



## **SEWAGE FACILITIES PLANNING MODULE**

**1028 S LUMBER STREET  
LEHIGH COUNTY, PA  
DEP CODE # 2-39001330-3**

**JULY 2025**

**PREPARED FOR:**

**AG, INVESTMENTS 3, LLC  
811 N 19<sup>TH</sup> STREET  
ALLENTOWN, PA 18104**

**PREPARED BY:**

**CARROLL ENGINEERING CORPORATION  
949 EASTON ROAD  
WARRINGTON, PA 18976**

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## **I. SECTION 1**



Date: 5/16/2024

Name: CARROLL ENGINEERING  
Address: JOHN KOUTSOURO  
rgormenacarroengineering.com

RE: Planning Module for New Land Development  
Subdivision 1020 SOUTH LUMBER ST.  
MULTI-RESIDENTIAL 954 GPD  
CITY OF ALLENTOWN County LEHIGH  
DEP Code No: 2-39001330-3

Dear:

In response to your postcard application, enclosed are the applicable planning modules required for the proposed development. Please submit the completed planning module and supporting information to the municipality(ies) in which the project is located. The Department must receive 3 copies. Please answer all questions. DO NOT answer "N/A" or "Not Applicable". If you find a question does not apply, explain all reasons to support that answer.

A copy of the letter MUST be attached to the planning module when resubmitted through the municipality to the Department. This letter is to be used as a completion checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit the complete module package to the Department, (see end of letter for certification statement).

Effective December 15, 1995, Act 149 required the Department to assess planning module review fees. This fee is based on the type of development and total equivalent dwelling units proposed. The applicant will be billed upon Department approval or denial of the project.



If you are applying for a planning module exemption for this project, the exemption was not granted for the following reason(s):

Materials Required	Municipal Checklist		DEP Completeness Review
X		Department cover / Checklist letter	
X		Transmittal letter, completed and signed by the Municipal Secretary	
X		Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal	
		Component 2 – Follow attached guidance	
X		Component 3 – Follow attached guidance	
		Component 3s – Follow attached guidance	
X		Component 4a – Municipal Planning Agency Review	
X		Component 4b – County Planning Agency Review	
		Potential Impact(s) has occurred based on your search of the PA Natural Diversity Inventory. These issues must be resolved with each agency before the Department's review of Planning Modules can occur.	
		Sewage management program as per 25 PA Code Subsection 71.72	
		Hydrogeologic Study – Analysis of interbasin transfer of water between a Special Protection watershed into a Non-Special Protection watershed.	
		Delaware River Basin Commission Notice of Applications Received (NAR) for projects with sewage flows exceeding 10,000 GPD.	
		Preliminary hydrogeology	
		Permeability testing, to be determined at site testing	
		Detailed hydrogeologic study	
		Socio-economic justification	
		If the project is located in a Special Protection Watershed, please submit an Antidegradation Analysis meeting the Requirement of Chapter 93.4(b), 93.4(a) and 93.4c(b)(2)	



In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pennsylvania Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

Please note that the Department will return the planning module package if an incomplete revision is submitted.

Sincerely,

A handwritten signature in black ink that reads "R. T. Corby, Jr." with a stylized flourish at the end.

Robert T. Corby, Jr.  
Sewage Planning Specialist  
Clean Water Program

#### CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. Failure to submit a complete module package will result in return of package.

Municipal Address: \_\_\_\_\_

\_\_\_\_\_

Municipal Telephone Number: \_\_\_\_\_

Signed: \_\_\_\_\_ Municipal Secretary

List below any individuals and address(es) that should be copied if the planning module is returned to the municipality (if address(es) not provided, no copy will be sent):

\_\_\_\_\_  
\_\_\_\_\_

## Checklist



Pennsylvania  
Department of  
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

## Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

### Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- ☒ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- ☐ Details of chosen financial assurance method.
- ☐ Proof of Public Notification (if applicable).
- ☒ Name of existing collection and conveyance facilities.
- ☒ Name and NPDES number of existing treatment facility to serve proposed development.
- ☒ Plot plan of project with required information.
- ☒ Total sewage flows to facilities table.
- ☒ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- ☒ Signature of existing treatment facility Chapter 94 report preparer.
- ☒ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☒ Information on selected treatment and disposal option.
- ☐ Permeability information (if applicable).
- ☐ Preliminary hydrogeology (if applicable).
- ☐ Detailed hydrogeology (if applicable).

### Municipal Action

- ☒ Component 3 (Sewage Collection and Treatment Facilities).
- ☒ Component 4 (Planning Agency Comments and Responses).
- ☐ Proof of Public Notification.
- ☐ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☒ Transmittal Letter

---

Signature of Municipal Official

---

Date submittal determined complete

## **II. SECTION 2**



## TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 2-39001330-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)  
Joseph J. Buczynski, P.E.  
Regional Director (Northeast Regional Office)  
Department of Environmental Protection

Date \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by John Koutsouros, P.E.  
(Name)

Planning and Site Department Manager for AG Investments 3, LLC  
(Title) (Name)

a subdivision, commercial, or industrial facility located in 1028 S. Lumber St, Allentown City

Lehigh County.  
(City, Borough, Township)

### Check one

- ☐ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☐ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☐ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

### Check Boxes

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

**Municipal Secretary:** Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist            | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input checked="" type="checkbox"/> 4B County Planning Agency Review    |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |  | <input type="checkbox"/> 4C County or Joint Health Department Review    |

Municipal Secretary (print)

Signature

Date

### **III. SECTION 3**

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Allentown City  
(TOWNSHIP) (BOROUGH) (CITY), Lehigh COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** AG Investments 3, LLC has proposed the development of a parcel of land identified as  
land developer  
1028 S Lumber, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision  
proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). \_\_\_\_\_

**WHEREAS**, Allentown City finds that the subdivision described in the attached  
municipality  
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Allentown City hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_.

Municipal Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seal of  
Governing Body

Telephone \_\_\_\_\_

#### **IV. SECTION 4**





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

**REVIEW FEES:** Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

**NOTE:** All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

#### A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 1028 S Lumber

2. Brief Project Description The Larry Ginsburg Team proposed apartment building with four (4) dwelling units at 1028 S Lumber Street. The existing site is a grass lawn. The site is approximately 0.172 acres. Project has a proposed sanitary sewer connection and water connection to the S. Lumber Street sewer and water main, respectively.

#### B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Sadiua	Jesus			Senior Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1		Mailing Address Line 2		
435 Hamilton Street				
Address Last Line -- City		State	ZIP+4	
Allentown		PA	18103	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-439-5999				

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

1028 S Lumber Street

Site Location Line 1

1028 S Lumber Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103

Latitude

40.589248

Longitude

-75.469717

Detailed Written Directions to Site Existing grass lawn at the intersection of Cumberland Street and South Lumber Street

Description of Site Existing grass lawn to be re-developed into a 4-unit apartment building with associated parking and sidewalks

**Site Contact (Developer/Owner)**

Last Name

Ginsburg

First Name

Andrew

MI

Suffix

Phone

610-432-5252

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

FAX

Email

andrew.ginsburg@bhhsregency.com

Mailing Address Line 1

811 N 19<sup>th</sup> Street

Mailing Address Line 2

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18104

**D. PROJECT CONSULTANT INFORMATION** (See Section D of instructions)

Last Name

Koutsouros

First Name

John

MI

Suffix

P.E.

Title

Vice President

Consulting Firm Name

Carroll Engineering Corporation

Mailing Address Line 1

949 Easton Road

Mailing Address Line 2

Address Last Line -- City

Warrington

State

PA

ZIP+4

18976-1812

Country

USA

Email

Rgorman@Carrollengineering.com

Area Code + Phone

267-768-8370

Ext.

Area Code + FAX

**E. AVAILABILITY OF DRINKING WATER SUPPLY**

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Lehigh County Authority

**F. PROJECT NARRATIVE** (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- ☐ New collection system      ☐ Pump Station      ☐ Force Main  
☐ Grinder pump(s)      ☒ Extension to existing collection system      ☐ Expansion of existing facility

Clean Streams Law Permit Number Pipe Installed 1941 / Agreement Date 1930 (See Attached)

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 4

Connections 2

Name of:

existing collection or conveyance system City of Allentown

owner City of Allentown / LCA - Lessee

existing interceptor Jordan Creek Interceptor

owner City of Allentown / LCA - Lessee

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- ☐ New facility      ☒ Existing facility      ☐ Upgrade of existing facility      ☐ Expansion of existing facility

Name of existing facility Kline's Island Wastewater Treatment Plan

NPDES Permit Number for existing facility PA002600

Clean Streams Law Permit Number 3915403

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the Kline's Island WWTP  
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature  Date \_\_\_\_\_

(Also see Section . 4.)

## G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

### 3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- |   |  |
|---|--|
| a. Existing and proposed buildings.   | j. Any designated recreational or open space area.   |
| b. Lot lines and lot sizes.   | k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.   |
| c. Adjacent lots.   | l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)   |
| d. Remainder of tract.  | m. Prime Agricultural Land.  |
| e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed. | n. Any other facilities (pipelines, power lines, etc.)   |
| f. Show tap-in or extension to the point of connection to existing collection system (if applicable).   | o. Orientation to north.   |
| g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)  | p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable). |
| h. Existing and proposed rights-of-way.   | q. Soils types and boundaries when a land based system is proposed.  |
| i. Existing and proposed buildings, streets, roadways, access roads, etc.   | r. Topographic lines with elevations when a land based system is proposed  |

### 4. WETLAND PROTECTION

YES NO

- a. ☐ ☒ Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. ☐ ☒ Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

### 5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- ☐ ☒ Will the project involve the disturbance of prime agricultural lands?  
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.  
If no, prime agricultural land protection is not a factor to this project.
- ☐ ☒ Have prime agricultural land protection issues been settled?

### 6. HISTORIC PRESERVATION ACT

YES NO

- ☐ ☐ Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

- ☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- ☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us), and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials JLK.

**H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS** (See Section H of instructions)

- ☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
- The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

**I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS** (See Section I of instructions) (Check and complete all that apply.)

**1. Waters designated for Special Protection**

- ☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

**2. Pennsylvania Waters Designated As Impaired**

- ☒ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

**3. Interstate and International Waters**

- ☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

**4. Tributaries To The Chesapeake Bay**

- ☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: \_\_\_\_\_ pounds of TN per year, and \_\_\_\_\_ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is \_\_\_\_\_ pounds per year and the total phosphorus capacity is \_\_\_\_\_ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality \_\_\_\_\_

Initials of Responsible Agent (See Section G 2.b) \_\_\_\_\_

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

**J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 954 952 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	<u>952 0.60</u>	<u>952 2.39</u>	<u>0 0.10</u>	<u>0 0.31</u>	<u>952 0.11</u>	<u>952 0.32</u>
Conveyance	<u>58</u>	<u>81</u>	<u>30</u>	<u>78"</u>	<u>31</u>	<u>80"</u>
Treatment	<u>40</u>	<u>40</u>	<u>32.3</u>	<u>40</u>	<u>33.4</u>	<u>42</u>

3. Collection and Conveyance Facilities (1) Peak Hourly Flow - Estimated

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☐ YES ☒ NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

- b. Collection System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent

Name of Responsible Agent Liesel M. Gross

Agent Signature

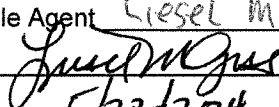
[Signature]

Date

5/22/2024

☒ **J. CHAPTER 94 CONSISTENCY DETERMINATION** (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA-Agent  
Name of Responsible Agent Liesel M. Gross  
Agent Signature   
Date 5/22/2024

4. Treatment Facility

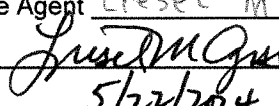
The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

- a. ☒ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality City of Allentown, LCA-Agent  
Name of Responsible Agent Liesel M. Gross  
Agent Signature   
Date 5/22/2024

☐ **K. TREATMENT AND DISPOSAL OPTIONS** (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- ☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- ☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- ☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- ☐ 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ **L. PERMEABILITY TESTING** (See Section L of instructions)

- ☐ The information required in Section L of the instructions is attached.

☐ **M. PRELIMINARY HYDROGEOLOGIC STUDY** (See Section M of instructions)

- ☐ The information required in Section M of the instructions is attached.

☐ **N. DETAILED HYDROGEOLOGIC STUDY** (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

**(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)**

Yes No

1. ☐ ☒ Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows 952 gpd

Yes No

3. ☐ ☒ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

**(For completion by non-municipal facility agent)**

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

- c. Conveyance System

Name of Responsible Organization \_\_\_\_\_

Name of Responsible Agent \_\_\_\_\_

Agent Signature \_\_\_\_\_

Date \_\_\_\_\_



5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility \_\_\_\_\_  
Name of Responsible Agent \_\_\_\_\_  
Agent Signature \_\_\_\_\_  
Date \_\_\_\_\_

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

**P. PUBLIC NOTIFICATION REQUIREMENT** (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

**P. PUBLIC NOTIFICATION REQUIREMENT cont'd.** (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?
- ☐ Attached is a copy of:
- ☐ the public notice,
  - ☐ all comments received as a result of the notice,
  - ☐ the municipal response to these comments.
- ☐ No comments were received. A copy of the public notice is attached.

**Q. FALSE SWEARING STATEMENT** (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

John Koutsouros

Name (Print)

  
Signature

Vice President

5/22/2024

Title

Date

949 Easton Road, Warrington, PA 18976

215-343-5700

Address

Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☐ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$\_\_\_\_\_ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- ☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

---

**R. REVIEW FEE** (continued)

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Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \text{_____} \text{ Lots (or EDUs) X } \$50.00 = \$ \text{_____}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{_____} \text{ Lots (or EDUs) X } \$35.00 = \$ \text{_____}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

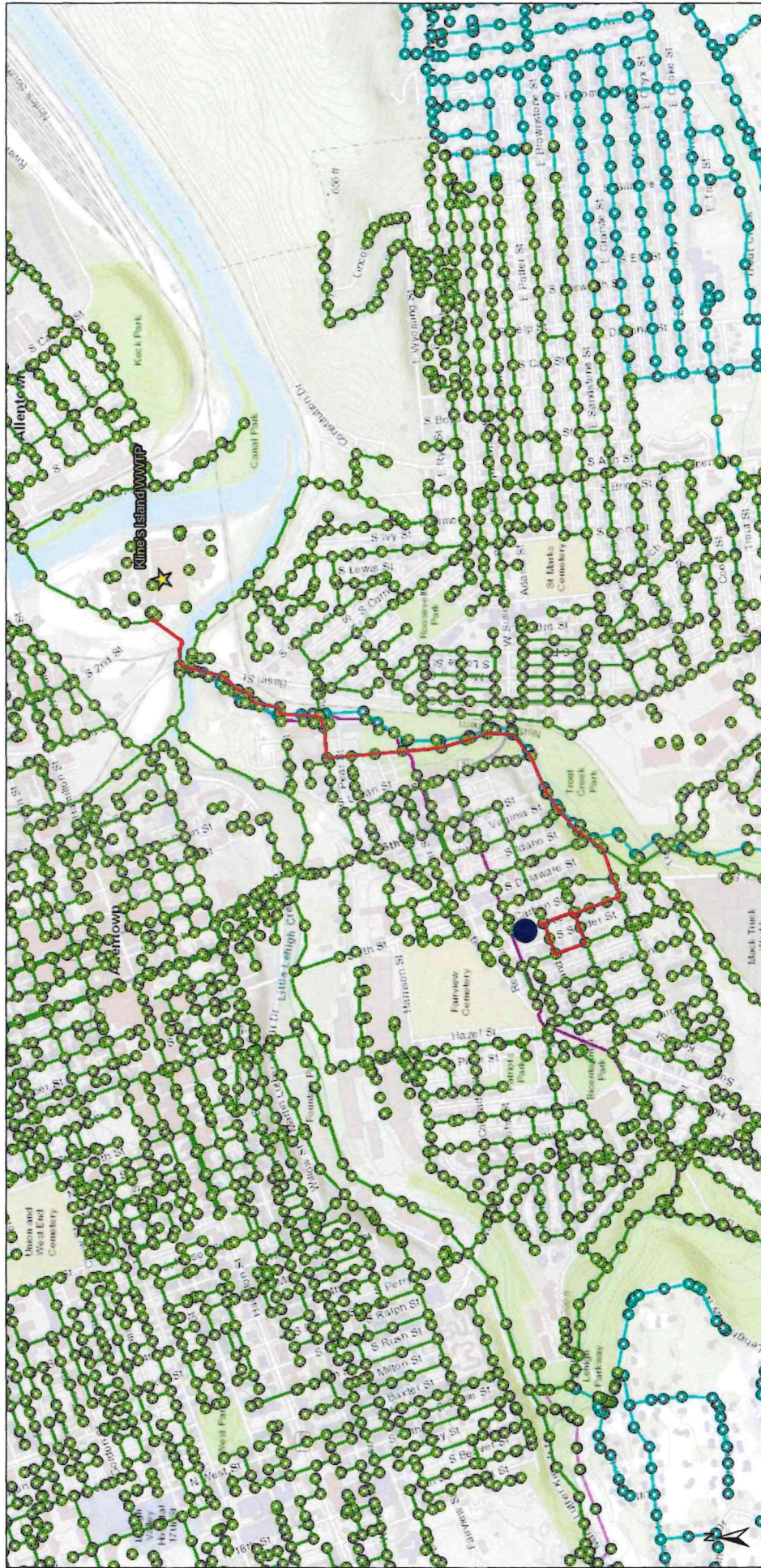
\$ 1,500 per submittal (non-municipal)  
\$ 500 per submittal (municipal)

## **V. SECTION 5**





# LCA Flow Map - 1028 S Lumber St



5/22/2024, 2:44:36 PM

1:18,056

- Allentown
- Customer
- COA Manholes
- Salisbury Manholes
- South Whitehall Manholes
- LCA Suburban Manholes
- COA Sanitary Mains
- Salisbury Sanitary Mains
- South Whitehall Sanitary Mains
- Suburban Force Mains
- Suburban Gravity Mains
- Suburban Interceptor Mains

Sources: Esri, HERE, Garmin, Intermap, Inc, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

Web AppBuilder for ArcGIS  
Bucks County, PA, Lehigh County PA, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

## **VI. SECTION 6**

## **PROJECT NARRATIVE**

### **1028 S. Lumber Street CITY OF ALLENTOWN, LEHIGH COUNTY**

AG Investments 3, LLC proposes the construction of one (1) new apartment building with associated amenities (driveways, parking areas, and sidewalks). The apartment building will contain four (4) dwelling units total for the entire project. The project will take place on Parcel 640615763921-1 in the City of Allentown on the northwest corner of S. Lumber St. and Cumberland St. The parcel is mainly grass in the existing condition.

The building will have a single water and sanitary lateral to the existing water and sanitary main in Lumber Street. The receiving collection system is the Kline Island Wastewater Treatment Plant.

Based on correspondence with Lehigh County Authority, there is existing water and sewer capacity for this project. Four (4) additional EDU's are required for the scope of work.



**VII. SECTION 7**



**LEHIGH COUNTY AUTHORITY** 1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
610-398-2503 \* FAX 610-398-8413 \* [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

July 23, 2025

Mrs. Jennifer Gomez  
Planning Director  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

SUBJECT: Land Development – 1028 S Lumber Street  
Will Serve - Sewer Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 952 GPD for the proposed 4-unit apartment building located at 1028 S Lumber Street. The final GPD total will be reflected on the approved DEP sewer planning module.

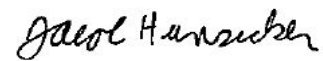
LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

Tapping fees will be based upon the City of Allentown's ordinances and LCA's schedule of rate fees.

Sewer service is conditioned upon the following:

1. The developer obtaining approval of a PA-DEP Sewage Facilities Planning Module.
2. LCA approval of the site and plumbing plans.
3. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the sewer mains and/or services.
4. Developer executing a Developer's Sewer System Agreement or a Construction Permit with LCA for construction of the sewer mains and/or services.
5. Developer installation of the sewer system in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Sewer System Construction.
6. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Sewer Service, including completion of an Application for Sewer Service and payment of applicable fees and charges in its Schedule of Wastewater Rates & Charges. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The signature is written in a cursive, slightly slanted style.

Jacob Hunsicker  
Capital Works Project Specialist

cc: Ryan Gorman – Carroll Engineering  
Brandon Jones - COA  
Jesus Sadiua - COA



**LEHIGH COUNTY AUTHORITY**

1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
610-398-2503 \* FAX 610-398-8413 \* [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

May 22, 2024

Jedadiah Bortz  
Planning Director  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

RE: 1028 S Lumber / 1028 S Lumber St, City of Allentown  
Sewer Module - Chapter 94 Consistency Determination – Appendix A


This letter and approval for the attached Sewage Facilities Planning Module is based on the current estimate of available wastewater capacity. This letter does not promise, guarantee or assure any future conveyance or treatment allocation without compliance with all applicable rules and regulations, payment of all necessary fees and availability of the respective allocation at that time.

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 952 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-1,946,612
This submission	-952
<b>Remaining Allocation in KISS Connection Management Plan (as of 5/22/24)</b>	<b>2,669,565</b>

Please contact me if you have any questions about this information.

Sincerely,

  
Liesel M. Gross  
Chief Executive Officer

cc: Scott Novatnak, DEP  
Robert Corby, DEP  
Brandon Jones, COA  
Jesus Sadiua, COA  
David Petrik, COA  
Phil DePoe, LCA  
John Koutsouros, Carroll Engineering Corporation



LEHIGH COUNTY, S.S.  
 RECORDED in the office for the recording of Deeds &c.  
 in and for said County, in Miss Dred Book  
 Volume No. 120 Page 690  
 Witness my hand and seal of office, this 18th  
 day of Oct Anno Domini, 19 30  
Thos W. Hering  
 Recorder.

#43

PERMIT  
 RELATIVE TO  
 SEWERAGE

DIST 8424

ALLENTOWN, LEHIGH COUNTY,  
 PENNSYLVANIA.

RECORDER OF DEEDS  
 LEHIGH COUNTY, PENNA.  
 OCT 10 1930  
 AMT. 4.00 Paid  
 9.47 a.m.



**LEHIGH COUNTY AUTHORITY** 1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
610-398-2503 \* FAX 610-398-8413 \* [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

July 23, 2025

Mrs. Jennifer Gomez  
Planning Director  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

SUBJECT: Land Development – 1028 S Lumber St  
Will Serve - Water Service

Dear Mrs. Gomez:

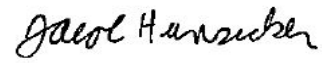
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 952 GPD for the proposed 4-unit apartment building located at 1028 S Lumber Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

Tapping fees, connection fees, and meter fees are based upon the City of Allentown's ordinances and LCA's schedule of rate fees. Any abandoned lines must be properly capped.

Water service is conditioned upon the following:

1. LCA approval of the site, plumbing and fire protection system plans.
2. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the water mains and/or services.
3. Developer executing a Developer's Water System Agreement or a Construction Permit with LCA for construction of the water mains and/or services.
4. Developer installation of water mains and/or services in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Water System Construction.
5. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Water Service, including completion of an Application for Water Service and payment of all applicable fees. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The script is cursive and fluid.

Jacob Hunsicker  
Capital Works Project Specialist

cc: Ryan Gorman – Carroll Engineering  
Brandon Jones - COA  
Jesus Sadiua - COA

## **VIII. SECTION 8**



## **Section H. Alternative Sewage Facilities Analysis**

The property at 1028 S Lumber Street proposes a permanent connection to the public sewer within S Lumber Street that eventually flows to the Kline's Island Wastewater Treatment Plant. The property is not feasible for on-site disposal of sanitary waste due to the space that would be needed for the on-site disposal system. The building proposes minimal setbacks, therefore, there is no additional space for the facilities.

## **IX. SECTION 9**

Title Insured, Prepared by and Return to:

Real Estate Settlements Lehigh Valley, Inc.  
207 North 19th Street  
Allentown, PA 18104  
610-433-2450

File No. RES02755

Parcel ID # 640615763921 1

This Indenture, made the 9<sup>th</sup> day of June, 2020,

Between

**WATERFORD PROS LLC, A GA LIMITED LIABILITY COMPANY**

(hereinafter called the Grantor), of the one part, and

**AG INVESTMENTS 3, LLC, A PA LIMITED LIABILITY COMPANY**

(hereinafter called the Grantee), of the other part,

Witnesseeth, that the said Grantor for and in consideration of the sum of **Twenty-Seven Thousand Five Hundred And 00/100 Dollars (\$27,500.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

All those certain lots or pieces of ground being known as 1028-1032 South Lumber Street as shown on the Plan of "South Allentown Land Improvement Co." situate on the West side of South Lumber Street (formerly Tenth Street), between Wyoming and Cumberland Streets, in the City of Allentown, County of Lehigh, and Commonwealth of Pennsylvania, bounded and described as follows:

Bounded on the North by property now or late of Harry L. Bouchat and Emma E. Bouchat; on the South by Cumberland Street; on the East by South Lumber Street (formerly Tenth Street), and on the West by Snyder Alley.

Containing in front on said South Lumber Street (formerly Tenth Street) fifty (50) feet and extending in depth of equal width, a distance of one hundred fifty (150) feet to Snyder Alley.

Being currently known as: 1028-1032 South Lumber Street, Allentown PA 18103

Parcel ID: 640615763921 1

BEING THE SAME PREMISES which Mark Menges, Trustee of David Menges Testamentary Trust dated 5/2/2005 and Doris M. Menges, aka Doris Menges, widow by their Deed dated 3/30/2018, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh on 4/2/2018, in Instrument #2018008253, granted and conveyed unto Waterford Pros LLC, Grantor herein.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant specially and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part hereunto set its hand and seal. Dated the day and year first written above.

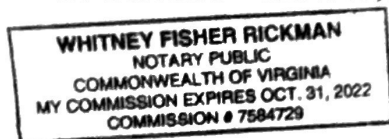
**WATERFORD PROS LLC**

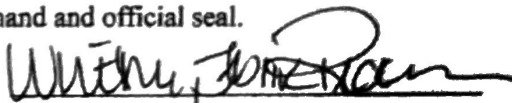
By:  SRMNGR member  
**Paul D. Spencer, Sr. Managing Member**

Commonwealth of Virginia }  
County of Colonial Heights } ss

AND NOW, this 9 day of June, 2020, before me, the undersigned Notary Public, appeared Paul D. Spencer, who acknowledged himself to be the Sr. Managing Member of **Waterford Pros LLC**, a GA Limited Liability Company and he, as such Sr. Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sr. Managing Member.

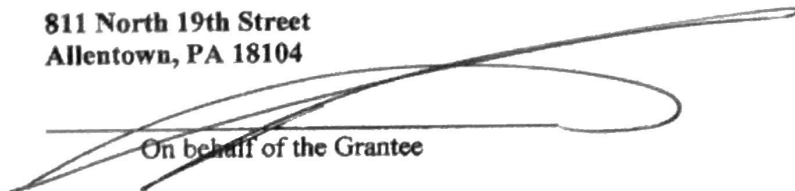
IN WITNESS WHEREOF, I hereunder set my hand and official seal.



  
Notary Public  
My Commission Expires  
10/31/2022

I hereby certify the precise residence and the complete post office address of the above-named Grantee is:

**811 North 19th Street  
Allentown, PA 18104**

  
On behalf of the Grantee

**ANDREA E. NAUGLE**  
**LEHIGH COUNTY CLERK OF JUDICIAL RECORDS**



**Recorder of Deeds Division**  
**Karen S. Collura, Chief Deputy**  
**Lehigh County Courthouse**  
**455 W. Hamilton Street - Room 122**  
**Allentown, PA 18101-1614**  
**(610) 782-3162**

**\*RETURN DOCUMENT TO:**  
**HAMILTON ABSTRACT COMPANY**  
**207 N 19TH ST**  
**ALLENTOWN, PA 18104-5609**

**Instrument Number - 2020016872**

**Recorded On 6/16/2020 At 9:28:33 AM**

**\* Instrument Type - DEED**

**Invoice Number - 403976      User ID: JV**

**\*Total Pages - 4**

**\* Grantor - WATERFORD PROS LLC SPENCER, PAUL D**

**\* Grantee - AG INVESTMENTS 3 LLC**

**\* Customer - HAMILTON ABSTRACT COMPANY**

**\* FEES**

STATE TRANSFER TAX	\$275.00
STATE WRIT TAX	\$0.50
STATE JCS	\$40.25
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
ALLENTOWN SCHOOL	\$137.50
DISTRICT	
CITY OF ALLENTOWN	\$137.50
TOTAL PAID	\$630.25

I hereby CERTIFY that this document is  
 Recorded in the Recorder of Deeds Office  
 of Lehigh County, Pennsylvania



*Andrea E. Naugle*

**Andrea E. Naugle**  
**Clerk of Judicial Records**  
**Recorder of Deeds Division**

**LCGIS Registry UPI Certification**  
**On June 16, 2020 By TLL**

**THIS IS A CERTIFICATION PAGE**

**Do Not Detach**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.**

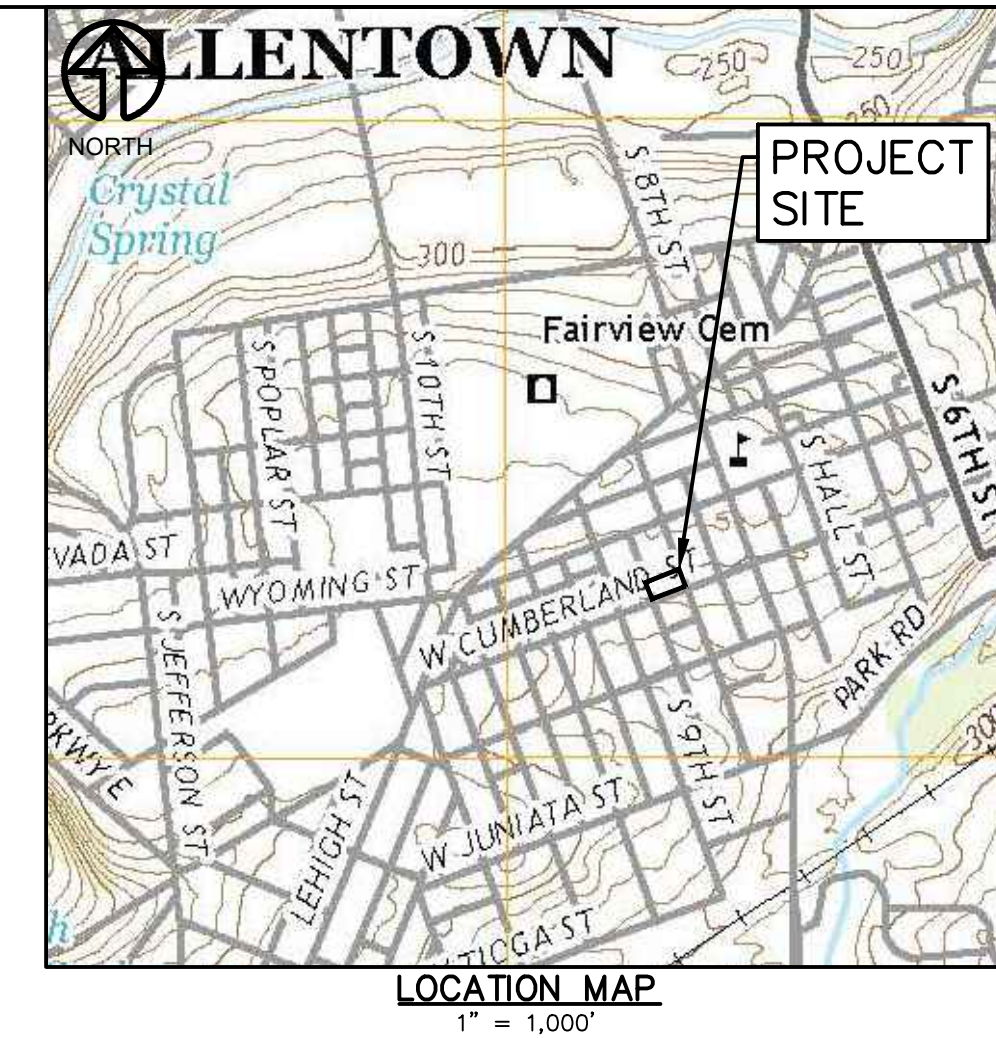
**INSTRUMENT NUMBER - 2020016872**











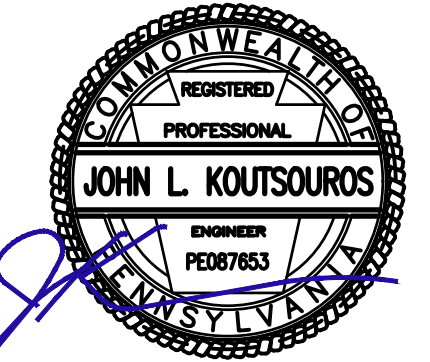
*Carroll Engineering Corporation*

C O R P O R A T E     O F F I C E  
9 4 9 . E A S T O N . R O A D  
W A R R I N G T O N , . P A . 1 8 9 7 6  
PHONE:            2 1 5 . 3 4 3 . 5 7 0 0  
FAX:                2 1 5 . 3 4 3 . 0 8 7 5

630 Freedom Business Ctr., 3rd Fl.    105 Raider Boulevard, Suite 206  
King of Prussia, PA 19406               Hillsborough, NJ 08844  
Phone: 610-572-7093                      Phone: 908-874-7500

433 Lancaster Avenue, Suite 200      101 Larry Holmes Drive, Suite 201  
Malvern, PA 19355      Easton, PA 18042  
Phone: 610-489-5100      Phone: 610-989-4940

www.carrollengineering.com



## UTILITY PLAN

1028 S LUMBER STREET FINAL PLANS  
SITUATED IN  
12TH WARD, ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA  
PREPARED FOR  
THE LARRY GINSBURG TEAM  
811 N 19TH STREET  
ALLENTOWN, PA 18104

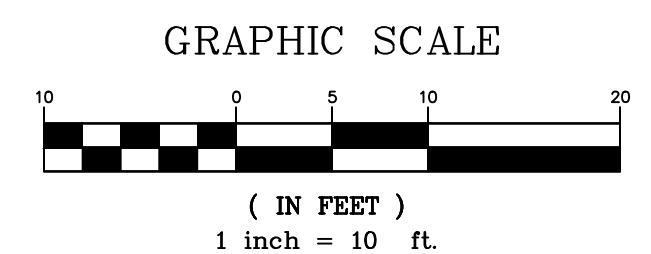
NO.	DATE	DESCRIPTION	INITIALS
1	7/7/25	REMOVED PER ALLENTOWN COMMENTS	RG

DATE	<u>8/21/2024</u>
CADD FILE	<u>2414830106</u>
JOB NO	<u>241483</u>

DSG BY	<u>RKG</u>
DWN BY	<u>RKG</u>
CKD BY	<u>JLK</u>
SCALE	<u>1" = 10'</u>

DRAWER NUMBER           —            
SHEET 5 OF 12 SHEETS

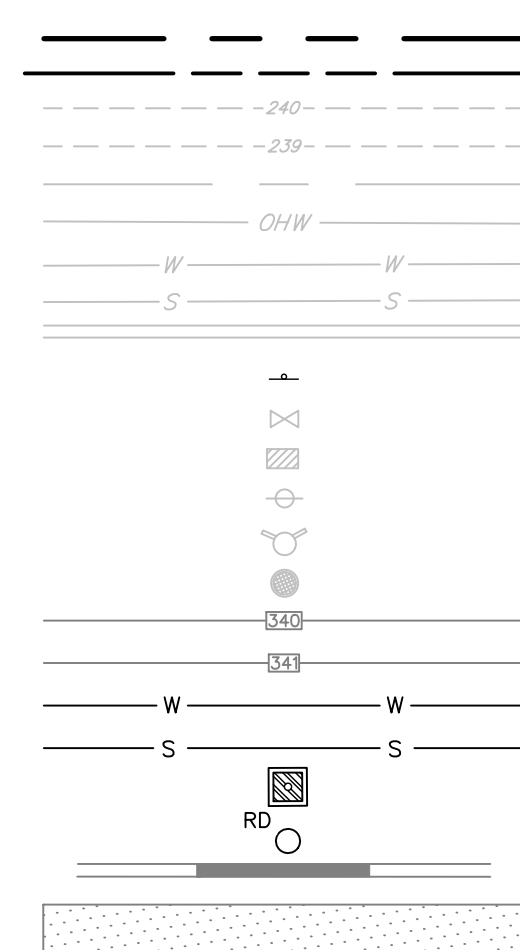
DRAWING NUMBER  
C-103



UTILITY NOTES:

1. ALL UNEXPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND
2. SEWER AND WATER LINE LOCATION WAS REFERENCED FROM LEHIGH COUNTY AUTHORITY GIS MAP
3. ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
4. THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
5. ANY WORK TO BE DONE IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS

**LEGEND**



PROPERTY LINE  
RIGHT-OF-WAY LINE  
EXISTING MAJOR CONTOUR LINE  
EXISTING MINOR CONTOUR LINE  
EXISTING ROAD CENTER LINE  
EXISTING OVERHEAD ELECTRIC LINE  
EXISTING WATER LINE  
EXISTING SEWER LINE  
EXISTING CURB LINE  
EXISTING SIGN  
EXISTING WATER VALVE  
EXISTING INLET  
EXISTING UTILITY POLE  
EXISTING FIRE HYDRANT  
EXISTING SANITARY MANHOLE  
PROPOSED MAJOR CONTOUR LINE  
PROPOSED MINOR CONTOUR LINE  
PROPOSED WATER LINE  
PROPOSED SANITARY SEWER LINE  
PROPOSED 2'X2' YARD DRAIN  
PROPOSED ROOF LEADER  
PROPOSED DEPRESSED CURB  
PROPOSED ASPHALT

N/F MICHAEL ANGELO DELGADO  
DOC # 2019032728  
TAX PARCEL 640615771338 1

PROPOSED TWO-STORY  
APARTMENT BUILDING  
FOOTPRINT = 2,175 SF  
4 DWELLING UNITS  
FFE = 345.00

WEST CUMBERLAND STREET

SOUTH SNYDER STREET

19.99' ROW

---

14' CARTWAY

36' CARTWAY

---

42

\\cec-file\NewformDataStore\241483.00\CAD\Drawings\2414830106.dwg



**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE—STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
SERIAL NUMBER 20242491580  
**1-800-242-1776**

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## **X. SECTION 10**

## 1. PROJECT INFORMATION

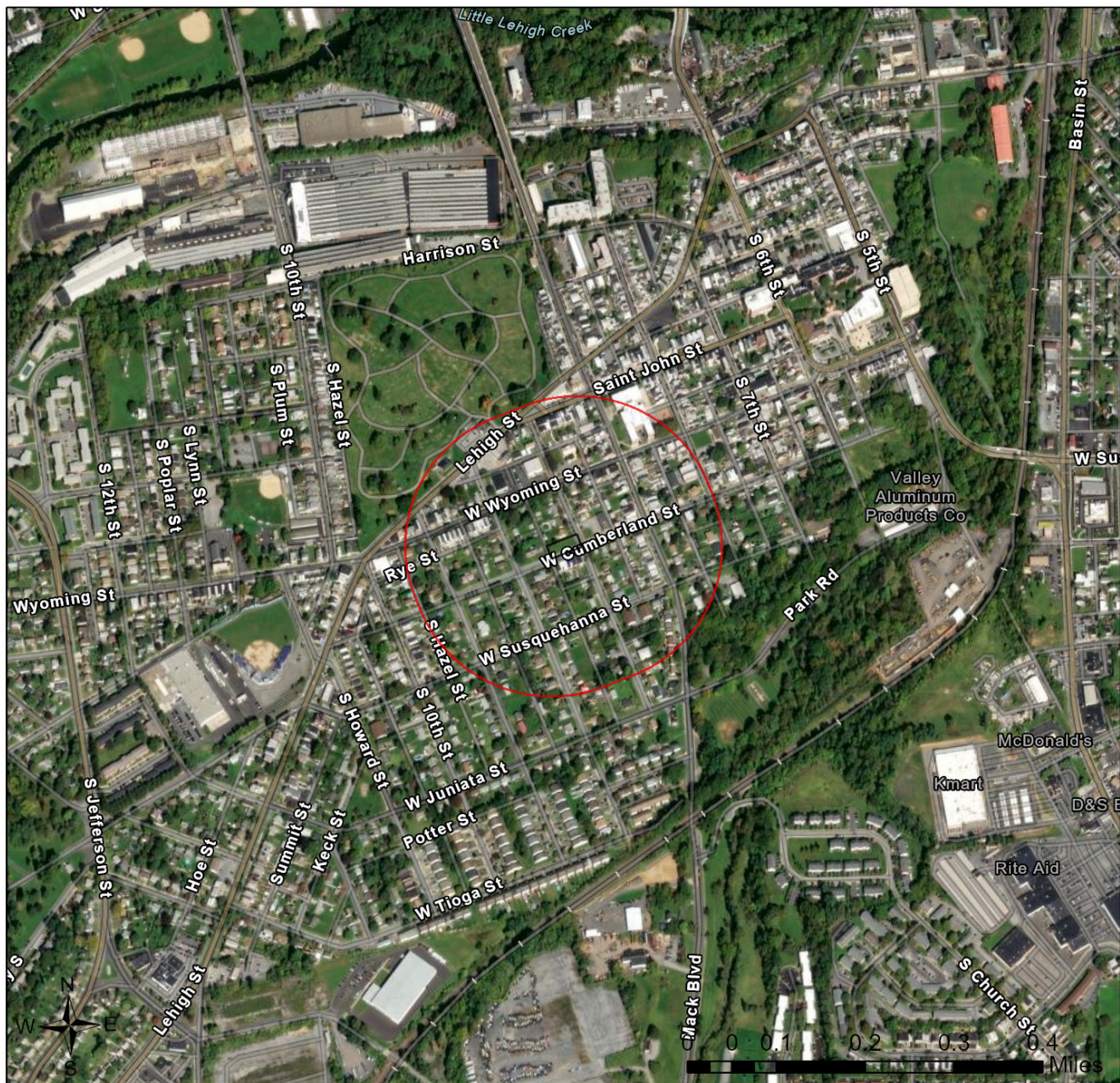
Project Name: **1028 S Lumber St**  
Date of Review: **5/22/2024 10:42:18 AM**  
Project Category: **Development, Other**  
Project Area: **0.30 acres**  
County(s): **Lehigh**  
Township/Municipality(s): **ALLENTOWN**  
ZIP Code:  
Quadrangle Name(s): **ALLENTOWN EAST**  
Watersheds HUC 8: **Lehigh**  
Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**  
Decimal Degrees: **40.589239, -75.469675**  
Degrees Minutes Seconds: **40° 35' 21.2612" N, 75° 28' 10.8286" W**



## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

## 1028 S Lumber St



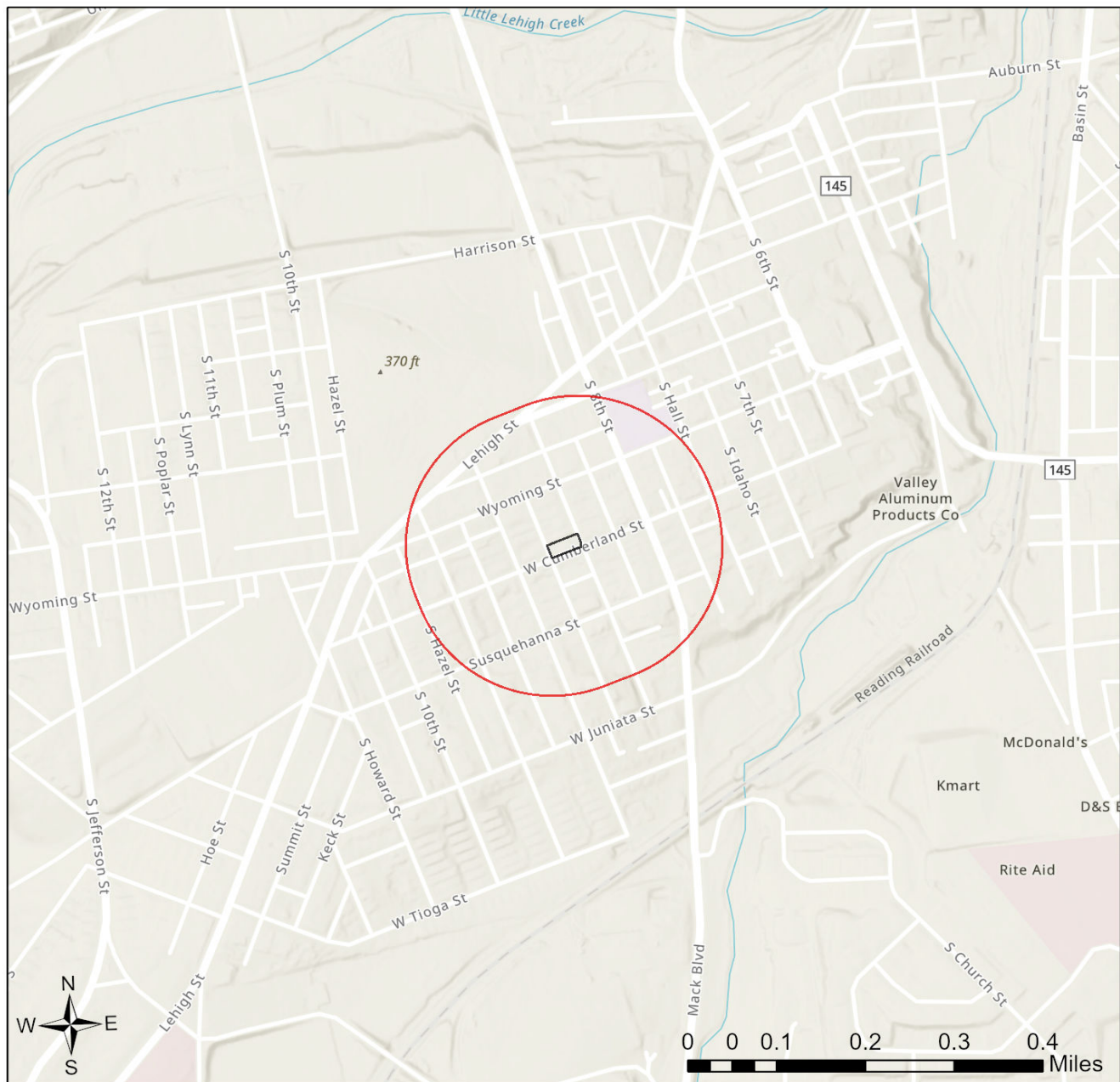
-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



1028 S Lumber St



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

## RESPONSE TO QUESTION(S) ASKED

**Q1:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

**Your answer is:** No forests, woodlots or trees will be affected by the project.

**Q2:** Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

**Your answer is:** No

**Q3:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**Your answer is:** No

**Q4:** How many acres of woodland, forest, forested fencerows and trees will be cut, cleared, removed, disturbed or flooded (inundated) as a result of carrying out all aspects or phases of this project? [Round acreages UP to the nearest acre (e.g., 0.2 acres = 1 acre).]

**Your answer is:** zero acres

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Fish and Boat Commission

##### RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### U.S. Fish and Wildlife Service

##### RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

## 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



## 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552  
Harrisburg, PA 17105-8552  
Email: [RA-HeritageReview@pa.gov](mailto:RA-HeritageReview@pa.gov)

### PA Fish and Boat Commission

Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission


Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: John Koutsouros  
Company/Business Name: Carroll Engineering Corporation  
Address: 949 Easton Road  
City, State, Zip: Warrington, PA, 18976  
Phone: ( 215 ) 343-5700 Fax: (            )  
Email: Rgorman@Carrollengineering.com

## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

  
\_\_\_\_\_  
applicant/project proponent signature

6/26/2025

\_\_\_\_\_  
date



July 15, 2025

*Sent Via PA-SHARE*

RE: ER Project # 2025PR03481.001, 1028 S Lumber St, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

**Above Ground Resources**

*No Above Ground Concerns - Environmental Review - No Effect - Above Ground*

Based on the information received and available within our files, it is our opinion that the proposed project will have No Effect on above ground historic properties, including historic buildings, districts, structures, and/or objects, should they exist. Should the scope of the project change and/or should you be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning above ground resources, please contact Sara-Ladd Manley at [samanley@pa.gov](mailto:samanley@pa.gov).

**Archaeological Resources**

*No Archaeological Concerns - Environmental Review - No Effect - Archaeological*

Based on the information received and available in our files, in our opinion, the proposed project should have No Effect on archaeological resources. Should the scope of the project be amended to include additional ground-disturbing activity and/or should you be made aware of historic property concerns regarding archaeological resources, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact Sara-Ladd Manley at [samanley@pa.gov](mailto:samanley@pa.gov).

Sincerely,



A handwritten signature in black ink, appearing to read "B. Frederick". The signature is fluid and cursive, with a large initial "B" and a stylized "F".

Barbara Frederick

Environmental Review Division Manager

## **XI. SECTION 11**



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
**2-39001330-3**

**SEWAGE FACILITIES PLANNING MODULE**  
**COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name  
1028 S Lumber

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

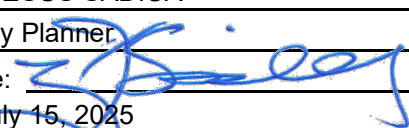
1. Date plan received by municipal planning agency June 26, 2025

2. Date review completed by agency July 15, 2025

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br>If no, describe the inconsistencies _____   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe the inconsistencies _____   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts <u>No known impact (refer to coordination letter with PMHC).</u> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts <u>No known impact (see PNDI search results, enclosed herein).</u>      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?<br>If yes, describe impacts _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Is there a municipal zoning ordinance?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 9. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Is there a municipal subdivision and land development ordinance?  |

**SECTION C. AGENCY REVIEW** (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <b>(Not Applicable)</b>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>JESUS SADIUA</u> Title: <u>City Planner</u> Signature: <u></u> Date: <u>July 15, 2025</u> Name of Municipal Planning Agency: <u>City of Allentown</u> Address: <u>435 Hamilton Street, Allentown, PA 18101</u> Telephone Number: <u>610-437-7613 x2865</u>		

**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



## Lehigh Valley Planning Commission

DR. CHRISTOPHER R. AMATO  
Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

November 25, 2024

Mr. John Koutsouros, PE  
Vice President  
Carroll Engineering Corporation  
949 Easton Road  
Warrington, PA 18976-1812

**Re: Act 537 Review - Sewage Facilities Planning Module  
1028 S Lumber Street  
City of Allentown, Lehigh County  
DEP Code No. 2-39001330-3**

Dear Mr. Koutsouros:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module according to the requirements of Act 537, the Pennsylvania Sewage Facilities Act. We offer the following comments.

This sewage facilities planning module is intended for the proposed construction of a two-story apartment building consisting of four units with associated parking on approximately 0.17 acres located at 1028 S Lumber Street. The development is proposed to be served by public sewage disposal by connecting to the existing sewer line in Lumber Street, with ultimate treatment at the Kline's Island wastewater treatment plant. According to *FutureLV: The Regional Plan*, the proposed project is in an area designated for Development in the General Land Use Plan and aligns with the *FutureLV: The Regional Plan* actions to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of Policy 3.2).

Enclosed please find an executed Module Component 4b. Please call me if you have any questions regarding this review.

Sincerely,

Corinne Ruggiero  
Environmental Planner

Enclosure

cc: Brandon Jones, Associate Planner, City of Allentown  
Jedediah Bortz, Associate Engineer 2, City of Allentown  
Robert Corby, PA Department of Environmental Protection  
Andrew Ginsburg (Applicant)

## SEWAGE FACILITIES PLANNING MODULE COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

### SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

1028 S Lumber Street

### SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction October 16, 2024  
 Agency name Lehigh Valley Planning Commission
3. Date review completed by agency November 25, 2024

### SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes No

- |                                     |                                     |     |   |
|-------------------------------------|-------------------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1.  | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 2.  | Is this proposal consistent with the comprehensive plan for land use? <u>Area designated for Development in Future LV General Land Use Plan</u>                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 3.  | Does this proposal meet the goals and objectives of the plan?<br><u>Generally meets goals and objectives.</u><br>If no, describe goals and objectives that are not met _____        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4.  | Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5.  | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6.  | Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact _____  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7.  | Will any known historical or archeological resources be impacted by this project? <u>PHMC determination</u><br>If yes, describe impacts ---   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8.  | Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>see PNDF results</u><br>If yes, describe impacts _____                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9.  | Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. | Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u><br>If no, describe inconsistencies ---   |

**SECTION C. AGENCY REVIEW (continued)**

Yes No

- ☐ ☐ 11. Have all applicable zoning approvals been obtained? *N/A*
- ☒ ☐ 12. Is there a county or areawide subdivision and land development ordinance? *Not applicable to City of Allentown*
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance? *N/A*  
If no, describe which requirements are not met ---
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? *See municipal interpretation*  
If no, describe inconsistency ---
- ☐ ☒ 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe ---
- ☐ ☐ 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? *N/A*
- ☐ ☐ If yes, is the proposed waiver consistent with applicable ordinances.  
If no, describe the inconsistencies ---
- ☒ ☐ 17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
- ☐ ☒ If yes, will this project plan require the implementation of storm water management measures?

18. Name, Title and signature of person completing this section:

Name: Corinne RuggieroTitle: Environmental PlannerSignature: *Corinne Ruggiero*Date: November 25, 2024Name of County or Areawide Planning Agency: Lehigh Valley Planning CommissionAddress: 615 Waterfront Drive, Suite 201, Allentown, PA 18102Telephone Number: 610-264-4544**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.