



CITY OF BETHLEHEM BUREAU OF PLANNING AND ZONING

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

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July 25, 2018

Andrew Bohl, PE
Hanover Engineering Associates, Inc.
252 Brodhead Road, Suite 100
Bethlehem, PA 18017

RE: (18-007LD&S) – #18060883 – Lots 63 & 64, 2500 Commerce Center Blvd. – LAND DEVELOPMENT AND SUBDIVISION PLAN and SIDEWALK DEFERRAL REQUEST, Ward 16, Zoned IN, Plans dated June 12, 2018.

Dear Mr. Bohl:

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

ENGINEERING

Stormwater

1. Please clarify the usage of the Guard Shack (for sanitary sewer and stormwater purposes). Indicate if it operates continuously and the number of employees per shift.

Sanitary

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee will need to be paid. The developer shall submit a cover letter explaining the project along with a sanitary sewage planning module so the flows can be reviewed and a tapping fee assessed.

Miscellaneous Engineering

1. A sidewalk deferral request has been submitted for Lot 63 and will be reviewed separately.

Public Works – Urban Forestry

1. Add larger more beneficial shade trees to the proposed evergreen and flowering crab planting at the front of the lot.
2. The City has allowed similarly developed lots in this area to be excluded from including truck/trailer parking areas when calculating the amount of landscaping required within the parking area, however, there is sufficient open space at the north and east sides of the development area to support a few additional deciduous trees and make up at least a portion of this allowance.

Public Works – Traffic

1. Indicate who will be using/operating the parking lot.
2. Indicate if any portion of Lot 64 will be open to the public.
3. The plan of record and deed shall state that no facilities such as bathrooms, food, fuel, etc. are to be allowed on the lot; otherwise this will be considered a truck stop and will generate very high trip counts. The signals and roadway geometries were not designed to accommodate such high truck traffic (if a full truck stop were to be built) and therefore improvements would be needed.

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4. There currently are issues with tractor trailers queueing on LVIP roadways which creates hazardous situations for maneuverability by other vehicles. The developer shall explore possible locations for off street short term truck waiting areas on nearby LVIP lots such as this particular site.

ZONING

1. Since the proposed parking is specifically for tractor trailers and/or trailers, we will not require trees to be planted within the truck storage area; however, deciduous trees shall be added to the lot to total the 38 required trees. Only 18 deciduous trees are currently shown on the lot.
2. In lieu of planting some of the 20 additional deciduous trees, a monetary payment of \$500 per tree can be offered to comply with the tree planting requirement in Section 1318.28.a of the Zoning Ordinance.
3. Remove the final Landscape Note regarding 48 proposed trees on the Landscape Plan, since the proposed trees for parking lot compliance (1 tree for every 15 spaces) are only permitted to be deciduous trees.
4. Amend the note on Landscape Plan regarding 0 street trees and indicate they are existing. Also denote the amount of existing street trees.
5. Section 1318.23.i.1 and Section 1318.23(a) of the Buffer Yard provisions require a 15' buffer yard at front. Indicate the 15' depth of the buffer yard at front.
6. Delete the reference to Section 1313.04.b (CMU Regulations) in the Zoning section of the Landscape Plan regarding buffer requirements. Replace with Section 1318.23.a, f, and i(1). Show compliance with these buffer yard requirements, particularly the addition of dense plantings at front to block the view of overnight parking of trucks.

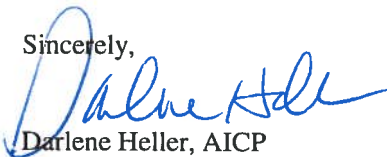
FIRE

1. Fire hydrants are required on the property for fire firefighting efforts. The fire hydrants shall be located such that all points on the property are within 500 feet of a fire hydrant measured via driving.
2. Please contact the City of Bethlehem Fire Department office at 610-865-7143 and request Fire Marshal Craig Baer (cbaer@bethlehem-pa.gov) or Chief Fire Inspector Michael Reich at (mreich@bethlehem-pa.gov) with any questions regarding Fire Code requirements.

GENERAL

1. A recreation fee of \$1,200.00 shall be paid for Lot 64 prior to finalizing the developer's agreement.
2. Include the full address of both lots on all plan sheets where plan title and project title are located. Add addresses directly on each lot once an address is assigned for Lot 63 by the Bureau of Engineering.
3. Delete Lot 64 from the SALDO deferral note on Sheet 1. Include any action by the Planning Commission on the sidewalk deferral request for Lot 63 on all record plans.
4. Fully explain the trail van operation on Lot 64 in conjunction with the adjacent Beth Intermodal Facility.
5. Change the signature blocks to indicate approval by the Planning Commission at its meeting on _____ . Add a signature line for the Chairman of the Planning Commission.
6. This item will be placed on the July 30, 2018 Planning Commission agenda. Please bring colored site plans for display at the meeting.

Sincerely,



Darlene Heller, AICP
Director of Planning and Zoning

Cc: M. Dorner
Z. Sayegh
L. Smith
S. Borzak
M. Reich
K. Wrobel, LVIP, Inc.



CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS – BUREAU OF ENGINEERING
INTEROFFICE MEMORANDUM

TO: Tracy Samuelson, Assistant Director of Planning and Zoning

FROM: Mike Alkhal, P.E. Director of Public Works/City Engineer

RE: Curb and Sidewalk Deferral Request – lots 63&64

DATE: July 20, 2018

Hanover Engineering is proposing subdividing Lot 63&64. Lot 64 has a proposed sidewalk in the plan and lot 63 will remain undeveloped for now. We have received a request for deferral of curb and sidewalk along lot 63 from Hanover Engineering dated July 19, 2018.

This area of Commerce Center Blvd does not have curb or sidewalk on the East side; however, there is sidewalk on the opposite side of the boulevard. The Department of Public Works concurs with granting a sidewalk deferral for lot 63 since it is proposed to remain an undeveloped lot at this time. A sidewalk will be required once lot 63 is developed.

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.

If you have any questions, please let me know.

Copies to: M. Alkhal
M. Dorner
File



HanoverEngineering

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July 19, 2018

Mr. Michael Alkhal
Director of Public Works
City of Bethlehem
Bethlehem Planning Bureau
10 East Church Street
Bethlehem, PA 18018-6025

RE: LVIP VII – Lots 63 & 64
Major Subdivision/Land Development Plan
Request for Deferral
City of Bethlehem, Northampton County
Hanover Project 4068(Lot64)

Dear Mr. Alkhal:

On behalf of Lehigh Valley Industrial Park, Inc. (LVIP), we hereby formally request the following deferral as listed below for the above-referenced subdivision:

1. A deferral of Section 1349.06(b), requiring full sidewalks on public streets. A deferral is requested for requiring sidewalks to be placed along the frontage of Lots 63.

This deferral is being requested not to construct sidewalks along Lot 63 only, since, it is proposed to remain an undeveloped lot at this time. At the time when the lot is developed or there is a need for sidewalks, as determined by the City, the respective Owner or Developer will then be responsible for constructing sidewalks.

Please contact me if you have any questions or require additional information.

Respectfully,

HANOVER ENGINEERING

Andrew Bohl, PE

ab:djn

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cc: Kerry A. Wrobel, President, Lehigh Valley Industrial Park, Inc.
Darlene L. Heller, AICP, Director of Planning and Zoning