



City of BETHLEHEM

BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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April 6, 2018

Gregory Elko
2700 Kelly Road
Suite 200
Warrington, PA 18976

RE: (18-001LD) – #18010379 – BETHLEHEM LNG– LAND DEVELOPMENT PLAN AND DEFERRAL REQUESTS, 1475 Easton Road and 1525 Easton Road , Ward 16, Zoned IN, Plans dated January 16, 2018 and last revised March 22, 2018

Dear Mr. Elko:

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

ENGINEERING

Stormwater

1. The Stormwater Management Plan Narrative dated December 15, 2017 shall be submitted to LVPC and a copy of their approval letter shall be provided.

Sanitary

1. The Engineering Bureau shall be copied on the application for On-Lot Sewer Systems that is to be submitted to Jessica Lucas, Director of Environmental Health.

Miscellaneous Engineering

1. The Soil Erosion and Sediment Control Plan Narrative, dated December 15, 2017, shall be reviewed by DEP and a copy of the amended NPDES permit shall be submitted to the City.
2. The following notes shall be added to the plan:
 - a. By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
 - b. The maintenance of storm water facilities shall be the owner's responsibility. The owner's deed, and the deed to any subsequent owner, shall note that the owner shall accept the maintenance responsibilities. The City of Bethlehem shall be permitted to inspect the storm water facilities on at least an annual schedule to ensure that any necessary corrective work is performed in a timely manner.
 - c. In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate revision date in the revision block.
 - d. Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3702) and the digital file shall be in State Plane Feet Coordinates as applicable. The hard copy of the record drawings shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing GIS and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
 - e. Prior to any work within the Right-of-Way, permits must be obtained from City Engineering Office.
3. The curb and sidewalk deferral memos are enclosed for consideration by the Planning Commission.

Public Works – Traffic Bureau

1. As discussed in the pre-submission meeting, the developer shall contribute a small amount to the future signalization of the intersection of Cherry Lane and Easton Road. An amount of \$5,000 is requested.

Public Works – Urban Forestry

1. Comments will be forwarded under separate cover.

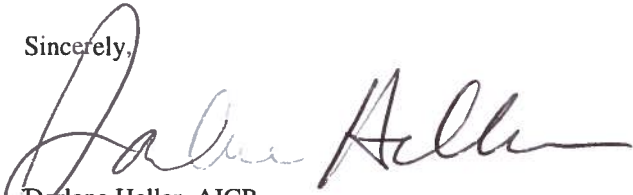
FIRE

1. The final location of the fire hydrants and FDC's will be determined as plant design progresses and the fire study has been completed.
2. Please contact the Fire Department at 610-865-7143 and request Fire Marshall Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any question regarding the Fire Code requirements.

GENERAL

1. In accordance with Article 1318.28 of the Zoning Ordinance, the applicant will pay a fee in lieu of replanting any healthy tree with a trunk diameter of 8" or greater in the amount of \$274,000.00 since a total of 548 trees will be removed. This fee shall be paid prior to finalizing the Developers Agreement.
2. The recreation fee of \$1,836.20 shall be paid prior to the execution of the Developer's Agreement.
3. Since the lots are being used as one property, a note shall be added to the record plan and the recorded deeds for both lots stating these lots must remain in common ownership as long as the LNG Tank Facility is located at 1525 Easton Road. Copies of the recorded plan and deeds shall be submitted to the Bureau of Planning and Zoning.
4. This item will be placed on the April 12, 2018 Planning Commission Agenda. Please bring colored elevation drawings and a colored site plan on boards for discussion at the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

- Cc: M. Dorner
A. Rohrbach
S. Borzak
L. Smith
M. Reich
K. Wrobel, LVIP
Manager, Lower Saucon Township
C. Hartranft, Borough of Hellertown

Enclosures

2700 Kelly Road, Suite 200 Warrington, PA 18976 T: 215.491.6500 F: 215.491.6501
Mailing Address: P.O. Box 1569 Doylestown, PA 18901

To: Michael Alkhal, Director of Public Works

From: Gregory Elko, P.E. / Andrew Rakowski, P.E.

Info: Marco Calderon, Sandeep Kurup - UGf Energy Services
Tracy E. Samuelson, Assistant Director, City of Bethlehem

Date: April 6, 2018

Re: **Deferral Request**
UGIES Bethlehem LNG
City of Bethlehem, Pennsylvania
Langan Project No.: 200081201

This deferral request is intended to supplement the application for Land Development for the above referenced project. The applicant requests the following deferrals from the City of Bethlehem code requirements:

- **Section 1349.06 – Sidewalk & Curb**

The applicant requests a deferral from the requirement to provide sidewalk and curb along the site frontages, which would include frontages along Easton Road and Ringhoffer Road. The project will not generate pedestrian traffic. The absence of a sidewalk allows for increased security for the facility by keeping the potential for pedestrian access to the facility at a minimum. Considering the generally industrial nature of properties on the north side of Easton Road, and considering the significant horizontal and vertical changes in grade along Ringhoffer Road, adding a sidewalk could increase the risk of pedestrian conflicts with traffic along these roads. Furthermore, there are significant environmentally sensitive areas along the site frontages, including floodplains, streams, wetlands, steep slopes and woods, as well as other site features including utility poles and bridges, that further preclude the placement of a sidewalk.

End of memorandum.

CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS – BUREAU OF ENGINEERING INTEROFFICE MEMORANDUM

TO: Tracy Samuelson, Assistant Director of Planning and Zoning

FROM: Amy Rohrbach, Project Engineer

RE: Curb and Sidewalk Deferral Request – LVIP VII Lot 55 & 56 – 1475 Easton Rd – UGIES Facility

DATE: March 19, 2018

The developer for Lot 55 & 56 of LVIP VII is proposing a land development of the property located at 1475 Easton Road. We have received a request for deferral of curb and sidewalk along Easton Rd & Ringhoffer Rd from Langan dated January 16, 2018.

This area of Easton Road and Ringhoffer Road currently does not have curb or sidewalk in the City of Bethlehem or Lower Saucon Township on the opposite side of the street. The nearest sidewalk is at the intersection with Cherry Lane over a mile away. The adjacent lots of 1235, 1245 and 1355 Easton Road were both developed within the last 10 years and curb and sidewalk was not installed at that time. Both locations were granted sidewalk deferrals from the Planning Commission.

The area has no future prospects of heavy pedestrian traffic to warrant the need for sidewalks at this time. The area proposed is an industrial site surrounded by other industrial sites. If sidewalk were to be installed it would only serve this property and would not provide continuity to support pedestrian traffic to other areas.

In view of the above information, the Department of Public Works supports a deferral of curb and sidewalk at this property.

Copies to: M. Alkhal
M. Dorner
File