



CITY OF ALLENTOWN  
ALLENTOWN CITY PLANNING COMMISSION  
SUBDIVISION AND LAND DEVELOPMENT APPLICATION  
(Rev. October 2019)



☐ Sketch  
☐ Preliminary  
☐ Final

FILE NO: \_\_\_\_\_

DATE: December 7, 2022

NAME OF SUBDIVISION: Hanover Apartments  
ADDRESS OF SUBDIVISION: 2300 Hanover Avenue  
PROPERTY OWNER: BAHX, LLC  
ADDRESS: 2 Ridgedale Avenue, Suite 370  
CITY, STATE, ZIP: Cedar Knolls, NJ 07927  
E-MAIL ADDRESS: nh@herrickco.com  
PHONE #: 973-769-6632 FAX#: \_\_\_\_\_  
APPLICANT (If other than owner): BAHX, LLC  
ADDRESS: 2 Ridgedale Avenue, Suite 370  
CITY, STATE, ZIP: Cedar Knolls, NJ 07927  
E-MAIL ADDRESS: nh@herrickco.com  
PHONE #: 973-769-6632 FAX#: \_\_\_\_\_  
SURVEYOR/ ENGINEER/ ATTORNEY: Cornerstone Consulting Engineers & Architectural, Inc. Attn: Kevin Fruck  
ADDRESS: 1176 North Irving Street  
CITY, STATE, ZIP: Allentown, PA 18109  
E-MAIL ADDRESS: kfruck@cornerstonenet.com  
PHONE #: 610-820-8200 FAX#: \_\_\_\_\_

SUBDIVISION CLASSIFICATION: Minor ☐ Major ☐ Deed Consolidation ☐

LAND DEVELOPMENT: Minor ☐ Major ☒

NUMBER OF LOTS: 1 ACREAGE: 8.74

SQ. FOOT OF FLOOR AREA: Office \_\_\_\_\_ Retail \_\_\_\_\_ Warehouse \_\_\_\_\_ Other Use ☒

PROPOSED DEVELOPMENT: Apartment Development in both the City of Allentown and Bethlehem consisting of 317 units in four buildings. Please also refer to attached Project Narrative

ARE MUNICIPAL UTILITIES AVAILABLE? YES ☒ NO ☐

FEE: (Please complete page 2 and enter the Total Fee here): \$ 250.00 (The fee must accompany submission)

**Note:**

1. All materials, including plans, reports and other documentation submitted on behalf of an application become public records as defined in the Pennsylvania Right to Know Law, 65 p.s. § 66.1 et. Seq.
2. **Major land developments and all subdivisions must be accompanied by an electronic copy and a hard copy of the site plan (8.5" x 11"), location map, project description, and documentation of Lehigh Valley Planning Commission and Lehigh County Authority submissions.**
3. All new submissions require 10 sets of plans and four (4) copies of all reports.

SIGNATURE OF OWNER, APPLICANT OR AUTHORIZED REPRESENTATIVE:

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Title

## PROJECT NARRATIVE

HANOVER APARTMENTS  
2300 HANOVER AVENUE  
CITY OF ALLENTOWN & CITY OF BETHLEHEM

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### Introduction

BAHX, LLC is proposing to redevelop the 8.74-acre property with a multi-family development along Hanover Avenue and West Broad Street in the City of Allentown and City of Bethlehem. The planned development consists of 317 apartment unit in four buildings. Amenities include a clubhouse, pool, pickleball courts, bocce court, dog park and other amenities for residents of the development.

### Project Team

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***Applicant/Developer:***      ***BAHX, LLC***  
2 Ridgedale Avenue, Suite 370, Cedar Knolls, NJ 07927  
Attn: Norton Herrick  
Email: nh@herrickco.com  
Attn: Duane Wagner  
Email: dw@lbd.me

***Site Engineer:***              ***Cornerstone Consulting Engineers & Architectural, Inc.***  
1176 North Irving Street, Allentown, PA 18109  
Attn: Kevin Fruck, P.E.  
Email: kfruck@cornerstonenet.com

***Architect:***                      ***Alloy5 Architecture***  
530 West Broad Street, Bethlehem, PA 18018  
Attn: Randy Galiotto, AIA  
Email: rgaliotto@alloy5.com

***Attorney:***                        ***Broughal & Devito, LLP***  
38 West Market St. Bethlehem, PA 18018-5796  
Attn: James Preston, Esq  
Email: jamespreston@broughal-devito.com

### Location & Existing Conditions

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The subject property, an 8.74-acre tract, comprises four (4) parcels located in both the City of Allentown and the City of Bethlehem. The property fronts along Hanover Avenue (Allentown) and West Broad Street (Bethlehem) as well as along N. Wahneta Street and Florence Avenue. The rear of the property runs along Bascom Street. The parcels are located in City of Allentown Ward 15, and City of Bethlehem Ward 13 Block 3.

The property consists of the following parcels with Lehigh County Tax Parcel Identifications:

- 641758 045 413
- 641758 239 955
- 641758 202 273
- 641758 456 810

The site is a former automobile dealership. The building structures of the prior use have been removed, but the foundations and existing pavement remain. The site is generally flat along the Hanover / West Broad Street frontage but increases in slope up to Florence.

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### **Proposed Redevelopment**

The site is to be redeveloped with four (4) apartment buildings, a clubhouse and other amenities. The majority of the property and the building area is in the City of Bethlehem. Parking is provided with a combination of surface parking, podium parking and freestanding garages. The buildings and the interior courtyard are proposed to be constructed on a podium allowing parking underneath to help minimize the traditional surface parking. Surface parking surrounds the buildings and several accessory garage buildings provide private parking.

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### **Surrounding Uses**

The site is located in the B3 Highway Business District in the City of Allentown and the CL Limited Commercial District in the City of Bethlehem.

- North: Zoned B3 Highway Business District (Allentown) and CL Limited Commercial District (Bethlehem), uses are a truck leasing facility (Allentown) and office (Bethlehem).
- East: Zoned RT High Density Residential District (Bethlehem). There are single family homes fronting on Grandview Boulevard with garages utilizing Bascom Street (alley), and an auto dealership at the intersection of West Broad Street and Grandview Boulevard.
- West: Zoned B3 Highway Business District (Allentown). There is a retail building and elder care facility.
- South: Zoned RMH Medium High Density Residential (Allentown) and Zoned RT High Density Residential District (Bethlehem), twin family homes fronting Central Park Avenue.

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### **Landscaping**

Street trees, internal landscaping and parking lot buffer landscaping are proposed throughout the project. A fence is also proposed surrounding the site to enhance the streetscape and boundaries of the development.

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### **Stormwater and Utilities**

The redevelopment of the site results in a decrease in impervious coverage, therefore stormwater runoff will be reduced. It is anticipated that additional water quality BMP's will be incorporated into the design. The site drainage will connect to the existing stormwater infrastructure that runs through the property. Public water and sanitary sewer are also located in and along the property.

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### **Public Transportation**

The site is located along the LANTA bus routes which allow access to public transportation opportunities throughout the Lehigh Valley. A LANTA bus stop located at the southwest corner of the Hanover Avenue/N. Wahneta Street intersection with another stop along the frontage along the south side of West Broad Street, just west of Grandview Boulevard.

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### **Public Safety**

The two nearest fire stations are each located approximately the same distance with one in each City.

- Allentown: *East Side Fire Station* 718 N Irving St, Allentown, PA 18109, approximately 1.4 miles from the site.
- Bethlehem: *Memorial Fire Station* 521 West Broad Street, Bethlehem, PA 18018. Approximately 1.6 miles from the site.

The nearest hospitals are Lehigh Valley Hospital Muhlenburg (2-3 miles), St. Luke's Hospital Bethlehem (3-4 miles)

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### **Outside Agency Approvals**

The following outside agency approvals are anticipated:

- NPDES Permit – it is anticipated that the site will have more than 1 acre of disturbance
- Sanitary Sewer Planning Modules – it is anticipated that the 317 units and clubhouse will require sewer planning approvals. A Planning Mailer has not yet been submitted to the City or DEP.

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### **Building Descriptions**

The four proposed multifamily buildings are 4 and 5 stories constructed on podiums to provide parking under the buildings. The courtyard in the center of buildings 1, 2 and 3 will also be constructed above a podium to provide additional parking under the courtyard area. The 317 planned apartments are a mix of studio, 1-bedroom and 2-bedroom units. Each building will include an elevator. The freestanding garages are 1-story structures.



**Planning Staff Report  
to the Allentown City Planning Commission  
January 10, 2023**

**Proposed Apartment Buildings**

**Project Title (Number):** Hanover Apartments (LMA-2022-00023)

**Project Location:** 2300 Hanover Avenue

**Type:** Major Land Dev't / **Sketch** Plan

**Owner:** BAHX, LP

**Engineer:** Cornerstone Consulting Eng'rs (Kevin Fruck, PE)

**Salient Features:** Construction of 4 apartment buildings on "improved" vacant commercial land:

- a. Land clearing and grading.
- b. Construction of 4 apartment buildings (=317 dwelling units).
- c. Parking for residents and visitors (=556 spaces, 24 of which are ADAs).
- d. Landscaping and lighting.
- e. Stormwater management.



**General Findings and Comments**

*Fig-1. Aerial of the project site and vicinity showing municipal boundaries, abutting land uses and roadways.*



1. Although the proposed apartment complex is located on land that straddles a shared boundary between Allentown and Bethlehem – and that the bulk of the development will occur in Bethlehem – Staff reviewed the project as if it were fully in Allentown.



2. In a meeting of development staffs from the Cities of Allentown and Bethlehem (Jan 4/2023), the following agreements were reached:
  - a. That Planning and Zoning Staff from each city will consider the project as if it were wholly in their respective city-limits and that their reviews should proceed however it is deemed advantageous to their respective municipalities.
  - b. That Public Works Staff from each city will coordinate closely on matters relating to water, sewer, traffic management, drainage, and the likes).
  - c. Other concerns relating to taxation, revenue sharing, emergency response, property maintenance, and the likes will be addressed and resolved separately.

### **Land Assembly**

3. The subject parcel is one of three in Allentown whose boundaries are shared with abutting municipalities, in this case the City of Bethlehem (Fig-1). In its entirety, the subject parcel aggregates to some 8.2 acres, of which 2.4 acres (about 27%) are in Allentown.
4. This parcel used to contain Bennett Toyota until 2010 when the dealership moved to Lehigh Street. The parcel has lain vacant since and all structures therein have been demolished and cleared. The land – although considered a vacant lot – is paved with cement and asphalt with some greenery planted in parts of its peripheries.
5. Based on Lehigh County's GIS parcel map, the whole project site is comprised of 4 distinct parcels, all owned by Central Park Realty: that is, 2 inside Allentown and the other, larger parcels in Bethlehem.
  - a. *In such cases where the project site consists of more than one parcel, staff normally recommends for a lot consolidation. In this case, however, staff would defer to the discretion of the owner. Moreover, doing so seems to raise certain questions in land administration, which the Planning Staff would rather defer to a more holistic convention between Allentown and Bethlehem (such as fiscal administration, emergency response, property maintenance code enforcement, etc.) to discuss and settle such matters.*

### **Zoning and Land Use**

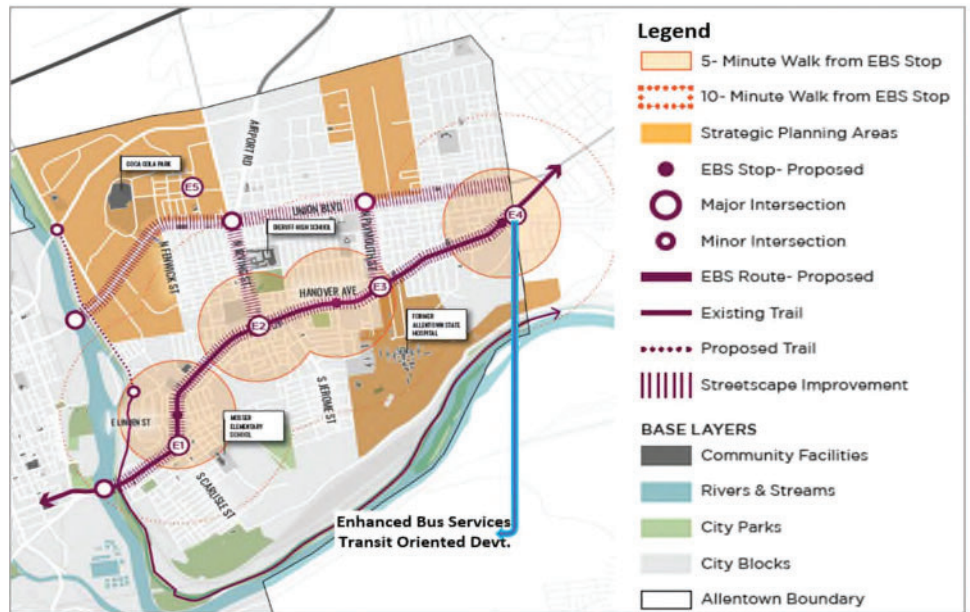
6. The project site is zoned B3 (Highway Business). B3 districts were created to provide locations for highway-oriented businesses and other retail uses and services for large areas of the City and beyond. B3s are usually found along arterial roadways. B3 Districts can accommodate numerous uses but not the multi-unit residential use being proposed.
  - a. *In order for this project to proceed, the applicant will need zoning relief from the ZHB or have the property re-zoned by City Council to B5 where such multi-unit residentials are conditionally allowed (see zoning comments in City Comment Letter).*
7. Land uses in the vicinity of the site are not really varied. The west, south and east boundaries of the site host residential uses (both high-density and low-density residentials). The north boundaries, on the other hand, abut commercial uses such as warehousing and office.

### **Comprehensive Plan**

8. Through the lens of Allentown Vision 2030, the busy intersection of Hanover Avenue, Club Street, Easton Avenue and Broad Street – which abuts the north border of the project site – has been identified as one of 5 possible locations for transit-oriented development (p. 187). A TOD is an urban design strategy intended to compact densities in bringing together people, activities,

buildings, and public spaces, with easy walking and cycling connections between them and near-excellent transit service to the rest of the city.<sup>1</sup> Other locations where TODs may be established are N. 17<sup>th</sup> and Chew, N. 7<sup>th</sup> and Hamilton, and the corner of Hamilton and American Parkway – for instance.

Fig-2. East Allentown and the project site as seen through Vision 2030.



9. In support of this prospect, the project site is within what LANTA calls Enhanced Bus Service route through which LANTA plans to provide fast, frequent, and comfortable transit service along a dedicated corridor, such as this busy junction of Hanover Avenue and Broad Street.

10. Moreover, Vision 2030 foresaw this specific location as a promising site for mixed-use infill opportunities, specifically mixed residential-commercial-office (p. 196).

- a. *Although the proposed project will only contain multi-unit residentials, it is still deemed consistent with the vision of the comprehensive plan for this area of Allentown.*

- b. *At a glance, the proposed multi-unit apartment complex is a better land use over its current status as an idle, vacant parcel. And -- given its high-density residential feature and its proximity to a shopping district and employment areas -- the project is highly supportive of desired outcome for a transit-oriented development.*

Fig-3. Desired elements of a transit-oriented development



## Site Plan (refer to Fig-4)

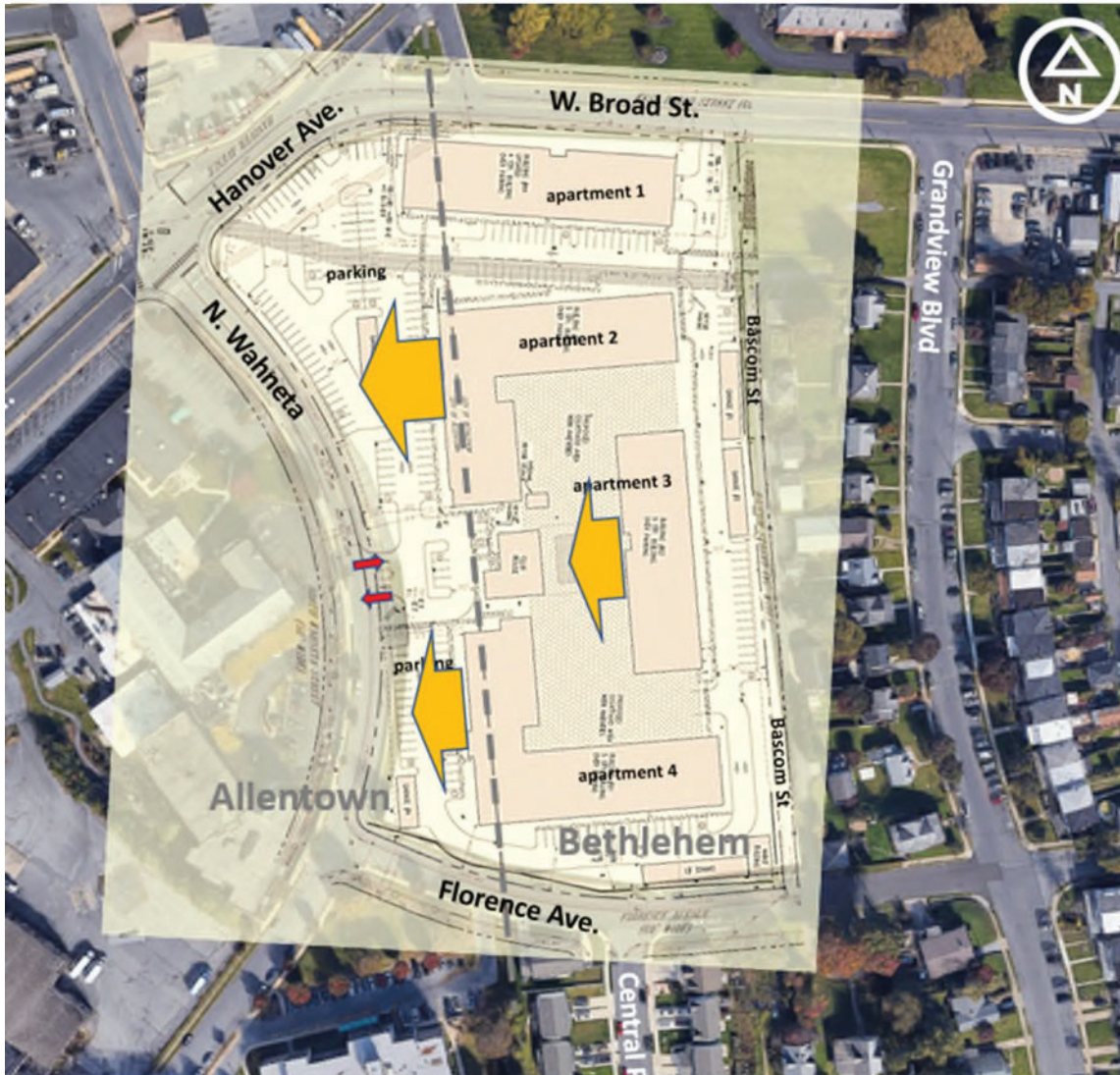
11. The sketch plan suggests using N. Wahneta Street as the primary façade for the envisioned development such that the main access point shall be located on this street (as indicated by the red arrows in Figure 4), and that all four 4 buildings will have a facet oriented towards Wahneta.

<sup>1</sup> Institute for Transportation & Development Policy (<https://www.itdp.org/library/standards-and-guides/tod3-0/what-is-tod/>)



12. Likewise, the sketch plan proposes to locate most of the parking along Wahneta and Hanover – that is, 2 to 3 rows of parking between the buildings and the west property line -- and that all the buildings will be sited towards the rear (i.e., the east side) of the parcel.
- a. *The choice of N. Wahneta St. as location for the primary access to the development makes sense given that Wahneta seems less busy – traffic wise – compared to Hanover and West Broad. The new vehicular traffic that will be generated by more than 300 households would be undoubtedly huge.*
  - b. *With reference to siting the buildings towards the rear in favor of locating the parking lots in front, however, does not make good planning sense. Rather, the staff recommends moving the building lines nearer to the street (as suggested by the orange arrows in Fig-4), with due regard to observing zoning setbacks. This action:*
    - i. *Affords the buildings a better relationship with the public realm in terms of better street appeal, and a high perception of pedestrian safety and therefore higher pedestrian activity.*
    - ii. *Show cases the facades of the new buildings and minimizes the visual presence of the parking lots from public view, which is proper.*

Fig-4. Site plan of the proposed apartment complex in sketch.



13. Staff is encouraged by the intent to plant additional trees around the development and install green screening along a segment of Bascom Street in the rear of the property.

- a. *In addition, Staff suggests that such vegetative screening be densified along the full length of Bascom. This action will achieve better screening against noise and glare from headlights, and improve privacy.*

14. To further encourage pedestrian activity and enhance the sense of safety – especially at night – Staff suggests installing pedestrian-scale streetlighting along the sidewalks of Broad Street, Hanover Avenue and N. Wahneta.

### **Summary**

15. Staff considers the proposed apartment complex a proper land use at this location and we look forward to receiving more advanced plans in the near future, with due regard to considering the comments raise in Items 6, 12, 13 and 14 – as well as those raised by other review units relating to engineering, traffic, shade trees and zoning.

Contact Staff: Jesus Sadiua (Senior Planner)







**Mark Hartney, Deputy Director  
Community and Economic Development**

City of Allentown  
435 Hamilton Street, Allentown, PA 18101-1699  
610-437-7610 x2734  
mark.hartney@allentownpa.gov

January 9, 2023

Cornerstone Consulting Engineers & Architectural, Inc.  
Attn: Kevin Fruck  
1176 North Irving Street  
Allentown, PA 18109

RE: 2300 Hanover Avenue  
(LMA-2022-00023)

Dear Mr. Fruck:

The above referenced major land development plan dated November 22, 2022, has been reviewed by the appropriate City offices. We offer the following comments: (If you have any questions, please call the listed phone number.)

**Engineering 610-437-7589:**

1. All resubmissions must be accompanied by 4 copies of a written response letter addressing each Engineering and Traffic comment and referencing appropriate plan revision locations in the plan set. Attach a copy of the most recent City review letter to your written response.
2. Clarify who will be providing water and sewer service. Will serve letter from LCA may be needed and a Planning Module may need to be approved through the City and PADEP.
3. A NPDES permit will be required.
4. Provide LVPC review letter.
5. Provide copies of the deeds for the development tract including any easements that may exist.
6. Confirm if the water line easement is needed. Is there active public water infrastructure within the current easement? LCA and City records should be consulted.

7. There is an 18" storm pipe that runs South from Club Avenue to the storm main within the 20' storm easement. This would be under proposed building 4. There also appears to be a sanitary main running under the building.
8. The storm main within the 20' easement reduces from a 60" to a 48". City Engineering Bureau can provide a record plan showing the location of the reducer.
9. Infiltration areas must meet the buffer requirements noted in Ordinance § 538-15I or the applicant is to provide the ordinance indicated documentation to be granted relief from the buffer requirements.
10. Prior to final plan signatures for recording, the owner shall sign an operation and maintenance agreement for stormwater BMP's within the City. The agreement template must be requested from the City Engineering Department (Please contact Mike Lichty at [Michael.Lichty@allentownpa.gov](mailto:Michael.Lichty@allentownpa.gov)).
11. Provide a note on the plan stating that a connection permit from the City Engineering Bureau for each connection to the City Storm Main must be obtained prior to construction.
12. Add a BMP tabulation (listing all the BMP devices to be employed on the site) on the PCSM plan. The tabulation should identify in which municipality it is located.
13. A Post Construction Stormwater Management Plan (PCSM Plan) and Erosion and Sedimentation Control Plan will need to be either incorporated into the plan or separate plans be provided. Written narratives of the plans must also be provided.
14. Provide a tabulation of pervious and impervious area on the site. The tabulation should be split by municipality
15. Waivers and variances sought by the applicant and granted by the City of Allentown should be listed on the plan along with the dated granted.
16. Label and dimension the cartways width and rights-of-way width for the adjoining roadways.
17. The proposed monumentation for the developed lot must be indicated on the subdivision plan. The plan should show each proposed property corners as "monument to be set" (concrete monuments for road right of way frontage, iron pins for all other boundary changes). Also, denote each type and location of the "found" monumentation.
18. Add a note stating all improvements within the public right-of-way must comply with the City of Allentown standards and specifications.
19. Add a note stating all City permits must be obtained prior to the start of construction.

20. Provide details of the City standard crossover, sidewalk, curbing, depressed curb, and handicap ramp for the proposed improvements. Please denote a proposed handicap ramp at the corner of Wahneta St and Florence Ave orientated for the North-South crossing of Florence only. Remove the ramp crossing East-West and replace with full height curb, sidewalk, and planter strip.
21. The sidewalk along Wahneta St should be continuous without curb returns through the crossover area.
22. Restore the planter strip to lawn along Wahneta St and Hanover Ave. Propose segments of deteriorated curbing and sidewalk along Hanover Ave to be replaced to eliminate the hazards.
23. Provide a note stating: survey cut sheets for curbing shall be submitted to the city for review prior to construction.
24. Provide a note for the clear sight triangles that "No vision obstructing object shall be permitted which exceeds a height of 30 inches above the elevation of the intersecting driveway and street."
25. In reference to the Record Plan, the following notes shall be added to the plan.
  - a. Water quality drainage structures shall be periodically inspected and maintained by the owner. In the event that the recorded owner(s) fails to properly maintain the facilities which are the responsibility of the recorded owner(s) after notification to said owner(s) by the City, the City is authorized to enter upon the property to perform such maintenance and thereafter recover the cost of performing such maintenance from the record owner(s). In order to enforce the recovery of such cost maintenance, the City shall have the right to file a municipal lien against the recorded owner(s) and therefore to exercise its remedies in accordance with the Home Rule Charter.
  - b. Owner is required to periodically inspect and maintain the on-site water facilities, primarily the BMP and storm water management devices, and have a log on hand of when such inspection & maintenance has been performed. This log shall be made available to the City during a post storm water inspection.
  - c. All Storm sewer collection system piping shall have water-tight joints conforming to the latest or supersession of ASTM C361, C443, C877, C1628, C1896, D3212, and others as approved by the City Engineer.
  - d. The developer shall comply with the stipulations of the City of Allentown codified ordinance NO. 14476 (ACT 167).

- e. Runoff from all on-site impervious areas shall not be directed into the public sanitary sewer, across the sidewalk area within the public right-of-way, or onto adjoining properties, § 455-106, § 455-108B(4) of City Property Rehabilitation & Maintenance Code.
  - f. Any work to be done in the public rights-of-way shall be done in accordance to City and LCA standards.
  - g. Work to be performed onsite, shall be done in accordance with the IBC.
26. The plan must include a note that states: "The proposed retaining wall design will be prepared, signed and sealed by Professional Engineer registered in the state of Pennsylvania and shall be submitted at the time of building permit application to be reviewed and approved by an approved third party reviewer. The wall shall be designed to be contained completely within the applicant's property or an easement shall be acquired and indicated on the record plan to allow for the construction of any portion of the wall and / or wall tie-backs to be constructed on the adjoining property."
27. Provide a protective device such as fence or handrail at least 42" high at the top of any retaining walls higher than 30".
28. Proof of plan approval or payment of any accepted fee-in-lieu of planting to the Shade Tree Commission must be provided prior to mylar signature.
29. All review comments contained in this letter shall be addressed as well as any future comments in subsequent submissions related to this letter. All provisions of the City ordinances shall be addressed prior to final plan signatures.
30. A security cost estimate for all public improvements must be prepared and should also include items for E&S controls and maintenance, stormwater BMPs and appurtenant storm sewer as applicable. The security cost estimate shall be titled, dated, signed, and sealed by a registered professional. The cost estimate must also provide at a minimum a 10% contingency cost, a 5% inspection fee, and a 2% as-built cost. A colored plan shall be provided indicating the proposed improvements that security will be provided for.
31. Upon completion of addressing all outstanding comments and at the time of record plan mylar signature by the City Engineer, provide three complete sets of signed and sealed land development plans stamped "FOR CONSTRUCTION" for the Engineering Department's use.



**Traffic: 610-437-7735:**

1. Provide truck turning template (Fire and Trash Trucks) showing internal movements and the movements at the proposed accesses.
2. Label internal sidewalk width and provide concrete wheel stops within parking spaces which abut sidewalks.
3. Provide a dedicated left turn lane from North Wahneta St to the proposed access.
4. Provide stop sign, 24" stop bar and minimum of 50' double yellow pavement marking at the proposed access.
5. Provide pedestrian style city standard streetlights along Hanover Avenue and Wahneta Street at the frontage of the proposed property.

**Traffic Impact Study and Traffic Signal Comments:**

6. The Traffic Impact Study (TIS) submitted by Traffic Planning and Design (TPD) shows that, the 2025-build condition (opening year) volume analysis does not make much difference to the traffic signal Level of Service (LOS), except that the delay is increased slightly for some approaches.
7. However, the applicant must upgrade intersection to the City's current minimum standard with retro-reflective backplate for all the overhead traffic signal indicators and change all the 8" overhead signal heads to 12" indication. Also, change the existing WALK/DON'T WALK indication to the city standard HAND/MAN indication with countdown and the push button actuation.
8. Provide dedicated left turn lane from east and west bound Hanover Avenue legs to Wahneta Street with proper signage and pavement markings.
9. Once the project is completed, refresh all the traffic legends and pavement markings at the intersection. All the pavement marking, and legends must be thermoplastic pavement marking.
10. The applicant must revise the intersection traffic signal permit plan to show the proposed improvements and submit to the City and PENNDOT for review and approval.

**Hanover Avenue/Broad St/Eaton Avenue/Club Avenue Intersection:**

11. The applicant must conduct some improvement as part of this development because the development is adding more traffic to the existing uncontrolled intersection. The city is strongly recommending one of the following two options be implemented to improve this intersection:
  - a. ONE LANE TRAFFIC CIRCLE: Close the section of Club Avenue from Broad Street to Eaton Avenue. If necessary, work with the Cities to facilitate a swap of land/Right-of-

way with the triangle property owner to obtain some land to construct the improvements.

- b. T-INTERSECTION: Close the section of Club Avenue from Broad Street to Eaton Avenue. If necessary, work with the Cities to facilitate a swap of land/Right-of-way with the triangle property owner to obtain some land to re-align the roadway. Then, install new traffic signal at the T-Intersection. This new traffic signal must be controlled by one controller with the Wahneta Street intersection.

12. Additional comments may follow upon review of the plan re-submission(s) for the proposed land development plan. If you have any questions concerning the Traffic and lighting comments, please contact Mr. Varughese at [Nelson.Varughese@allentownpa.gov](mailto:Nelson.Varughese@allentownpa.gov)

**Zoning: 610-437-7630:**

1. Plans are unsatisfactory as submitted. Insufficient information provided to complete review.
2. With Multi-Family Dwellings not being permitted in the B-3 district. **(Variance)**

With Multi-Family Dwellings not being permitted.

a. 660-49 Permitted Residential Uses by Zoning District

Residential Uses (See definitions in Article II)	References	B3
Multifamily dwellings (other than residential conversions) -5 or more dwelling units on a lot	Article XV, § 660-59	N

3. Exceeding max building height. (Variance)

Exceeding max building height (50' permitted; 60' proposed)

4. Insufficient front yard setback (double front – Florence Ave) (Variance)

Insufficient front yard setback (30' req; 15.6' proposed)

a. 660-57 Table of Area and Yard Requirements in Nonresidential Districts

District	Minimum Front Yard	Maximum Height (feet)
B-3	30 (B)	50

- b. 660-36 Yard areas for double frontage lots. The front yard regulations of the district in which a double frontage lot is located shall apply to both frontages. Furthermore, no garage or other outbuilding shall be placed closer to the rear street line than the required front yard regulations of the subject district.

5. Angle of horizontal not provided. Provide angle of horizontal.
  - a. 660-84A(26)(a) Location of buildings. The distance between multifamily dwelling unit buildings on the same lot shall not be less than 20 feet. No interior yards, as such, shall be required but all buildings shall be so located in relation one to another that the angle of horizontal from the sill of the lowest window in the habitable area in one building to the highest point of another building, excluding towers, chimneys and similar fixtures, does not exceed 45°. Where possible, the design layout of dwelling structures shall be such that the front of one structure does not face the rear of another.
6. Are new telephone and electric service utilities proposed to be underground?
  - a. 660-84A(26)(f)[5] All new telephone and electric service utilities shall be underground in all new multifamily developments.
7. Dumpster with screening not shown on plans. **Please provide.**
  - a. 660-77D Dumpster screening. Any new location for a solid waste dumpster shall be screened on at least three of four sides as necessary to screen views from public streets and existing dwellings on adjacent lots. Such screening shall consist of decorative masonry walls, mostly solid weather-resistant fencing of wood or material with a similar appearance, or primarily evergreen plantings.
  - b. 660-80B(3)(k) Location of any proposed waste dumpster;
  - c. 660-84A(26)(f)[4] Garbage and refuse pickup and other multifamily utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least five feet in height around the perimeter.
8. Location of proposed sign at Hanover and Wahneta Sts not provided. Please provide.
  - a. 660-80B(3)(i) Proposed location of fences and signs;
9. Height of proposed fence not provided. **Please provide.**
10. Exceeding maximum wall height within a nonresidential district within a required front yard setback. **(Variance)** Height of fence above retaining wall not provided. **Please provide.**

Exceeding maximum wall height (6' permitted; 8.5' to 13' proposed).

  - a. 660-38B Nonresidential districts. Within the required front yard setback, a fence shall have a maximum height of 10 feet and a wall shall have a maximum height of six feet. A wall located within any other principal building setback shall have a maximum height of eight feet.
  - b. 660-38E Retaining wall. The provisions of this subsection shall not apply to a retaining wall of up to eight feet in height that is necessary to hold back slopes or the wall of a

building in a location permitted by this chapter. Also see § 660-38A below.

- c. 660-38F Measurement of height. The height of any new fence or wall shall be measured on the exterior side of the fence or wall that faces a street, alley or other property, and shall be measured from grade level to the top of the main segment of the fence. Where a fence and wall are combined, the wall shall be restricted by the wall regulations, and the top of the fence/wall shall be restricted by the maximum height for a fence.

11. Zoning review incomplete until building plan submission is reviewed.

12. Zoning application required. Future signage requires zoning application and plans.

**Shade Tree Commission: 610-821-4252:**

1. The Shade Tree Ordinance requires street trees to be planted within the public right-of-way of all subdivisions, land developments and improved properties. The subject Project is bound on three sides by existing public right-of-way within City limits. The applicant shall calculate the Street Requirement based on the combined total right-of-way and provide one street tree per every 40' linear feet.
2. The City of Allentown street tree summary should be edited to include only right-of-way within City of Allentown.
3. All trees proposed and intended to meet the requirements of the Shade Tree Ordinance shall be planted within the Right-of-way. Trees that are unable to be planted within the right-of-way but are immediately adjacent shall be acknowledged and shown on the Record Plan as "Street Trees as required by the City of Allentown Shade Tree ordinance subject to all rules and regulations concerning, pruning, protection, maintenance, replacement, and preservation".
4. A prominent note shall be added to the landscape plan indicating that permits shall be obtained from the City of Allentown Public Works Department for all Street Tree plantings.
5. Subject to review and approval by the Shade Tree Commission, the applicant may provide cash-in-lieu of planting for any Street Trees not able to be accommodated on site due to sight lines, underground utilities, or other physical limitations.
6. Given the absence of overhead utility lines, the Shade Tree Commission encourages the use of large variety Shade Trees.
7. The Shade Tree Commission requests the applicant propose one tree specie per frontage.



When all the comments have been addressed, please submit seven (7) sets of revised plans for further review.

Truly yours,



Mark Hartney

e-copy: City of Allentown (Mark Shahda, David Petrik, Nelson Varughese, Melissa Velez, Michael Lichty, Kyle Sergeant)  
File

SKETCH PLANS  
FOR:  
PROPOSED HANOVER APARTMENTS  
FOR  
BAHX LLC.

2300 HANOVER AVENUE  
CITY OF ALLENTOWN  
CITY OF BETHLEHEM  
LEHIGH COUNTY  
PENNSYLVANIA



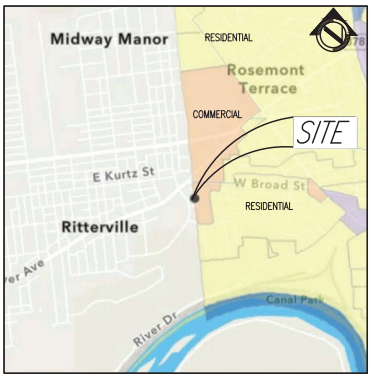
AERIAL MAP  
SCALE: 1" = 200'



ALLENTOWN ZONING MAP  
SCALE: 1" = 1,000'

ZONES:  
B1R LIMITED BUSINESS/RESIDENTIAL  
B3 HIGHWAY BUSINESS DISTRICT  
P PARK  
RMH MEDIUM HIGH DENSITY RESIDENTIAL

APPLICANT/OWNER  
BAHX, LLC.  
2 RIDGEDALE AVE., SUITE 370, CEDAR KNOLLS, NJ 07927



BETHLEHEM ZONING MAP  
SCALE: 1" = 1,000'

CIVIL ENGINEER  
CORNERSTONE CONSULTING ENGINEERS &  
ARCHITECTURAL, INC.  
1176 N. IRVING ST., ALLENTOWN, PA 18109



LOCATION MAP  
SCALE: 1" = 200'

ARCHITECTS  
ALLOY 5  
530 WEST BROAD STREET, BETHLEHEM, PA 18018

SKETCH PLAN DRAWING INDEX:

1.	COVER SHEET
2.	ZONING PLAN
3.	SITE PLAN
4.	EXISTING CONDITIONS & DEMOLITION PLAN
5.	GRADING/DRAINAGE PLAN
6.	LANDSCAPE PLAN
7.	PHOTOMETRIC PLAN
8.	UTILITY PLAN

NO.	DATE	REVISIONS
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KEVIN H. FRUCK

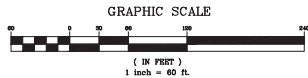
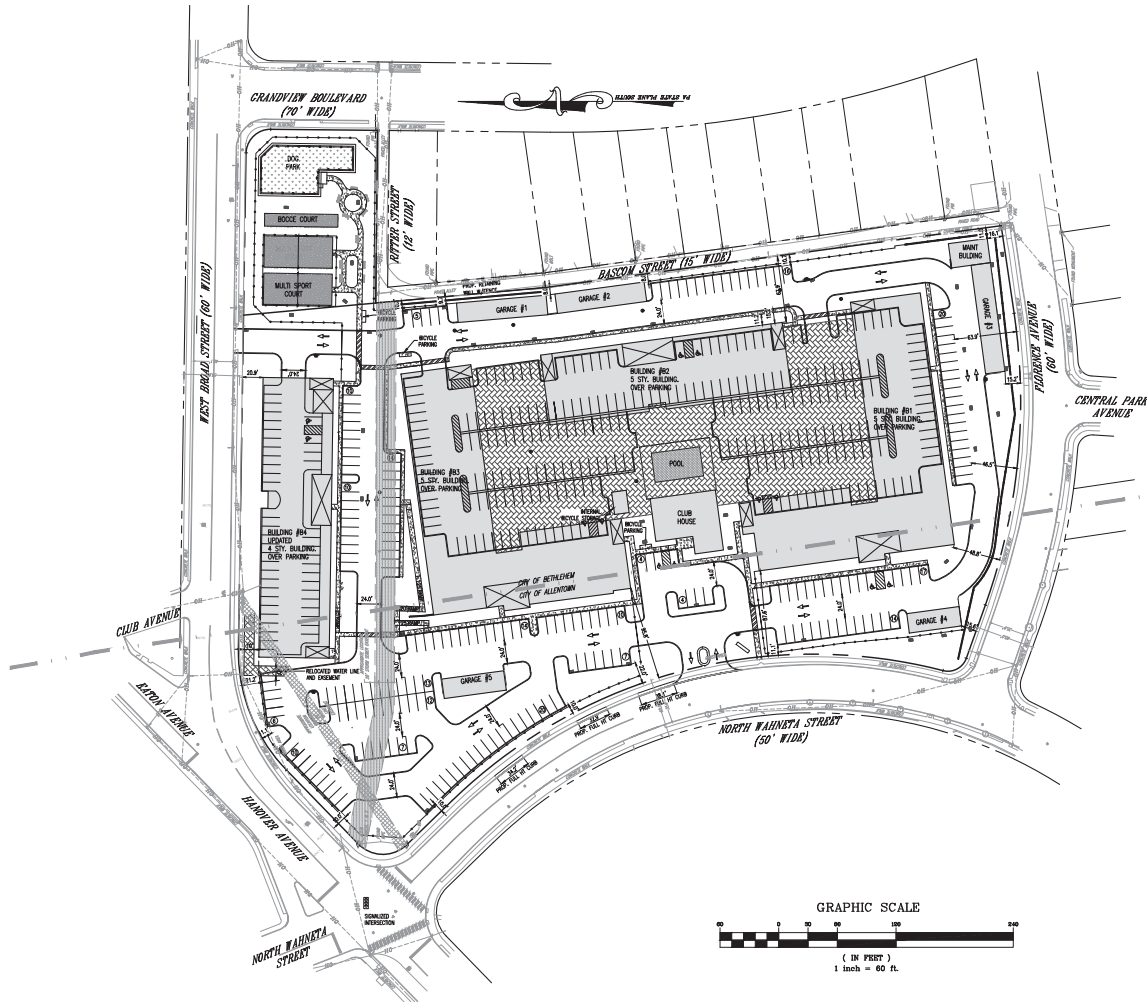
PROJECT LOCATION

PROPOSED APARTMENT  
DEVELOPMENT  
W. BROAD ST & WAINWRIGHT ST  
CITY OF ALLENTOWN  
CITY OF BETHLEHEM  
LEHIGH COUNTY  
PENNSYLVANIA

TITLE  
SKETCH  
COVER  
SHEET

PROJECT #	20-0001	DATE	01/15/2020
CLIENT	BAHX, LLC	PROJECT	2300 HANOVER AVENUE
SCALE	AS SHOWN	DATE	01/15/2020

SHEET 1 OF 8



#### BUILDING ZONING SUMMARY (CITY OF BETHLEHEM)

DESCRIPTION	REQUIRED	BULK 2 PROPOSED	BULK 3 PROPOSED	BULK 4 PROPOSED	CLUBHOUSE-PROPOSED
BUILDING HEIGHT	5 STORIES	5 STORIES	5 STORIES	4 STORIES	2 STORIES
NUMBER STORIES FRONT	5 STORIES	5 STORIES	5 STORIES	4 STORIES	2 STORIES
HEIGHT FRONT	60 FT	60 FT	60 FT	48 FT	26 FT
SETBACKS					
FRONT (FLORENCE)	10 FT (30 FT +)	48.8 FT	N/A	N/A	N/A
FRONT (MAHANETA)	10 FT (30 FT +)	57.6 FT	N/A	180.0 FT	N/A
FRONT (BROAD)	10 FT (30 FT +)	N/A	N/A	20.7 FT	N/A
SIDE	32.5 FT (5 FT +)	N/A	N/A	20.2 FT	N/A
REAR - BACCOM ST	60	57.5 FT	67.9 FT	71.6 FT	88.0 FT
MAX BULK LENGTH	180 FT	N/A	N/A	286.0 FT	286.0 FT
FACING BROAD ST	180 FT	N/A	N/A	286.0 FT	286.0 FT
FACING MAHANETA ST	180 FT	213.0 FT	N/A	72.0 FT	72.0 FT
FACING FLORENCE AVE	180 FT	280.0 FT	N/A	N/A	N/A
FACING BACCOM ST	180 FT	72.0 FT	248.4 FT	N/A	N/A

NOTES:  
THIS BUILDING IS 5 STORIES OF APARTMENTS OVER PODIUM PARKING. THE PODIUM PARKING WILL BE BELOW THE EXISTING GRADE ALONG THE FRONT OF THE BUILDING.

THE REAR AND SIDE YARD SETBACKS INDICATED ABOVE ARE THE GREATER OF:

1) BUILDING SETBACK FOR THE SIDE AND REAR YARD IN THE FT DISTRICT IS DETERMINED BY THE BASE SETBACK LISTED IN THE FT DISTRICT PER 1306.01(1)(2) 2) 25' DISTRICT AND ADJACENT 45' FT OF SETBACK FOR EVERY 1' FT OF HEIGHT IN EXCESS OF 35' FT. SIDE: 20 FT + ADA REAR: 15 FT + ADA

2) AN ADDITIONAL SETBACK/HEIGHT RESTRICTION PER 1306.02 C THAT THERE BE A MINIMUM 50-FT REAR YARD SETBACK FOR ANY BUILDING WHICH EXCEEDS 4 STORIES OR 45 FEET FROM ANY REAR PROPERTY LINE ADJACENT TO A RESIDENTIAL ZONE.

3) \* DENOTES CITY OF ALLENTOWN REQUIREMENT. HANOVER/N. BROAD IS CONSIDERED A SIDE YARD WITH REGARD TO CITY OF ALLENTOWN. MAHANETA AND FLORENCE FRONT SINCE THE ADJ. RESIDENTIAL.

#### HANOVER APARTMENTS:

1. THE PLAN REFERENCE  
A. SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL  
215 W. MAIN STREET, SUITE 200  
LANCASTER, PA 17604  
PLAN DATED: 09-20-2021  
PLAN ENTITLED: "BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY"
2. OWNER: BAKL LLC  
2 RIDGEDALE AVE SUITE 370  
CELANO PARK, NJ 07067
3. APPLICANT: BAKL LLC  
2 RIDGEDALE AVE SUITE 370  
CELANO PARK, NJ 07067
4. PROJECT INFORMATION: LEHIGH COUNTY PARCEL ID: 64170804513, 64170823955, 64170820273, 64170845810.  
WARD: CITY OF BETHLEHEM WARD 13, BLOCK 3  
CITY OF ALLENTOWN WARD 13.  
MUNICIPALITY: THIS PARCEL IS LOCATED IN BOTH THE CITY OF ALLENTOWN AND CITY OF BETHLEHEM. USUALLY, THE PROPERTY IS SERVED BY BOTH PUBLIC WATER AND SANITARY SERVICES.
5. ZONING INFORMATION: ZONING DISTRICT: CITY OF BETHLEHEM G-1 LIMITED COMMERCIAL  
CITY OF ALLENTOWN B3 HIGHWAY BUSINESS DISTRICT  
PROPOSED USE: CITY OF BETHLEHEM MULTI-FAMILY (PERMITTED)  
CITY OF ALLENTOWN PARKING (PERMITTED)

#### ZONING BULK AND AREA REQUIREMENTS (CITY OF BETHLEHEM):

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	8,000 SF	380,770 SF
MIN. LOT WIDTH	90 FT	404.7 FT
MIN. BUILDING COVER	8%	25.5% (97,685 SF)
MAX. BUILDING COVER W/GARAGES	8%	285 (106,365 SF)
MIN. HEIGHT	NONE LISTED	180
MAX. HEIGHT	5 STORIES	SEE BULK BREAKOUT
MIN. SETBACK	10 FT	SEE BULK BREAKOUT
MAX. DENSITY	1 UNIT PER 1,200 SF	1 PER 1,200 SF
SETBACKS	317.2 YARDS	317 YARDS
	SEE BULK BREAKOUT	SEE BULK BREAKOUT

NOTES:  
ITEMS WITH AN ASTERISK (\*) INDICATE ZONING CRITERIA IS FROM THE 1ST DISTRICT IN ACCORDANCE WITH 1306.01(1) 2) 25' DISTRICT FOR MULTI-FAMILY.

#### ZONING BULK AND AREA REQUIREMENTS (CITY OF ALLENTOWN):

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	380,770 SF
MIN. LOT WIDTH	80 FT	404.7 FT
MIN. BUILDING COVER	8%	25.5% (97,685 SF)
MAX. HEIGHT	50	SEE BULK BREAKOUT
MIN. SETBACK	30	SEE BULK BREAKOUT
MIN. REAR YARD	10	SEE BULK BREAKOUT
MIN. SIDE EACH OF 2 SIDE YARDS	5	SEE BULK BREAKOUT

#### PARKING ZONING SUMMARY

NUMBER OF SPACES:	REQUIRED:
BETHLEHEM REQUIRED:	MULTI-FAMILY UNITS WITH 2-BEDROOM OR LESS 1.25 SPACES PER UNIT 317 UNITS X 1.25 SP/UNIT=400 SPACES
ALLENTOWN REQUIRED:	1.50 SPACES PER UNIT 317 UNITS X 1.50 SP/UNIT=476 SPACES

PROVIDED:	211 SPACES
SURFACE	40 SPACES
G11	9 SPACES
G2	9 SPACES
G3	11 SPACES
G4	5 SPACES
G5	6 SPACES
PODIUM PARKING	259 SPACES
POD 1	46 SPACES
POD 2 (BLDG 4)	46 SPACES
TOTAL PROVIDED:	556 SPACES

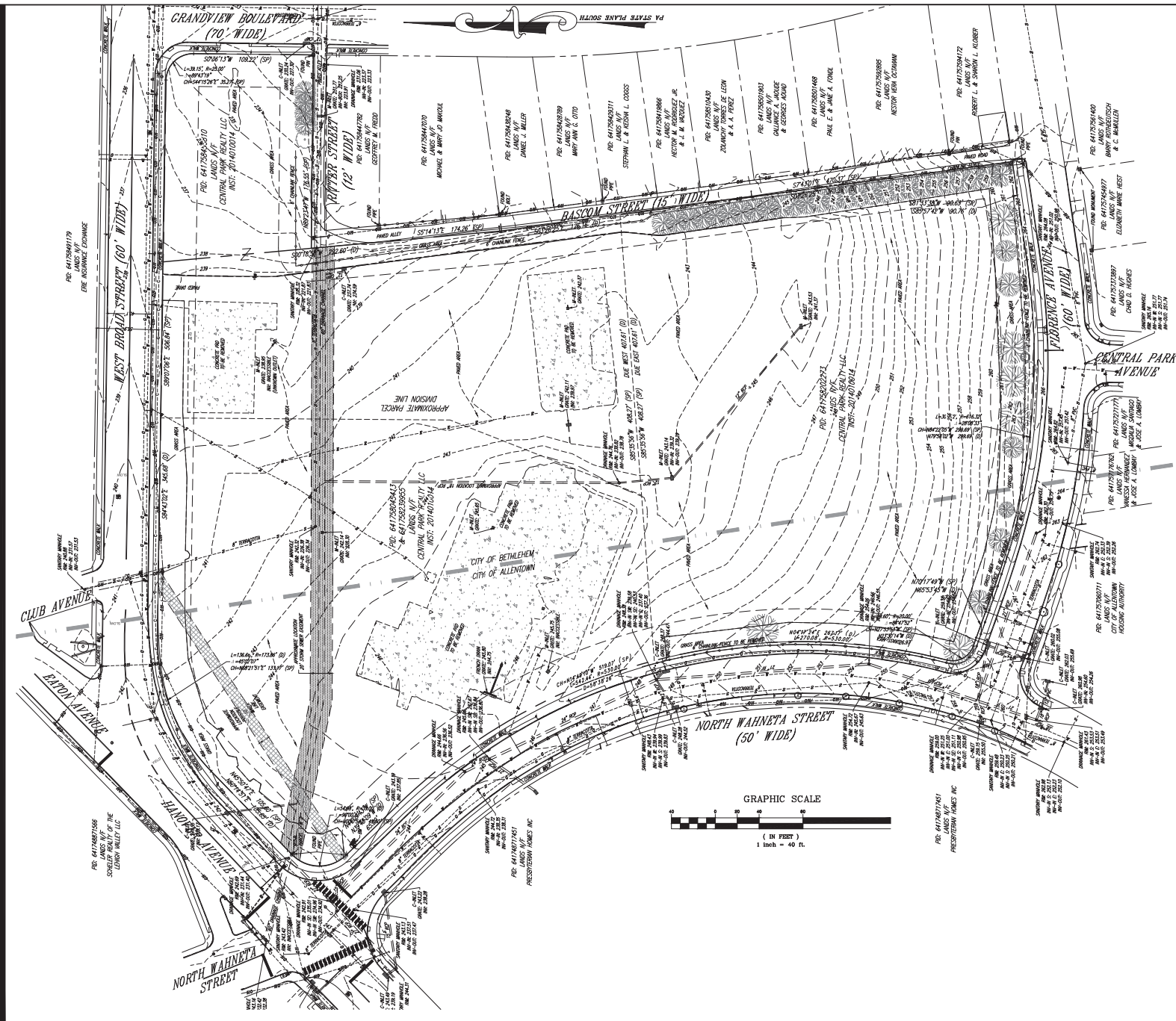
ADA SPACES:	REQUIRED: 2% OF PROVIDED SPACES 556 SPACES X 2% = 12 ADA SPACES
PROVIDED:	12 ADA VAN ACCESSIBLE SPACES

PARKING CRITERIA:	PROVIDED:
PARKING STALL SIZE:	9 FT WIDE X 18 FT LONG
DRIVE AISLE WIDTH:	24 FT
BUFFER TO STREET:	8 FT (Ref. 1310.2.2.5)
MAX. # SPACES TO STREET:	20 SPACES

BICYCLE PARKING:	REQUIRED: 5% OF PROVIDED SPACES 556 SPACES X 5% = 28 BICYCLE STORAGE
PROVIDED:	28+ BICYCLE STORAGE SPACES







**Cornerstone**  
Consulting Engineers & Architectural, Inc.  
1175 N. Irving Street, Allentown, PA 18109  
Phone: (610) 250-2300 Fax: (610) 250-7305  
WWW.CORNERSTONEINC.COM

REVISIONS	
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KEVIN H. FRUCK

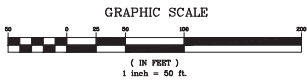
PROPOSED APARTMENT DEVELOPMENT  
W. BROAD ST. & WAHNETTA ST.  
CITY OF ALLENTOWN  
LEHIGH COUNTY  
PENNSYLVANIA

TITLE  
SKETCH  
EXISTING  
CONDITIONS  
PLAN

SHEET 4 OF 8







SHEET 6 OF 8











**2300 Hanover Avenue**  
**West Broad Street & Club Avenue**  
Conceptual Rendering / December 2022

**ALLOY5**  
ARCHITECTURE

**THE HERRICK COMPANY**  
AN INVESTMENT COMPANY





**2300 Hanover Avenue**  
**Entrance @ N. Wahneta Street**  
Conceptual Rendering / December 2022

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ARCHITECTURE

**THE HERRICK COMPANY**  
AN INVESTMENT COMPANY





**2300 Hanover Avenue**  
**Hanover Avenue & N. Wahneta Street**  
Conceptual Rendering / December 2022

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Conceptual Rendering / December 2022

**ALLOY5**  
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