



# CITY OF BETHLEHEM

BUREAU OF PLANNING AND ZONING

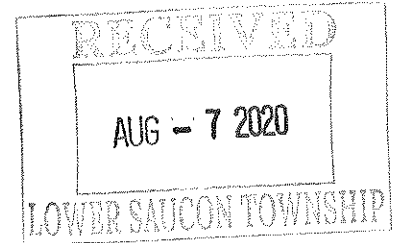
10 East Church Street, Bethlehem, Pennsylvania 18018-6025

Phone: 610-865-7088

Fax: 610-865-7330

TDD: 610-865-7086

August 6, 2020



Richard Roseberry  
Maser Engineering  
941 Marcon Blvd., Suite 801  
Allentown, PA 18109

RE: (19-011LD&S) – 19120009 – 1355-1405 Easton Road Lot Consolidation and Land Development Plan, and Curb and Sidewalk Deferral Request– Ward 16, Zoned IN, Plan dated December 13, 2019 and last revised July 15, 2020.

Dear Mr. Roseberry:

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

## ENGINEERING

1. In accordance with Ordinance No. 4342, at the time of execution of the Developer's Agreement, a sanitary sewer tapping fee of \$2,249 will need to be paid.
2. A copy of the NPDES Permit shall be submitted.
3. A total of \$1,055,208 shall be held as security for the project. Approved cost estimate are dated 6/17/2020.
4. A curb and sidewalk deferral request for 1405 Easton Road has been submitted by the developer. A recommendation for approval memo dated January 13, 2020 from the Bureau of Engineering is attached.

## TRAFFIC

1. A study will be completed by the developer after build-out at the intersection of Cherry Lane and SR412 to determine if any signal timing changes are warranted based on the new vehicle trips. This study shall be completed after full build-out of the addition. This shall be added to the Developer's Agreement.

## ROUTING

### GENERAL

☒ Council

☒ Manager

☐ Asst. Mgr.

☒ Zoning

☐ Finance

☐ Police

☐ P. Works

☐ P/C

☐ P & R

☐ EAC

☐ Engineer

☐ Solicitor

☐ Planner

☐ Landfill

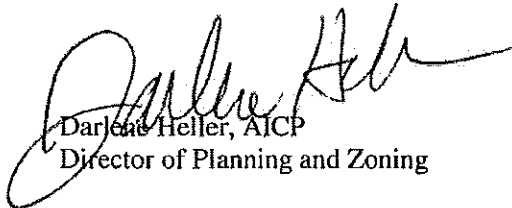
☐ EMC

☐ Other

1. A recreation fee of \$14,782.15 shall be paid prior to finalizing the Developer's Agreement.
2. It appears that the total number of parking spaces provided (108) is almost 38 percent more than the required amount (79). Relocating the spaces from one side of the lot (1355 side) to the other (1405 side) does not address the excess number of spaces. No reduction in overall parking spaces has been proposed as we requested. Explain the need for the significant excess amount of spaces. Consider removing at least 25 of these 30 additional spaces. Impervious coverage on the lot could be significantly reduced if these spaces were removed from the plan.

3. The City's Environmental Advisory Council reviewed the plan and provided comments in the attached letter dated July 30, 2020. These comments shall be considered as you move forward with your project.
4. This item will be placed on the August 13, 2020 Planning Commission Agenda. If attending in person, bring colored site plan and elevation drawings on boards.

Sincerely,



Darlene Heller, AICP  
Director of Planning and Zoning

cc: M. Dorner  
A. Rohrbach  
T. Wells  
Beacon Rock Realty  
Lynn Rothman, EAC

Enclosures



10 East Church Street  
Bethlehem, Pa. 18018  
eacbethlehempa@gmail.com

Darlene L. Heller, Director of Planning and Zoning  
Tracy Samuelson, Assistant Director of Planning and Zoning  
City of Bethlehem  
10 E. Church Street  
Bethlehem, PA 18018

July 30, 2020

Dear Ms. Heller and Ms. Samuelson,

We appreciate the chance to comment on the proposal for 1355 Easton Road Phase 2.

The proposed development is adjacent to the East Branch of the Saucon Creek, hence we are concerned about protecting the Creek from parking lot run-off. The City's comment letter states that the number of parking spaces (109) exceeds the required amount (79) by almost 38%. We recommend reducing the number of spaces to the mandated amount because run-off from parking lots contain contaminants and the lots absorb heat, causing temperatures to rise. We suggest the use of permeable pavement and the incorporation of green spaces to slow and filter stormwater runoff and mitigate the heat island effect.

Comments by the Public Works Forestry Department state that there is a "shortfall of required landscaping" and the need for two additional trees. In light of increasing temperatures, our expectations and hopes are that the developer would go beyond the minimum tree replacement and landscaping requirements and serve as a model for other developments in the City. Additional trees could be planted in the parking lot and landscaping buffers could be established between the property and the adjacent wildlife corridor along the neighboring Saucon Creek.

Regarding the building, has the developer assessed 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?

In addition, has the developer considered including solar panels or constructing the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date? Northampton County recently adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for

solar, increased energy efficiency and water conservation projects to be 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.

New construction projects provide opportunities to employ ambitious energy saving strategies that will lower the business' energy costs, while at the same time reduce pollution from traditional energy sources, helping to preserve our environment and maintain the health of our citizens.

As Bethlehem City is in the midst of creating a Climate Action Plan to reduce our carbon footprint, increase our sustainability and utilize alternative energy sources, let us be mindful of these goals as they pertain to new development.

Thank you for your consideration.

Sincerely,

*Lynn Rothman*

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend

Elisabeth Cichonski

Ben Felzer

Ben Guthrie

Brian Nicas

Mike Topping

cc: Bethlehem City Council

Mayor Donchez

# CITY OF BETHLEHEM

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## 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 54 – 1405 Easton Rd

**DATE:** January 13, 2020

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The developer for Lot 54 of LVIP VII is proposing a land development of the property located at 1405 Easton Road. We have received a request for deferral of curb and sidewalk along Easton Rd from Maser Consulting dated December 13, 2019.

This area of Easton 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 1125, 1235, 1245, & 1355 Easton Road were all developed within the last 15 years and curb and sidewalk was not installed at that time. All 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.

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Route to: M. Alkhal → M. Dorner → File

FILE



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

941 Marcon Boulevard  
Suite 801  
Allentown, PA 18109  
T: 610.868.4201  
F: 610.264-4672  
www.maserconsulting.com

December 13, 2019

Michael Alkhal, P.E.  
Director/City Engineer  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018-6025

Re: Curb and Sidewalk Deferral Request  
Beacon Rock Realty Land Development  
1405 Easton Road  
MC Project No. 19003322A

Dear Mr. Alkhal:

Our office has prepared a plan for the expansion of the building currently located on Lot 53 in LVIP VII onto Lot 54. We request to defer the placement of curbs and sidewalks on the frontage of 1405 Easton Road site for the following reasons:

Existing Connectivity

Presently, there are no sidewalks located along Easton Road adjacent to the site. LANTA does not provide fixed-route public transportation along Easton Road, and the authority does not have immediate plans to deviate the bus route from Route 412/Hellertown Road to Easton Road. The closest bus route and bus stop is located over a mile north along Commerce Center Boulevard via Route 412/Hellertown Road's corridor route, serving the Majestic Commerce Center industrial complex. Currently, there is no safe pedestrian access to this bus route from the proposed project location on Easton Road. Given the distance between the nearest bus stop and the site, the employees will not be using public transportation to reach the site.

Stormwater Management

Stormwater runoff from Easton Road currently discharges into an adjacent vegetative swale. Since this site required Act 2 clearance, infiltration is not feasible and water quality is to be maximized. The use of vegetated swales allows for a reduction of the water quality pollutants.

Based on the aforementioned reasons, we request to defer the construction of curbs and sidewalks on the 1125 Easton Road site.

cc: M. Donner

DEC 18 2019

CITY OF BETHLEHEM  
BUREAU OF PLANNING & ZONING





MC Project No. 19003322A

Michael Alkhal, P.E.

December 13, 2019

Page 2 of 2

If you have any questions, please do not hesitate to contact me at (610) 868-4201 or [roseberry@maserconsulting.com](mailto:roseberry@maserconsulting.com).

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'C. Roseberry', written over a horizontal line.

C. Richard Roseberry P.E., A.I.C.P.  
Senior Principal / LEED Green Associate

CRR/djl  
Attachment

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**BETHLEHEM CITY PLANNING COMMISSION AGENDA  
AUGUST 13, 2020 – 5:00 PM**

**\*THIS WILL BE A VIRTUAL MEETING\***

Members of the public may enter the meeting via GoToMeeting at <https://global.gotomeeting.com/join/359606541> or via the phone at: +1 (408) 650-3123, Access Code: 359-606-541

Questions and comments may be submitted in advance of the hearing to [planninginfo@bethlehem-pa.gov](mailto:planninginfo@bethlehem-pa.gov). Messages must include a name and phone number and must be provided at least 24 hours in advance of the meeting.

Additional instructions for public participation can be found on the City Website at <https://www.bethlehem-pa.gov/Community-Economic-Development/Planning-Zoning>

**1. APPROVAL OF MINUTES – March 12, 2020 and June 11, 2020.**

**2. LAND DEVELOPMENT**

**(19-011LD&S) – 19120009 – 1355-1405 Easton Road Land Development and Lot Consolidation Plan and Deferral Requests – Ward 16, Zoned IN, Plan dated December 13, 2019 and last revised June 5, 2020.** The applicant proposes to merge two lots and construct a 171,643 sf expansion to an existing manufacturing facility on a combined 36.19 acre lot.

**3. LERTA**

Discussion of proposed LERTA boundaries.

**4. ZONING AMENDMENTS**

- a. Text Amendment to Section 1305.01.b to allow for grocery store use in the I – Institutional zoning district with the possible construction of a grocery store at 1838 Center Street.
- b. Development of zoning amendments to create a Student Home Overlay, add section 1327 to outline provisions for student homes, revise certain dimensional requirements and accessory structure regulations and amend some definitions.
- c. To create text revisions to the use requirements for first floor retail, restaurant and personal service uses on the first floor in the CB and CL zoning districts.

**5. DISCUSSION ITEMS**