).

(dd) Insert 901.6.3.2, 901.6.3.2.1, 901.6.3.2.2

901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be provided by the company performing the inspection(s) to the Office of the Fire Marshal, unless an alternate designee is specified by Resolution approved by the City Council of the City of Bethlehem.

Insert 901.6.3.2.1 Records shall be provided per City of Bethlehem Resolutions 2018-214 and 2018-222

Insert 901.6.3.2.2 Records shall be provided within 30 days of the date of inspection, testing, or maintenance

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(ee) § 903.4.2 of the IFC is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by waterflow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. In automatic sprinkler systems where multiple sprinkler risers are required, and the risers are located in separate areas within the building, an outside visible alarm notification appliance shall be required for each riser. Such appliance shall be a white strobe (minimum 95 candela strobe rating) placed in an approved location on the exterior wall, as close as practicable, to each sprinkler riser. The strobe will activate when the water flow alarm for its respective riser is activated.

(ff) The following subsection is added:

905.3.9. Large Area Buildings: The City requires Class I standpipes to access any portion of a building's interior which is more than 250 feet from the nearest approved point of fire department access or the nearest Class I standpipe connection. This distance shall be measured along a path of travel where fire hose can be deployed for fire suppression activities.

(gg) 905.4.1 Shall be modified to read:

905.4.1 In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, when present, unless otherwise approved by the fire code official

(hh) § 906.1 of the IFC shall be amended to read as follows:

906.1 Where required, portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies without exception.



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Turning Performance Analysis

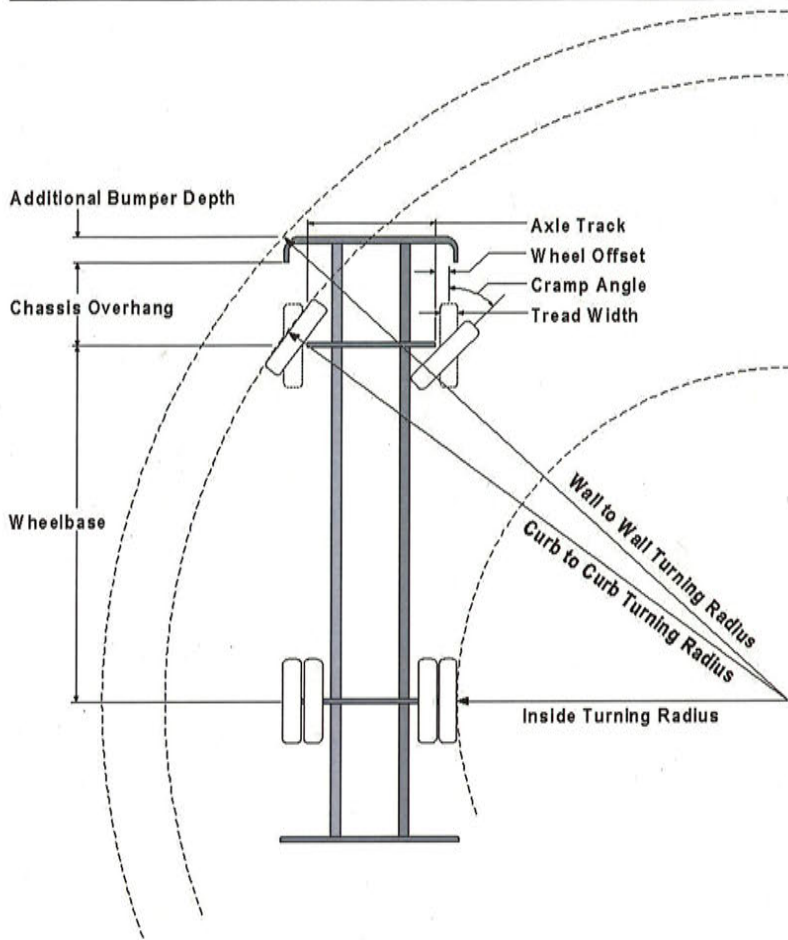
02/01/2016

Bid Number: 365

Department: Bethlehem City Fire Dept

Chassis: Velocity Chassis, PAP/Midmount (Big Block), 2010

Body: Aerial, Platform, 95', Mid-Mount, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	274.5 in.

Calculated Turning Radii:

Inside Turn:	21 ft. 8 in.
Curb to curb:	38 ft. 9 in.
Wall to wall:	43 ft. 1 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0637059	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity (425 Tires)
Wheels, Front	0001656	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot
Tires, Front	0677684	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0633464	Bumper, Non-Extended, Steel, Painted, Imp/Vel
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.



April 1, 2026

Craig Peiffer, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

Dear Mr. Peiffer,

We appreciate the opportunity to comment on the proposed development on 1400 E. 4th street. Our recommendations are in support of Bethlehem City's Climate Action Plan (CAP), which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ energy saving strategies that will lower energy costs and at the same time reduce pollution from traditional energy sources.

Acknowledgements

- We appreciate the thought resulting in the diversity in trees used, especially the use of oak trees, serviceberry trees and blueberry bushes.
- The paved trail connection to the Greenway is a nice addition. Consider including covered bicycle parking in a storage shed, accessible to residents, or indoor bicycle parking with a separate entrance within one or more of the buildings. The CAP recommends "easily-accessible, secure, sheltered bicycle parking" (Transportation Strategies T1.2 and T1.9).

Strong recommendations

- Install Level 2 Electric Vehicle (EV) Charging stations to allow for a minimum of 4 cars to charge simultaneously. As gas prices surge, EV technology becomes less expensive, and lower cost used EV's come to market, EV's will become more popular. Offering on-site charging stations will increase the attractiveness for tenants while helping us reduce greenhouse gas emissions from tailpipes.
- To reduce vehicle parking requirements, you can commit to subsidizing public transit service. See Bethlehem Zoning Ordinance Article 1319.02.6.d (page 136). A reduction will reduce impervious surface

coverage, reducing stormwater runoff. Across from the site there is a bus stop with two local lines, 101 and 105, and a 9 minute walk away leads to the EBS green line stop.

- In addition, a reduction in impervious surface for parking could yield space for raised bed gardening for tenants.
- Rather than a green lawn surrounding the buildings, consideration could be given to using native plants/grasses that will retain soil, provide pollinator habitat and do not need to be mowed. This low maintenance measure would provide a savings on landscape services and reduce greenhouse gas emissions from mowing.
- Consider LEED guidelines in the building structures. Adopting LEED guidelines will lower utility costs, provide healthier air, and yield higher asset value.
- We recommend that the developer utilize sustainable building materials and energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment like Heat Pumps, increased insulation and water conservation and indoor air quality measures.
- If an abundance of windows is planned, we note the potential for bird impacts. Birds are not capable of seeing glass, which is either clear (see-through) or reflective. When windows in a building line-up with one another, birds often see habitat on the far side and try to fly through to it, often hitting with a terrible and fatal force. According to Dr. Daniel Klem Jr., “Every year up to one billion birds are killed or fatally injured colliding with glass windows in North America alone.” Should the building incorporate large areas of glass, we suggest that the design, location and lighting of the building be evaluated for potential collision risk. It is possible to purchase glass made specifically to reduce bird flight impacts and bird kills, known as bird friendly glass. Please let us know if you would like more information.

Additional Considerations

- Northampton County adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency, water conservation and indoor air quality measures to be attached to the property instead of the owner. This can free up developers’ finances by placing the assessment on the property and structuring repayment through property taxes. The Sustainable Energy Fund (SEF) administers the C-PACE program for Northampton County and can provide information on the program (www.theSEF.org). In addition, there are currently tax credits for new solar energy systems.
- Loading zones are required for package delivery, resident drop-off, and resident moving. Use of the loading zones should not interfere with resident parking. No loading zones are apparent for the 2 main buildings in the plans reviewed.

- Ensure pet waste stations are available at entrances of the apartment building. Pet waste stations will help reduce unhealthy waste in the neighborhood.
- Consider installation of a green roof for the 2 large buildings. A green roof would contribute to lessening the heat island effect, help lower the temperature inside the building and aid stormwater management. An example is pictured below.
- If the builder decides against a 'green roof', consider installing Solar Panels on the roofs of the 2 main buildings. Make the 16-unit low rise buildings capable of supporting solar panels.

Green roof example:



Thank you for your consideration.

Sincerely,

Steve Olshevski, Chair

On behalf of the Bethlehem EAC:

Ben Felzer, Vice Chair

Ben Guthrie, Secretary

Vibhur Kumar

Megan Lysowski

Mandy Tolino

Katie Trembler

cc: Bethlehem City Council

Mayor J. William Reynolds

