



# 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

September 19, 2025

Andrew Bohl, PE  
Hanover Engineering

RE: (25-005 LD) – 25080001 – 1550 SPILLMAN DRIVE (LVIP VII, Lot 8) – LAND DEVELOPMENT PLAN – Ward 17, Zoned IR, plans dated July 1, 2025.

Dear Mr. Bohl,

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

## **PUBLIC WORKS**

### **Stormwater Engineering**

1. Due to the increase in impervious coverage area, a stormwater fee will be charged. The total amount to be paid shall be communicated to the developer once determined.

### **Miscellaneous Engineering**

1. In accordance with Ordinance No. 4342, at the time of execution of the developer's agreement, a sanitary sewer tapping fee of \$5,054 shall be paid. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection (PA DEP).
2. Sheet 2: Provide right-of-way (ROW) information including cartway widths for all streets that front the parcel proposed to be developed.
3. Extend the sidewalk on E 4<sup>th</sup> Street and Spillman Drive to terminate at the property boundary.
4. Proposed driveways on Spillman Drive shall be installed in accordance with City standards. Contact the Bureau of Engineering ([gkaranja@bethlehem-pa.gov](mailto:gkaranja@bethlehem-pa.gov)) for a Type I Driveway and apron detail.
5. An erosion & sedimentation control plan shall be reviewed by PA DEP, submit a copy of the NPDES permit prior to execution of the developer's agreement.

### **Forestry**

1. Deciduous tree selections must come from the City of Bethlehem Approved Street Tree List, attached hereto.

### **Electrical**

1. The existing streetlight pole at the west entrance on Spillman Drive will need to be relocated 20 feet to the east to stay out of the trailing tires of any delivery trucks. Two (2) 4" concrete filled steel bollards shall be installed between the driveway and new pole location in order to protect the pole.

### **Traffic**

1. Remove the midblock crosswalk heading North and South across Spillman Drive.
2. Stop signs shall be added at each exit from the property.

3. The signal timing/phasing at Lynn Avenue and Fourth Street shall be evaluated and recommendations submitted to the City.
4. Additional comments for the City's Traffic Consultant, Peter Terry, Benchmark Engineering, shall be sent under separate cover.

#### **Water**

1. Comments, if applicable, from the City's Water Bureau will be sent under separate cover.

#### **ZONING**

1. Identify which yards are proposed to be the front, side(s) and rear yards.
2. Locate, define and dimension all required buffer yards and areas; Ref. ZO §§1306.04, 1318.23 and 1319.03.
3. Add note #9 from sheet 04 of 15, regarding underground utilities, to the list of general notes on the Record Plan.
4. Add the note: "The current landowner shall be responsible to ensure that the hitch, rack or locker continues to be available and is well maintained and is replaced if damaged or removed" to the list of general notes on the Record Plan; Ref. §1319.02(o)(2).

#### **GENERAL**

1. A Recreation Fee of \$6,192.00 (49,920 x \$0.10 = \$4,992 + \$1,200) shall be paid at the time of execution of the developer's agreement.
2. The Lehigh and Northampton Transportation Authority (LANTA) has reviewed the submitted Site Plan and offers the following comments.
  - a. LANTA currently provides public transportation directly to the project site, with a westbound and eastbound bus stop pairing located on the east side of the Spillman Drive and Lynn Avenue intersection, directly across the street from the project site located between Spillman Drive, Lynn Avenue, and E Fourth Street (Route 412), respectively. In addition, there is a westbound bus stop fronting the project site on Route 412, with an existing bus pull over and large bus stop landing pad for future additional transit amenities. The proposed plan includes a new sidewalk on Spillman Drive, from the intersection west to a quarter of the project site's frontage, where there is a proposed internal sidewalk that connects the main entrance driveway south towards the proposed building entrance and straight through to the existing bus stop on Route 412.
  - b. LANTA appreciates efforts to include the internal pedestrian circulation to connect existing transit stops to the functionality of the proposed warehouse.

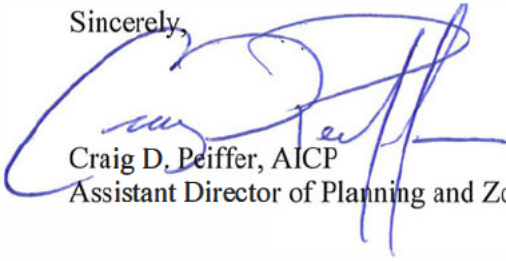
For continued early engagement, recommendations, and discussion on bus stop details and transit infrastructure contact Molly Wood at: [mwood@lantabus-pa.gov](mailto:mwood@lantabus-pa.gov).

3. Comments from the Environmental Advisory Council are enclosed for your review and comments. Please make sure responses are provided for in the letter when the revised plans are submitted.
4. 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, native plantings and other various provisions.
5. The project is on a parcel currently designated as a Foreign Trade Zone (FTZ); Keystone Innovation Zone (KIZ); Enterprise Zone (EZ); and Local Economic Revitalization Tax Assistance (LERTA II). To discuss these economic development programs, please contact the Dept. of Community & Economic Development, Alex Miller, at: 610.865.7085, or [amiller@bethlehem-pa.gov](mailto:amiller@bethlehem-pa.gov).
  - a. Local Economic Revitalization Tax Assistance (LERTA II). Eligible program activities include the owner of any property (commercial, industrial, residential) within the LERTA district. The taxpayer shall be permitted to apply for the exemption provided in this Article up to a period of sixty (60) days from the date a final executed building permit is secured.
  - b. Enterprise Zone (EZ) Tax Credit. Eligible program activities include rehabilitation, expansion, improvement to a building(s), improvement to land, engineering, architecture, and acquisition.
  - c. Foreign Trade Zone (FTZ). Eligible program activities include manufacturing, warehousing, repackaging, labeling, and processing. These activities are performed without the burden of paying customs duties, provided the goods are re-exported. Lehigh Valley Economic Development Corporation (LVEDC) administers the Foreign Trade Zone program.

- d. Keystone Innovation Zone (KIZ). Eligible program activities include for-profit business entities located within the geographic boundaries of a particular KIZ, in operation less than 8 years, operating within one of the KIZ targeted industry segments or sectors, and meeting any other requirements as specified by the DCED, may be qualified KIZ Companies and eligible to participate in the KIZ Tax Credit Program.
- 6. Sheet 01 of 15, Cover Sheet, Statement of Intent, modify to state "To construct a 49,920 SF structure for flex industrial use, with 57 vehicle parking spaces, 2 loading docks, and site appurtenances including lighting, landscaping, utilities and stormwater management facilities
- 7. The parcel has frontage on three sides. Provide architectural elevations that incorporate primary façade fenestration and detailing for, at minimum, the East Fourth Street and Lynn Avenue façades.
- 8. Provide foundation plantings along the East Fourth Street Façade.

**When these comments are addressed, please submit two (2) full sets of revised plans, three (3) partial sets of revised plans for Forestry, Electrical and Traffic, an electronic plan, and a comment/response letter for further review.**

Sincerely,



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

- |    |  |  |  |  |
|----|--|--|--|--|
| C. | Basel Yandem<br>Geoffrey Karanja<br>David Taylor | Craig Baer<br>Olivia Teel<br>Robert Taylor | Greg Cryder<br>Michael Halbforester<br>Ryan Knause | Kerry Wrobel, LVIP, inc.<br>Cathy Fletcher |
|----|--|--|--|--|

Enclosure

# Choosing Your Tree

The space between the sidewalk and the curb is called the tree lawn or parkway. To minimize tree root and sidewalk conflicts, check the list below for appropriate trees for your space. Do not plant trees in tree lawns less than 2.5' in width. All street trees must be tree form (single trunk) and a minimum caliper (diameter) of 2"-2.5" measured 6" above the root flare.

**A permit is required to plant a tree in the public right-of-way or on public property.**

## City-Approved Street Tree Species

- GROUP I:**
- Small Trees**
- Mature height 15'-30'
  - Plant in tree lawn 2 1/2' to 4' wide
  - Acceptable in tree form only
  - Suitable under overhead utility lines
  - \*Space 20"-25" on center

Amur Maackia — *Maackia amurensis*  
 Crabapple — *Malus* species and hybrids  
 White flowers: 'Snowdrift', 'Spring Snow', 'Madonna', 'Harvest Gold'  
 Pink flowers: 'Adams', 'Sentinel'  
 Red flowers: 'Centurion', 'Red Barron', 'Prairifire'  
 Amur Maple — *Acer ginnala* 'Flame', 'Embers'  
 Trident Maple — *Acer buergerianum*  
 Tatarian Maple — *Acer tataricum*  
 Amanogawa Oriental Cherry — *Prunus serrulata* 'Amanogawa'  
 Japanese Tree Lilac — *Syringa reticulata* 'Ivory Silk', 'Summer Snow'  
 Serviceberry — *Amelanchier laevis* 'Cumulus', 'Majestic'  
 - *Amelanchier x grandiflora* 'Autumn Brilliance', 'Princess Diana', 'Trazam'  
 Thornless Cockspur Hawthorne — *Crataegus crusgalli* var. *inermis*  
 Winter King Hawthorne — *Crataegus viridis* 'Winter King'  
 Korean Mountain Ash — *Sorbus alnifolia*  
 Eastern Redbud — *Cercis canadensis*  
 Kousa Dogwood — *Cornus kousa*  
 Okame cherry — *Prunus x incam* 'Okame'  
 Ivory Silk Lilac — *Syringa reticulata*

- GROUP II:**
- Medium Trees**
- Mature height 30' to 45'
  - Plant in tree lawn 4' to 6' wide
  - May not be suitable under utility lines.
  - \*Space 25"-35" on center

Hedge Maple — *Acer campestre*  
 Shantung Hybrid Maple — *Acer truncatum* hybrids  
 Norwegian Sunset — *Acer truncatum* X *A. platanoides* 'Keithsform'  
 Pacific Sunset — *Acer truncatum* X *A. platanoides* 'Warrenred'  
 Imperial Honeylocust — *Gleditsia triacanthos* 'Impcole'  
 Goldenrain Tree — *Koelreuteria paniculata*  
 Merrill Magnolia — *Magnolia x loebneri* 'Merrill'  
 Sawtooth Oak — *Quercus acutissima*  
 Yoshino Cherry — *Prunus x yedoensis*  
 American Hophornbeam — *Ostrya virginiana*  
 Columnar Sargent Cherry — *Prunus sargentii* 'Columnaris'  
 Callery Pear — *Pyrus calleryana* 'Aristocrat', 'Redspire', 'Chanticleer', 'Capital'  
 American Hornbeam — *Carpinus caroliniana*  
 Fastigate European Hornbeam — *Carpinus betulus* 'Fastigiata'  
 Kwanzan Oriental Cherry — *Prunus serrulata* 'Sekiyama'  
 Accolade Flowering Cherry — *Prunus* 'Accolade'

- GROUP III:**
- Large Trees**
- Mature height 45' or more
  - Plant in tree lawn 6' or wider
  - Not suitable under overhead utility lines
  - \*Space 40" or more on center

Red Maple — *Acer rubrum*  
 October Glory — *Acer rubrum* 'October Glory'  
 Red Sunset — *Acer rubrum* 'Franksred'  
 Armstrong Freeman Maple — *Acer x freemanii* 'Armstrong'  
 Swamp White Oak — *Quercus bicolor*  
 Bur Oak — *Quercus macrocarpa*  
 Shingle Oak — *Quercus imbricaria*  
 English Oak — *Quercus robur*  
 Fastigate English Oak — *Quercus robur* 'Fastigiata'  
 Northern Red Oak — *Quercus rubra*  
 Littleleaf Linden — *Tilia cordata* 'Greenspire', 'Glenleven'  
 Silver Linden — *Tilia tomentosa* 'Green Mountain', 'Sterling Silver'  
 Turkish Filbert — *Corylus colurna*  
 Hardy Rubber Tree — *Eucommia ulmoides*  
 Hackberry — *Celtis occidentalis* 'Prairie Pride'  
 Katsura Tree — *Cercidiphyllum japonicum*  
 Japanese Zelkova — *Zelkova serrata* 'Green Vase', 'Halka'  
 Lacebark Elm — *Ulmus parviflora* 'Dynasty', 'Ohio'  
 Yellowwood — *Cladrastis kentukea*  
 Red Oak — *Quercus rubra*

\*Spacing may vary widely between species and cultivars. Planting of other species may be acceptable pending approval of the city forester.

## UNACCEPTABLE TREES

Weak wood, soil incompatibility, excessive fruit, etc.

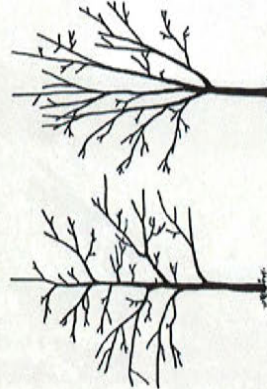
Black locust — *Robinia pseudoacacia*  
 Black walnut — *Juglans nigra*  
 Boxelder — *Acer negundo*  
 Catalpa — *Catalpa* spp.  
 Bradford pear — *Pyrus calleryana* 'Bradford'  
 Fruit trees — (apple, pear, plum, etc.)  
 Ginkgo, female — *Ginkgo biloba*  
 Honeylocust, thorned — *Gleditsia triacanthos*  
 Norway maple — *Acer platanoides*  
 Mulberry — *Morus* spp.  
 Pin Oak — *Quercus palustris*  
 Poplars — *Populus* spp.  
 Siberian elm — *Ulmus pumila*  
 Silver Maple — *Acer saccharinum*  
 Tree of Heaven — *Ailanthus altissima*  
 Willow — *Salix* spp.

## Tree Selection Guidelines

When selecting a healthy tree, look for these characteristics:

- A strong, well-developed leader (central branch) with good trunk taper
- Bright, healthy bark
- Healthy buds
- Trunk at least 2" in caliper (diameter)
- Trunk & limbs free of insect or mechanical injury
- Branches well-distributed around trunk and of considerably smaller caliper (diameter) than trunk
- Ideal spacing between branches of at least 8"-12" for most spaces
- Branches attached to the trunk at wide angles (crotches) for strength
- Low branches are good for aiding taper development and promoting trunk caliper growth, but should be pruned to leave tree free of branches up to 50% of its height

Good quality



**TREE CITY USA**

Arbor Day Foundation