



CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

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November 7, 2024

Joseph Rentko
Black Forest Engineering, LLC
2455 Black Forest Drive
Coplay, PA 18037

RE: **(24-006 LD) – 24090001– 1513 Maple Street – LAND DEVELOPMENT PLAN
– Ward 15, Zoned RT, Plan dated September 3, 2024, last revised October 8,
2024.**

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 \$11,568.04 will need to be paid. The total amount has been determined based on the provided sanitary sewer facilities planning module application.
2. Please note that building permits cannot be issued until the Planning Module is reviewed and approved by the Pennsylvania Department of Environmental Protection.

Miscellaneous Engineering

1. A stormwater fee of \$390.40 will be assessed on this land development for the increase in impervious coverage of 3,904 SF. This fee shall be paid at the time of execution of the developer's agreement.

ZONING

1. Sheet 1 of 6 includes a 25' dimension from the bike rack; clarify that there is a common entry door proposed for the rear of the building.
2. Sheet 3 of 6 show on the plan the existing tree on Maple Street and use a symbol to differentiate between existing and proposed trees.

GENERAL

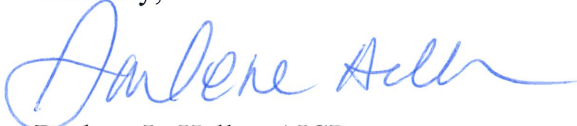
1. A Recreation Fee of \$9,000.00 shall be paid at the time of execution of the developer's agreement.
2. As referenced on the rendered perspective, the Applicant should consider masonry sills and lintels or sills alone, water table and horizontal banding between floors. These items may

protrude from the façade or articulate as a different brick pattern than running bond, e.g., soldier course.

3. The approximate 12' wide Private Alley is unopened and with no city utilities and no other utilities appear to be present. If no other property owner has rights to maintain the private alley, then the Applicant may consider a quit claim deed and absorb a portion thereof into their parcel.
4. Comments from the Environmental Advisory Council are enclosed for your review Please make sure responses are provided for the letter when the revised plans are submitted.
5. 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.

This item will be placed on the November 14, 2024 Planning Commission Meeting Agenda.

Sincerely,



Darlene L. Heller, AICP
Director of Planning and Zoning

C.	Basel Yandem	Robert Taylor	Domenic Villani, on behalf of
	Adam Herbold	Greg Cryder	Frankford Street Partners, LLC
	Craig Baer	Mike Halbfoerster	
	David Taylor	Olivia Teel	

Enclosure