



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

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November 3, 2025

Joseph Rentko  
Black Forest Engineering LLC

RE: **(25-007 LD) – 25090009– 128 EAST FAIRVIEW STREET – LAND DEVELOPMENT PLAN – Ward 9, Zoned RT, Plan dated August 30, 2025.**

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 will need to 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.

### **Stormwater Engineering**

1. All pipes connecting to the City's Stormwater system must be 18" RCP.
2. Install an additional catch basin at the parking lot to capture and prevent runoff onto the proposed ramp. Alternatively, install curbing along the perimeter of the parking lot to redirect runoff to the driveway.
3. Remove the proposed catch basin from the existing features plan.

### **Miscellaneous Engineering**

1. Provide the following on Sheet I(Record Plan):
  - a. Developer & owner contact information.
  - b. Engineer's email address.
  - c. Certification of Registered Surveyor block.
  - d. Property County, Deed Book and Tax Reference Identification Number.
2. An ADA ramp shall be designed and installed at the Northwest corner (Intersection of East Fairview Street and Pine Street) in accordance with PennDOT's specifications.
3. Sheet 5 of 6, Details, Revise the concrete sidewalk detail, 5" of stone and concrete is required in accordance with the City Curb & Sidewalk standards.

### **Traffic**

1. Add a stop sign to the parking lot exit onto Dodge Street.
2. The No Parking sign with an arrow at the Southeast corner of the property on Dodge Street shall be replaced with a No Parking – This Block sign.

### **Forestry**

1. In the buffer yard, include a variety of plantings along with the Green Giant Arborvitaes. See also Zoning Note 2.

## **Water**

1. Since the building is planned to be sprinklered indicate the diameter of the fire line and diameter of the domestic water line.

## **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 visit:

<https://www.bethlehem-a.gov/CityOfBethlehem/media/BFDMedia/Fire-Code.pdf>

1. Since the building is planned to be sprinklered 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. It is duly noted that the Record Plan includes the required note, "Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department."
2. It is duly noted that the Record Plan includes the required note, "Chapter 33 of the IFC "Fire Safety During Construction and Demolition" shall be enforced for the duration of the construction project."

Contact the City of Bethlehem Fire Department office at 610-865-7143, and request either Fire Marshal Craig Baer ([cbaer@bethlehem-pa.gov](mailto:cbaer@bethlehem-pa.gov)) or Chief Fire Inspector Lucas Fuller ([lfuller@bethlehem-pa.gov](mailto:lfuller@bethlehem-pa.gov)) with any questions, referenced Fire Code requirements or to obtain any documents required to complete the submittal for review.

## **ZONING**

1. On the Record Plan signature sheet, define and dimension all required buffer yards, including, but not necessarily limited to:
  - a. A buffer yard shall also be required in the following situations: Six or more new apartment dwelling units are proposed abutting a lot containing an existing single family detached dwelling; Ref. 1318.23(i)(2).
  - b. In addition, an 8 feet minimum width buffer strip along a public street shall be required where new parking spaces for 10 or more vehicles are proposed to be adjacent to and visible from a public street. Such buffer strip shall include plants with an anticipated mature height of at least 4 feet and deciduous shade trees. The City may require such buffer to be designed so that it is possible to have views at eye level into the parking area for security reasons; Ref. 1318.23(l).
2. Provide a variety of evergreen trees and shrubs within the required buffer yards; Ref. 1318.23(f).
3. Sheet 3 of 6, Lighting and Landscaping, required Landscaping, Street Trees, Fairview Street, indicates (5) provided (3 proposed); however, the plan reflects six trees along Fairview Street. Either correct the note to indicate "Required" and "Proposed" or correct the plan. This note is also applicable to Pine Street and Dodge Street.
4. Submit architectural elevations with dimensions of the proposed building from all four (4) perspectives to verify compliance with height and setback requirements; Ref. 1322.03(II)(7).

## **GENERAL**

1. Sheet 1 of 6, Record Plan, Signature Blocks, Planning Commission Approval, change Planning Director to Secretary.
2. Sheet 1 of 6, Record Plan, Signature Blocks, add a block for Surveyor, or modify the Engineer's Certification to include both licensed engineer and licensed surveyor.
3. Denote the type of vegetative ground cover proposed for non-paved or built areas. The use of hardscape, such as gravel or rock, should only be used where it is deemed to be necessary to control stormwater, and only then to the extent necessary. Grade shall be sloped away from the building footprint to permit required foundation plantings.
4. A Recreation Fee of \$9,000.00 shall be paid at the time of execution of the developer's agreement.
5. 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.

6. 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.

**When these comments are addressed, please submit two (2) full sets of revised plans, four (4) partial sets of revised plans for Fire, Forestry, Traffic and Water, 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     | Craig Baer    | Greg Cryder          |
|    | Geoffrey Karanja | Olivia Teel   | Michael Halbforester |
|    | David Taylor     | Robert Taylor | Ryan Knause          |
|    | Cathy Fletcher   |               |                      |

Enclosures



# CITY OF BETHLEHEM

Department of Fire  
Office of the Fire Marshal

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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FIREPREVENTION@BETHLEHEM-PA.GOV

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.

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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.

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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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(cc) § 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.



October 10, 2025

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

Dear Ms. Fletcher and Mr. Peiffer,

The EAC appreciates the opportunity to comment on the proposed development of 128 East Fairview 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. Therefore, we strongly 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, increased insulation and advanced air sealing techniques to reduce infiltration.

Furthermore, we strongly recommend that the developer assess the inclusion of solar panels. An evaluation of solar feasibility can be done at no cost by a solar energy service provider. If a solar energy system is feasible now or in the future, the building can be constructed with adequate structural rooftop capacity and electrical rough-ins to support a system.

Northampton County adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that provides long-term financing for renewable energy, energy efficiency, water conservation, indoor air quality and resiliency projects that are 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. These initiatives not only lower greenhouse gas emissions but also deliver long-term energy cost savings.

C-PACE has been expanded to include multi-family developments greater than five units and it is possible that this development would qualify. The Sustainable Energy Fund (SEF) administers the C-PACE program for Northampton County and can provide information on the program ([www.theSEF.org](http://www.theSEF.org)).

Landscaping is important and the species and size of the eight trees to be removed is not specified. The City Forester will be able to advise on the selection of native species for trees and shrubs that will best tolerate the increasing heat and precipitation resulting from climate change. In addition, the City Forester will be able to guide the species selection along the sidewalks, as certain species of Maples have thick shallow roots that can damage and uplift sidewalks.

The CAP recommends the inclusion of "easily-accessible, secure, sheltered bicycle parking" (Transportation Strategies T1.2 and T1.9). We commend the inclusion of bicycle parking; however, the plan does not indicate whether the bike rack is sheltered. For your information, for a multifamily dwelling, the Association of Pedestrian and Bicycle Professionals (APBP) publishes the "Essentials of Bike Parking" ([https://www.apbp.org/assets/docs/EssentialsofBikeParking\\_FINA.pdf](https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf)), which provides guidance regarding bike rack selection for long-term and short-term parking.

In addition, we strongly advise the addition of level 2 EV charging stations, which is also a strategy in the CAP (Transportation Strategies T3.1 and T3.4). If possible, we suggest wiring the area for additional charging stations for future use.

Thank you for your consideration.

Sincerely,

*Lynn Rothman*

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Ben Felzer, Vice Chair

Ben Guthrie, Secretary

Vibhur Kumar

Steve Olshevski

Mandy Tolino

Katie Trembler

cc: Bethlehem City Council  
Mayor J. William Reynolds