



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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November 7, 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, last revised October 9, 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. A stormwater fee of \$3,060.00 will be charged for the increase in impervious coverage. This fee shall be paid at the time of execution of the developer's agreement.
2. All stormwater pipes within the public ROW shall be 18" RCP.
3. Sheet 4 & 5: Label all stormwater pipes and inlets, for example, stormwater inlets are labelled on the profiles (Sheet 5), but not on grading and utility plans.

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. It is the City's position that sidewalk shall be installed/extended along Spillman Drive as per SALDO 1349.06(b) old version / 1349.15 current version; therefore, the sidewalk waiver request for Spillman Drive has been denied.
3. The City is currently studying the sidewalk waiver request along E 4th St (SR 412) and will communicate with the developer/engineer.

Forestry

1. Note that any tree that is to be removed within the public right-of-way requires a City of Bethlehem licensed arborist and a street tree permit. Otherwise, the plan has been approved for forestry review.

Traffic

1. The City's Traffic Consultant, Benchmark Engineering, has reviewed the project and concluded that the trip generation for the proposed building falls at or below the trip generation included in the 2008 Traffic Impact Study. A copy of the letter is attached hereto.

ZONING

1. The subject lot is both a Corner Lot [ZO §1302.69(b)] and a Through Lot [ZO §1302.69(k)]; "In the case of a corner lot, the owner may designate either street line as the front lot line" [ZO §1302.69(g)]. Once the front lot line is declared, Zoning Ordinance section 1302.69(h) directs: "Lot Line, Rear – The lot line opposite to the front lot line." Applicant shall label and dimension the yards and setbacks on the Record Plan.

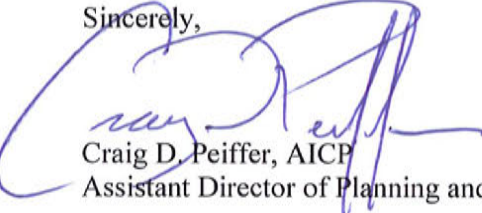
2. Buffer Yards and Buffer Strips shall also be labeled and dimensioned on the Record Plan. As required Buffer Yards often overlay other required yards, it is recommended that these are differentiated either by shading or texturing.

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. Submit an engineer's opinion of probable cost estimate in MS Excel Format for review and use in preparing the Developer's Agreement.

This plan will be placed on the November 13, 2025, Planning Commission Agenda.

Sincerely,



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

C.	Basel Yandem	Craig Baer	Greg Cryder	Kerry Wrobel, LVIP, inc.
	Geoffrey Karanja	Olivia Teel	Michael Halbforester	
	David Taylor	Robert Taylor	Ryan Knause	

Enclosure



1727 Jonathan Street • Allentown, PA 18104
Phone: (610) 776-6700 • Fax: (610) 776-1190 • www.bencivil.com

October 6, 2025

Craig Peiffer
Stephany Sebesta
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018
cpeiffer@bethlehem-pa.gov
ssebesta@bethlehem-pa.gov

RE: Traffic Review #1
LVIP 7, Lot 8 Review of Trip Generation
Projection 49,920 SF - Flex Industrial Bdg.
1550 Spillman Drive
City of Bethlehem
Benchmark Project No. 038098

Dear Craig and Stephany:

Benchmark Civil Engineering Services, Inc. has reviewed the Trip Generation Projection for a proposed Flex Industrial Building at 1550 Spillman Drive prepared by Hanover Engineering dated July 29, 2025.

We offer the following comments.

1. This report compares the trip generation for the development of Lot 8 of LVIP 7 in the September 2008 Traffic Impact Study for LVIP VII with the trip generation for the now proposed 49,920 sf building based on the three ITE uses listed below.

110 - General Light Industrial
140 Manufacturing
150 Warehouse

The analysis utilizes the 11th Edition of the ITE Trip Generation Manual and finds that the trip generation for a proposed building of this size for each of these uses all fall at or below the trip generation included in the 2008 Traffic Impact Study.

2. The 12th Edition of the ITE Trip Generation Manual was released in August of 2025 and *Benchmark's* comparison of the trip generation using the updated Manual indicates that the trip generation for a proposed building of this size for each of these uses will also fall at or below the trip generation included in the 2008 Traffic Impact Study.

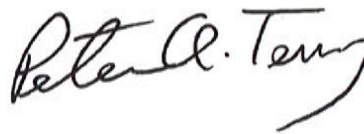
Craig Peiffer
Stephany Sebesta
City of Bethlehem
1550 Spillman Drive
Benchmark Project No. 038098

October 6, 2025

We concur that the projected trip generation is consistent with the approved trip generation from the September 2008 Traffic Impact Study.

If you have any questions please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Peter A. Terry". The signature is written in a cursive style with a large, sweeping flourish at the end.

Peter A. Terry, P.E., PTOE, PMP, RSP2I

PAT/slc

c: Ryan Krause rknause@bethlehem-pa.gov