



SEWAGE FACILITIES PLANNING MODULE

**1132-1136 WEST HAMILTON STREET
LEHIGH COUNTY, PA
DEP CODE # 2-39001352-3**

OCTOBER 2025

PREPARED FOR:

**HAMILTON SOMACH LLC
1132 WEST HAMILTON STREET
ALLENTOWN, PA 18101-1024**

PREPARED BY:

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

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I. SECTION 1



Pennsylvania
Department of Environmental Protection

Date: 2/27/2025

VIA ELECTRONIC MAIL

NAME: CARROLL ENGINEERING
ADDRESS: 949 EASTON ROAD
WARRINGTON, PA 18976
c/o JOHN KOUTSOUROS

Re: Planning Module for New Land Development
Component 3 – Sewage Collection and Treatment Facilities
Act 537 Planning
Subdivision 1132 - 1136 WEST HAMILTON ST.

RESIDENTIAL 50 UNIT APARTMENTS 11925 GPD

DEP CODE NO. 2-39001352-3

TOWNSHIP City of Allentown, COUNTY LEHIGH

Dear

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Enclosed are the applicable module forms. Please submit the completed planning modules and supporting information to the municipality(ies) in which the project is located. DEP must receive three (3) copies. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

Applicant Checklist (√ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
X	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
X	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
X	Resolution of Adoption is attached and completed	
X	Resolution of Adoption is signed by the municipal secretary	
X	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3850-FM-BCW0362A)		
X	Component 4A is attached, completed and signed	
	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3850-FM-BCW0362B)		
X	Component 4B is attached, completed and signed	
X	Municipal Responses to Component 4B comments are included	
Component 4C – County or Joint Health Department Review (Form 3850-FM-BCW0362C)		
N/A	Component 4C is attached, completed and signed	
N/A	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
X	Client Information is completed	
<i>Section C: Site Information</i>		
X	Site Information is completed	
X	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
X	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
X	The appropriate box is checked in Section E	
X	For existing public water supplies, the name of the company is provided	
X	For public water supplies, the certification letter from the public water company is attached	

<i>Section F: Project Narrative</i>		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
X	Section G.1.a. The collection system boxes are checked	
X	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
X	Section G.2.a. The appropriate treatment facility box is checked	
X	For existing treatment facilities, the name is provided	
X	For existing treatment facilities, the NPDES permit number is provided	
X	For existing treatment facilities, the CSL permit # is provided	
N/A	For new treatment facilities, the discharge location is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
N/A	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the National Historic Preservation Act	
X	The Project Review Form (PRF) (PHMC form) is attached	
X	The PHMC review letter or proof of online response is attached	
X	Proof that PHMC had notice for 15 days & failed to respond, if applicable	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
X	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
N/A	A completed PNDI Manual Project Submission Form (PNDI Form) (Form 8100-FM-FR0161) is attached (if applicable) with all supplemental materials and not older than 2 years.	

<i>Section H: Alternative Sewage Facilities Analysis</i>		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
X	The box is checked regarding Pennsylvania Waters Designated As Impaired	
N/A	The box is checked regarding Interstate and International Waters	
N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
X	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
X	Section J.1. The Project Flows are provided	
X	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
X	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
X	Section J.3.b. The Collection System information is completed, signed and dated	
X	Section J.3.b. The Conveyance System information is completed, signed and dated	
X	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
X	Section J.4.b. The Treatment Facility information is completed, signed and dated	
X	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
X	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
X	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	

X	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i>		
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i>		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section N: Detailed Hydrogeologic Study</i>		
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
X	Section O.1. The box is checked indicating municipal or private facilities	
N/A	If municipal, the remainder of Section O is not applicable	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.3. The private facilities' Project Flows are provided	
X	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
X	Section O.4.b. The private Collection System information is completed, signed and dated	
X	Section O.4.c. The private Conveyance System information is completed, signed and dated	
X	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
X	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
X	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
X	All Public Notification boxes in this section are checked	
N/A	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	

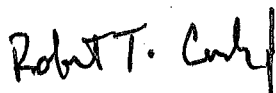
<i>Section Q: False Swearing Statements</i>		
X	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
X	The correct fee has been calculated	
X	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
X	The module completeness checklist is included	
X	All completeness items have been checked as included by the municipality, as appropriate	
X	The Municipal Official has signed and dated the checklist	

NOTE: DEP should be notified at least ten days prior to soils testing activities for C-2 Module.

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

If additional copies of the enclosed modules are needed, or if you have any questions concerning the information required, please contact me at 610.861.2157.

Sincerely,



Robert Corby
Sewage Planning Specialist
Clean Water Program

Enclosures:

Checklist Letter
Certification Statement
Component 3 Sewage Facilities Planning Module form
Instructions for Component 3 Sewage Facilities Planning Module form
County Planning Agency Review form and its Instruction, 4B
Municipality Planning Agency Review form and its Instruction, 4A
Resolution form
Transmittal Letter form

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: 
Applicant (or Applicant's authorized representative)

Date: 9/17/2025

Signed: _____
Municipal Secretary

Date: _____

bcc: R. Corby
T. Rustu
File

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)
Pennsylvania Department of Environmental Protection
Northeast Regional Office

Date _____

Dear Sir/Madam:

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

Vice President of Carroll Engineering Corporation for 1132-1136 West Hamilton Street

a subdivision, commercial, or industrial facility located in the City of Allentown

Lehigh County.

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.

- | | | |
|--|--|---|
| ☒ Resolution of Adoption | ☒ 3 Sewage Collection/Treatment Facilities | ☒ 4A Municipal Planning Agency Review |
| ☒ Module Completeness Checklist | ☐ 3s Small Flow Treatment Facilities | ☒ 4B County Planning Agency Review |
| ☐ 2 Individual and Community Onlot Disposal of Sewage | | ☐ 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 the City of Allentown
(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 Hamilton Somach LLC has proposed the development of a parcel of land identified as
land developer
1132-1136 West Hamilton Street, 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, the City of Allentown 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 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:

435 Hamilton Street

Allentown, PA 18101

Telephone (610) 439-5999

Seal of
Governing Body

IV. SECTION 4



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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 1132-1136 West Hamilton Street

2. Brief Project Description Existing three-story commercial office building to be renovated to a proposed six-story 50-unit apartment complex with 3 commercial offices on first floor.

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bortz	Jedariah			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	18101-1603		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-439-5999				

Form

C. SITE INFORMATION (See Section C of instructions)**Site (Land Development or Project) Name**

1132-1136 West Hamilton Street

Site Location Line 1

1132-1136 West Hamilton Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18101+1024

Latitude

40.599088

Longitude

-75.480836

Detailed Written Directions to Site Located on southern side of Hamilton Street between S 12th Street and S Poplar street

Description of Site Existing 3-Story Commercial Office Building with surrounding parking lot

Site Contact (Developer/Owner)

Last Name

Colasuonno

First Name

Joseph

MI

Suffix

Phone

908-692-5213

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Relix Property Group

FAX

Email

jrcola@gmail.com

Mailing Address Line 1

1132 West Hamilton Street

Mailing Address Line 2

Suite 201

Mailing Address Last Line -- City

Allentown

State

PA

ZIP+4

18101+1024

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

Last Name

Koutsouros

First Name

John

MI

L

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

Bucks

Email

jkoutsouros@carrollengineering.com 215-268-3808

Area Code + Phone

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 1923, Permit 1949 - see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 50

Connections 1

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 Klines Island WWTP

NPDES Permit Number for existing facility -26000

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 Klines 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 Liesel M. Gross Date 10/1/2025

(Also see Section I. 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

- ☒ Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

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 Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

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.

Form

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 11925 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) ^{M60}		b. Present Flows (gpd) ^{M60}		c. Projected Flows in 5 years (gpd) ^{M60} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.25	1.02	0.11	0.37	0.20	0.46
Conveyance	59	81	30	79	31	90
Treatment	40	40	32.3	40	33.4	42

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. Gragg

Agent Signature [Signature] Date 5/19/2025

☒ **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 *Liesel M. Gross*

Date 5/19/2025

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 *Liesel M. Gross*

Date 5/19/2025

☐ **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 11925 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

9/17/2025

Title

Date

949 Easton Road, Warrington, PA 18976

215-268-3808

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 \$2500 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)

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.

$$\#50 \quad \text{Lots (or EDUs)} \times \$50.00 = \$2500$$

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:

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$$$

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)

*40 Jan Dist. 15317
 Sect 3 & 4
 Little Lehigh R.*

VOL 189 PAGE 409

#60

60

PERMIT
 relative to

SEWERAGE

*Sandberg Water Branch
 Corner of Bannock*

City of Allentown

*Spuee Lane Dist. 15 & 19
 Section # 3 & 4 Little Lehigh
 Cde. Spuee Lane*

650 Paid

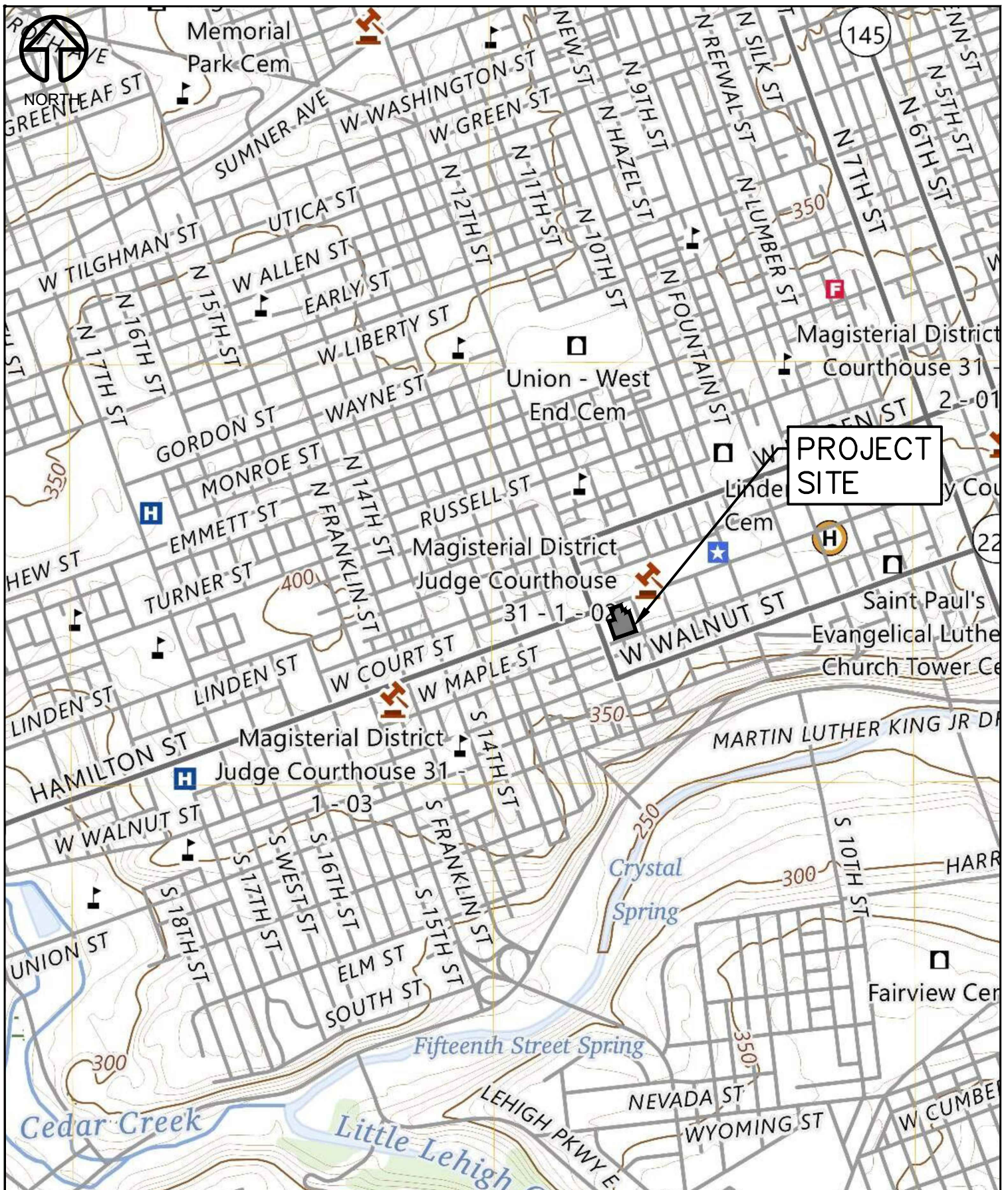


*JUN 25 1948
 759*

City of Allentown
 Lehigh County

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS
 IN AND FOR LEHIGH COUNTY, PENNSYLVANIA IN Misc.
 BOOK VOLUME 189 PAGE 409 & C.
 WITNESS MY HAND AND SEAL OF OFFICE THE 25th DAY
 OF June A.D. 1948
Sharon L. Thomas
 RECORDER

V. SECTION 5



www.carrollengineering.com

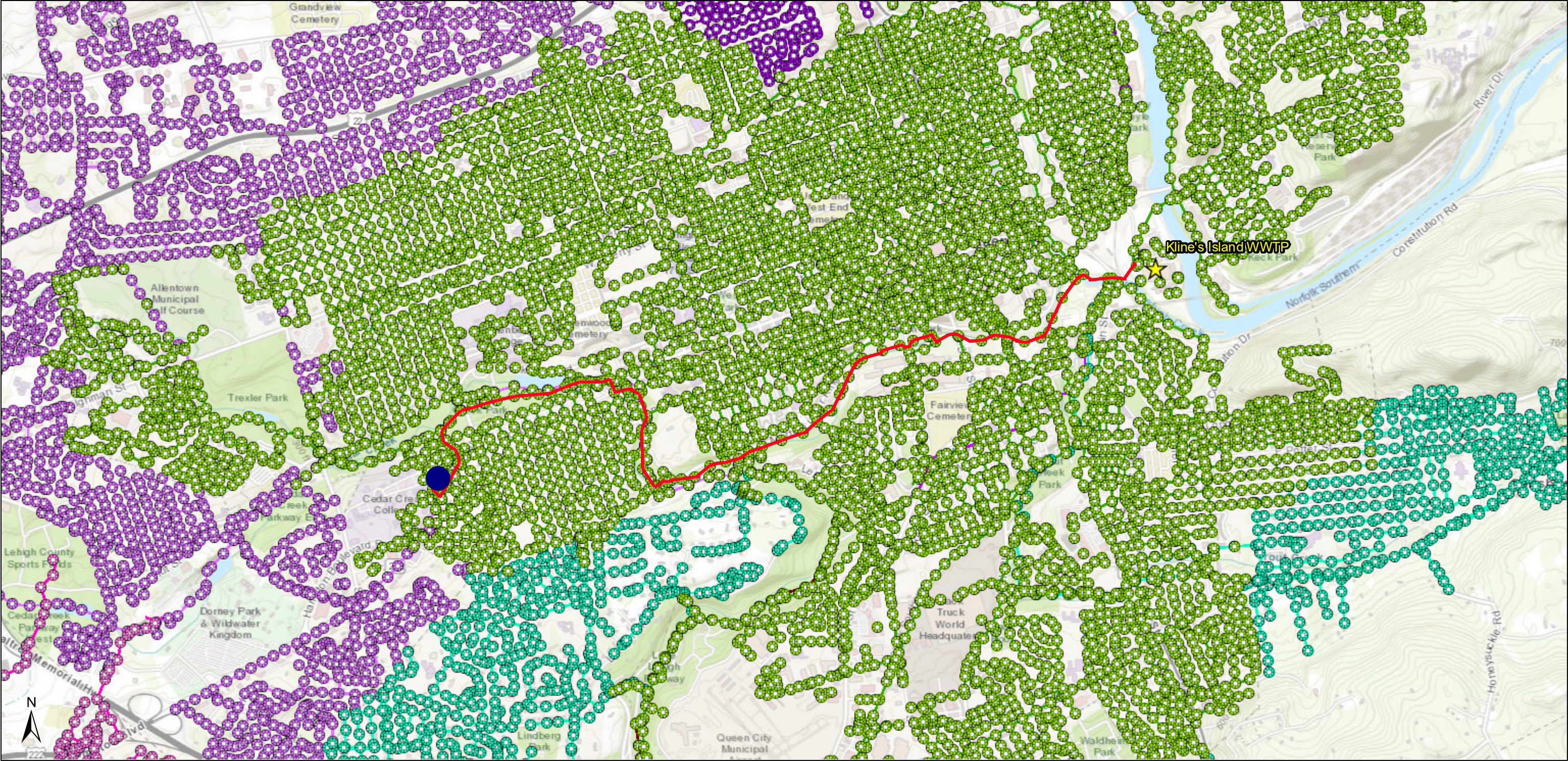
USGS MAP

PREPARED FOR
HAMILTON SOMACH LLC
SITUATED IN
CITY OF ALLENTOWN
LEHIGH COUNTY, PA

DATE 6/2/2025
JOB NO. 241572
SCALE 1"=1,000'
DWG. NO.

29

LCA GIS Flow Map - 2852 Crest Ave N



5/19/2025, 9:40:47 AM

1:36,112

- | | | | |
|-------------------------|--------------------------|--------------------------------|-------------------------------|
| Allentown Customer | Salisbury Manholes | CWSA Sanitary Mains | Suburban Force Mains |
| COA Manholes | South Whitehall Manholes | Lower Macungie Sanitary Mains | Suburban Gravity Mains |
| CWSA Manholes | LCA Suburban Manholes | Salisbury Sanitary Mains | Suburban Collector Mains |
| Lower Macungie Manholes | COA Sanitary Mains | South Whitehall Sanitary 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), (c) OpenStreetMap contributors, and the GIS User Community



VI. SECTION 6

PROJECT NARRATIVE
1132-1136 HAMILTON STREET
CITY OF ALLENTOWN, LEHIGH COUNTY

Hamilton Somach LLC proposes the reconfiguration of the existing building and the construction of three additional floors to construct fifty (50) new apartments units. The project will take place on Parcel 549689522449-1 in the City of Allentown on the southern side of Hamilton Street between S 12th Street and S Poplar Street.

The existing property is a 3-story commercial office building. The scope is to add three stories and reconfigure the interior layout to relocate the commercial offices to the first floor and propose fifty (50) new apartment units on the second through sixth floors. The building is currently served by water and sewer but the owner plans to connect to the public water and sewer system in Maple Street, if possible, for the increased flows. This building is to be sprinklered as well. The total additional EDUs would be 50.

Based on correspondence with Lehigh County Authority, this project has water and sewer capacity. Fifty (50) additional EDUs 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
email: service@lehighcountyauthority.org

May 19, 2025

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

RE: 1132-1136 West Hamilton St – 1132-1136 West Hamilton St, City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

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 11,925 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)	-2,155,689
This submission	-11,925
Remaining Allocation in KISS Connection Management Plan (as of 5/19/25)	2,449,515

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

Sincerely,

Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Jeffrey Mondulick, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Jedadiah Bortz, COA
Phil DePoe, LCA
John Koutsouros, Carroll Engineering Corporation



LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD * P.O. BOX 3348 * ALLENTOWN, PA 18106-0348
610-398-2503 * FAX 610-398-8413 * www.lehighcountyauthority.org
email: service@lehighcountyauthority.org

February 5, 2025

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

SUBJECT: Building Change of Use with Additional SF Added – 1132-116 W Hamilton St
Will Serve - Sewer Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 11,900 to the proposed reconfiguration of the existing office building along with the addition of 50 apartment units to the site located at 1132-1136 W Hamilton St Street. The final GPD total will be reflected in the approved DEP sewer planning module.

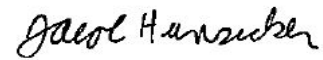
LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

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 script is cursive and fluid, with the first name "Jacob" and last name "Hunsicker" clearly legible.

Jacob Hunsicker
Capital Works Project Specialist

cc: Chris Lang – Carrol Engineering
Brandon Jones - COA
Jesus Sadiua – COA
Jedadiah Bortz – COA
Melissa Velez - 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
email: service@lehighcountyauthority.org

February 5, 2025

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

SUBJECT: Building Change of Use with Additional SF Added – 1132-116 W Hamilton St
Will Serve - Water Service

Dear Mrs. Gomez:

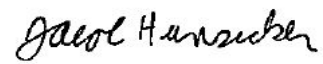
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 7,975 to the proposed reconfiguration of the existing office building along with the addition of 50 apartment units to the site located at 1132-1136 W Hamilton St Street. LCA has ample capacity to provide 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: Chris Lang – Carrol Engineering
Brandon Jones - COA
Jesus Sadiua – COA
Jedariah Bortz – COA
Melissa Velez - COA

VIII. SECTION 8

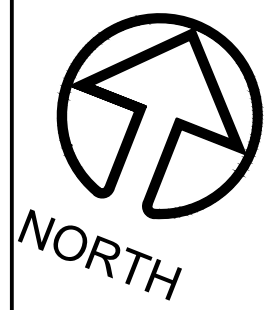
ALTERNATE SEWAGE FACILITIES ANALYSIS

The proposed sanitary laterals will connect to the public water and sewer system in Maple Street. The project proposes 11,925 GPD of flow that are tributary to the Jordan Creek Interceptor, which then conveys to Klines Island Wastewater Treatment Plant. Fifty (50) additional EDUs are required for the scope of work.

Lehigh County Authority has indicated that the existing interceptor and wastewater treatment plant have capacity for the proposed flows (11,925 gpd or 50 EDUs).

Alternate methods of sewerage disposal were investigated, specifically discharging to Hamilton Street sewer main, but due to the proximity of the Maple Street main, the proposed method of sewerage disposal was chosen.

IX. SECTION 9



AL 241572.00 (CAD) Drawings 2415720102.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 20250351544
1-800-242-1776

PROPOSED SUITE & APARTMENT NUMBER TABLE			
SUITE OR APARTMENT	SUITE OR APARTMENT NUMBER	FLOOR OF BUILDING	ADDRESS
SUITE	201	1ST	1132 HAMILTON STREET
APARTMENT	200	2ND	1132 HAMILTON STREET
APARTMENT	202	2ND	1132 HAMILTON STREET
APARTMENT	203	2ND	1132 HAMILTON STREET
APARTMENT	204	2ND	1132 HAMILTON STREET
APARTMENT	205	2ND	1132 HAMILTON STREET
APARTMENT	206	2ND	1132 HAMILTON STREET
APARTMENT	207	2ND	1132 HAMILTON STREET
APARTMENT	208	2ND	1132 HAMILTON STREET
APARTMENT	209	2ND	1132 HAMILTON STREET
APARTMENT	210	2ND	1132 HAMILTON STREET
APARTMENT	211	2ND	1132 HAMILTON STREET
APARTMENT	212	2ND	1132 HAMILTON STREET
APARTMENT	213	2ND	1132 HAMILTON STREET
APARTMENT	300	3RD	1132 HAMILTON STREET
APARTMENT	301	3RD	1132 HAMILTON STREET
APARTMENT	302	3RD	1132 HAMILTON STREET
APARTMENT	303	3RD & 4TH	1132 HAMILTON STREET
APARTMENT	304	3RD	1132 HAMILTON STREET
APARTMENT	305	3RD & 4TH	1132 HAMILTON STREET
APARTMENT	306	3RD	1132 HAMILTON STREET
APARTMENT	307	3RD & 4TH	1132 HAMILTON STREET
APARTMENT	308	3RD	1132 HAMILTON STREET
APARTMENT	309	3RD & 4TH	1132 HAMILTON STREET
APARTMENT	310	3RD	1132 HAMILTON STREET
APARTMENT	311	3RD & 4TH	1132 HAMILTON STREET
APARTMENT	312	3RD	1132 HAMILTON STREET
APARTMENT	400	4TH	1132 HAMILTON STREET
APARTMENT	401	4TH	1132 HAMILTON STREET
APARTMENT	402	4TH	1132 HAMILTON STREET
APARTMENT	404	4TH	1132 HAMILTON STREET
APARTMENT	406	4TH	1132 HAMILTON STREET
APARTMENT	408	4TH	1132 HAMILTON STREET
APARTMENT	410	4TH	1132 HAMILTON STREET
APARTMENT	500	5TH	1132 HAMILTON STREET
APARTMENT	501	5TH	1132 HAMILTON STREET
APARTMENT	502	5TH	1132 HAMILTON STREET
APARTMENT	503	5TH	1132 HAMILTON STREET
APARTMENT	504	5TH	1132 HAMILTON STREET
APARTMENT	505	5TH	1132 HAMILTON STREET
APARTMENT	506	5TH	1132 HAMILTON STREET
APARTMENT	507	5TH	1132 HAMILTON STREET
APARTMENT	508	5TH	1132 HAMILTON STREET
APARTMENT	509	5TH	1132 HAMILTON STREET
APARTMENT	600	6TH	1132 HAMILTON STREET
APARTMENT	601	6TH	1132 HAMILTON STREET
APARTMENT	602	6TH	1132 HAMILTON STREET
APARTMENT	603	6TH	1132 HAMILTON STREET
APARTMENT	604	6TH	1132 HAMILTON STREET
APARTMENT	605	6TH	1132 HAMILTON STREET
APARTMENT	606	6TH	1132 HAMILTON STREET
APARTMENT	607	6TH	1132 HAMILTON STREET

CITY OF ALLENTOWN ZONING TABLE					
1 OWNER	HAMILTON SOMACH LLC	6 LOT AREA, WIDTH, BUILDING COVERAGE AND HEIGHT REGULATIONS.			
ADDRESS	1139-1141 MAPLE STREET	(PER LOT)	REQUIRED	EXISTING	PROPOSED
Parcel Number	031360000	MINIMUM LOT AREA (SF)	2,000	6,327.8	6,327.8
County PIN	549689419912-1	MINIMUM LOT WIDTH (FT)	20.0	45.00	45.00
2 ZONING DISTRICT	B2 - CENTRAL BUSINESS DISTRICT	MAXIMUM BUILDING HEIGHT (FT)	NO MAXIMUM	N/A	N/A
		MAXIMUM BUILDING COVERAGE (%)	NO MAXIMUM	0.0%	0.0%
3 EXISTING USE	COMMERCIAL BUILDINGS AND PARKING LOT	7 MINIMUM BUILDING REQUIREMENTS			
		FRONT YARD (FT)	0	N/A	N/A
		REAR YARD (FT)	0	N/A	N/A
		SIDE YARD (FT)	0	N/A	N/A
4 OVERLAY DISTRICTS	TRADITIONAL NEIGHBORHOOD DEVELOPMENT HISTORIC BUILDING DEMOLITION CONTROL				
		FRONT YARD (FT)	0.00	0.00	0.00
		REAR YARD (FT)	0.00	180.10	180.10
		SIDE YARD (FT)	0.00	0.00	0.00
5 LOT AREA					
	(SF)	(AC)			
	6,327.8	0.15			

CITY OF ALLENTOWN ZONING TABLE					
1 OWNER	NINTH METRO LLC	6 LOT AREA, WIDTH, BUILDING COVERAGE AND HEIGHT REGULATIONS.			
ADDRESS	1132-1136 HAMILTON STREET	(PER LOT)	REQUIRED	EXISTING	PROPOSED
Parcel Number	031352000	MINIMUM LOT AREA (SF)	2,000	4,604.5	4,604.5
County PIN	549689526613-1	MINIMUM LOT WIDTH (FT)	20.0	20.00	20.00
2 ZONING DISTRICT	B2 - CENTRAL BUSINESS DISTRICT	MAXIMUM BUILDING HEIGHT (FT)	NO MAXIMUM	N/A	N/A
		MAXIMUM BUILDING COVERAGE (%)	NO MAXIMUM	18.8%	18.8%
3 EXISTING USE	COMMERCIAL BUILDINGS AND PARKING LOT	7 MINIMUM BUILDING REQUIREMENTS			
		FRONT YARD (FT)	0.00	0.00	0.00
		REAR YARD (FT)	0.00	180.10	180.10
		SIDE YARD (FT)	0.00	0.00	0.00
4 OVERLAY DISTRICTS	TRADITIONAL NEIGHBORHOOD DEVELOPMENT HISTORIC BUILDING DEMOLITION CONTROL				
		FRONT YARD (FT)	0.00	0.00	0.00
		REAR YARD (FT)	0.00	180.10	180.10
		SIDE YARD (FT)	0.00	0.00	0.00
5 LOT AREA					
	(SF)	(AC)			
	4,604.5	0.11			

CITY OF ALLENTOWN ZONING TABLE					
1 OWNER	HAMILTON SOMACH LLC	6 LOT AREA, WIDTH, BUILDING COVERAGE AND HEIGHT REGULATIONS.			
ADDRESS	1132-1136 HAMILTON STREET	(PER LOT)	REQUIRED	EXISTING	PROPOSED
Parcel Number	031360000	MINIMUM LOT AREA (SF)	2,000	13,812.3	13,812.3
County PIN	54968952249-1	MINIMUM LOT WIDTH (FT)	20.0	60.00	60.00
2 ZONING DISTRICT	B2 - CENTRAL BUSINESS DISTRICT	MAXIMUM BUILDING HEIGHT (FT)	NO MAXIMUM	N/A	N/A
		MAXIMUM BUILDING COVERAGE (%)	NO MAXIMUM	72.4%	72.4%
3 EXISTING USE	COMMERCIAL BUILDINGS AND PARKING LOT	7 MINIMUM BUILDING REQUIREMENTS			
		FRONT YARD (FT)	0	0.00	0.00
		REAR YARD (FT)	0	57.17	57.17
		SIDE YARD (FT)	0	0.00	0.00
4 OVERLAY DISTRICTS	TRADITIONAL NEIGHBORHOOD DEVELOPMENT HISTORIC BUILDING DEMOLITION CONTROL				
		FRONT YARD (FT)	0.00	N/A	N/A
		REAR YARD (FT)	0.00	N/A	N/A
		SIDE YARD (FT)	0.00	N/A	N/A
5 LOT AREA					
	(SF)	(AC)			
	13,812.3	0.32			

CITY OF ALLENTOWN ZONING TABLE					
1 OWNER	NINTH METRO LLC	6 LOT AREA, WIDTH, BUILDING COVERAGE AND HEIGHT REGULATIONS.			
ADDRESS	1132-1136 HAMILTON STREET	(PER LOT)	REQUIRED	EXISTING	PROPOSED
Parcel Number	031344000	MINIMUM LOT AREA (SF)	2,000	8,948.4	8,948.4
County PIN	549689620522-1	MINIMUM LOT WIDTH (FT)	20.0	5.30	5.30
2 ZONING DISTRICT	B2 - CENTRAL BUSINESS DISTRICT	MAXIMUM BUILDING HEIGHT (FT)	NO MAXIMUM	N/A	N/A
		MAXIMUM BUILDING COVERAGE (%)	NO MAXIMUM	0.0%	0.0%
3 EXISTING USE	COMMERCIAL BUILDINGS AND PARKING LOT	7 MINIMUM BUILDING REQUIREMENTS			
		FRONT YARD (FT)	0.00	N/A	N/A
		REAR YARD (FT)	0.00	N/A	N/A
		SIDE YARD (FT)	0.00	N/A	N/A
4 OVERLAY DISTRICTS	TRADITIONAL NEIGHBORHOOD DEVELOPMENT HISTORIC BUILDING DEMOLITION CONTROL				
		FRONT YARD (FT)	0.00	N/A	N/A
		REAR YARD (FT)	0.00	N/A	N/A
		SIDE YARD (FT)	0.00	N/A	N/A
5 LOT AREA					
	(SF)	(AC)			
	8,948.4	0.21			

ENC - EXISTING NON-CONFORMITY

STREET TREE SUMMARY	
REQUIRED STREET TREES	§ 597-5-A-4 - SHADE TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY AT A QUANTITY OF NOT LESS THAN ONE PER 40 FEET OF FRONTAGE ON ANY PUBLIC RIGHT-OF-WAY
EXISTING STREET TREES & CASH-IN-LIEU OF STREET TREE PLANTING	AN EXISTING STREET TREE WAS RECENTLY PLANTED ALONG HAMILTON STREET. A CASH-IN-LIEU OF WILL BE PAID FOR THE REMAINING 2 REQUIRED STREET TREES DUE TO SITE CONSTRAINTS AT \$508.33 EACH FOR A TOTAL OF \$1016.66 IN ACCORDANCE WITH CITY OF ALLENTOWN ORDINANCES AND FEE SCHEDULE(S)

LANDSCAPE NOTES:

1. NO LANDSCAPING ACTIVITIES ARE PROPOSED AS PART OF THIS APPLICATION

SITE NOTES:

1. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS
2. ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION
3. THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
4. ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
5. THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
6. ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
7. WORK TO BE PERFORMED ONSITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
8. TOTAL EARTH DISTURBANCE IS LESS THAN 5,000. NO E&S PLAN IS PREPARED DUE TO THE LIMITED DISTURBANCE.
9. THE RECORDING OF THIS PLAN WILL DEDICATE TO 1139-1141 MAPLE STREET, 1132-1136 HAMILTON STREET, 1130 HAMILTON STREET, AND 1128 HAMILTON STREET A BLANKET CROSS LOT EASEMENT, PARKING, UTILITY, AND MAINTENANCE EASEMENT FOR THE SUBJECT PROJECT SITE.
10. THERE ARE NO PROPOSED IMPROVEMENTS ON THE ABUTTING PARCELS 031380000 (OWNER HAMILTON SOMACH), 031352000 (OWNER NINTH METRO LLC), AND 031344000 (OWNER NINTH METRO LLC), BUT THE EXISTING PARKING STALLS ON THE ABUTTING PARCELS ARE TO BE USED FOR THE PROPOSED IMPROVEMENTS ON THE SUBJECT PARCEL.
11. THE EXISTING BOUNDARY WAS SET BY PARTY WALLS AND RIGHT-OF-WAY AND NO OTHER BOUNDARY EVIDENCE WAS OBSERVED DURING THE SURVEY.

BENCHMARK NOTES:

1. THE BENCHMARK FOR THIS PLAN IS THE CENTER OF AN EXISTING SANITARY MANHOLE ON MAPLE STREET. THE RIM ELEVATION IS 380.29
2. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE NAD 83. METES AND BOUNDS ARE LABELED PER STATE PLANE.
3. VERTICAL DATUM IS BASED ON NAVD88.

PROOF OF RECORDING

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCKET ID _____ OF THE _____ DAY OF _____, 20____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

WITNESS _____

RECORDER OF DEEDS _____

DATE _____

NOTARIZATION

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

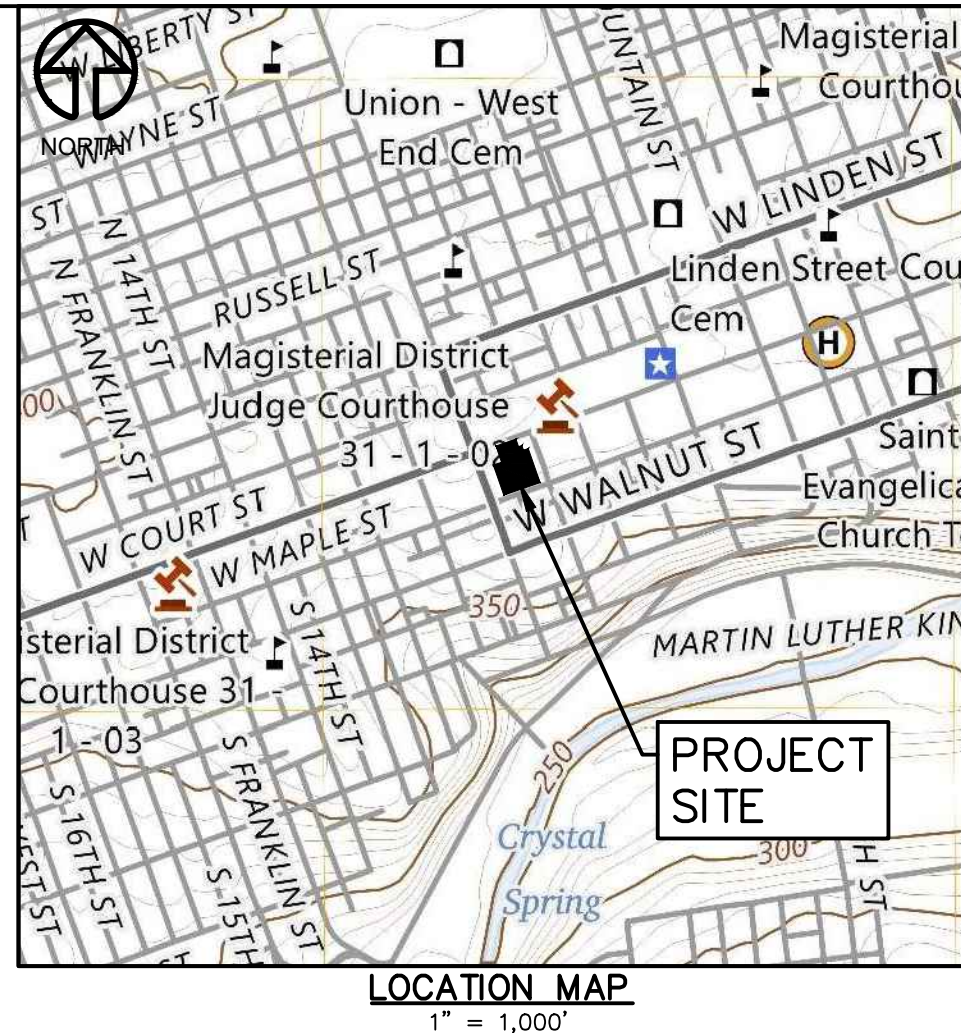
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE, ON THE GROUND, THAT IT IS CORRECT AND AT THE TIME THE SURVEY WAS MADE, THERE WERE NO EASEMENTS OR ENCROACHMENTS ACROSS PROPERTY LINES, OTHER THAN THOSE SHOWN.

(SEAL) RYAN PATRICK, P.L.S. DATE _____



LEGEND

---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	ROAD CENTERLINE
---	EXISTING FENCE
---	EXISTING UTILITY POLE
---	EXISTING MANHOLE
---	EXISTING WATER STRUCTURE
---	EXISTING GAS STRUCTURE
---	EXISTING DECIDUOUS TREE
---	PROPOSED CONCRETE
---	PROPOSED ELEVATOR SHAFT
---	PROPOSED MILL AND OVERLAY
---	PROPOSED MAG NAIL

CERTIFICATION OF OWNERS OF RECORD AND DEDICATION

HAMILTON SOMACH LLC

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED IN THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON).

THE FOREGOING ADOPTION (AND DEDICATION) IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF LEHIGH COUNTY, PENNSYLVANIA, WITHIN 90 DAYS OF THE DATE OF SAID APPROVAL.

(SIGNATURE OF OWNER)

(SIGNATURE OF OWNER)

NINTH METRO LLC

I (WE), THE UNDERSIGNED, BEING THE OWNER(S) IN PEACEFUL POSSESSION OF THE LAND HEREIN PLATTED AND BEING THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME, DO HEREBY ADOPT THIS PLAN OF PROPERTY SITUATED IN THE CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, (AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL LAND FOR PUBLIC PURPOSES SHOWN HEREON).

THE FOREGOING ADOPTION (AND DEDICATION) IS MADE BY ME (US) WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL BY THE ALLENTOWN CITY PLANNING COMMISSION, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF LEHIGH COUNTY, PENNSYLVANIA, WITHIN 90 DAYS OF THE DATE OF SAID APPROVAL.

(SIGNATURE OF OWNER)

(SIGNATURE OF OWNER)

PLANNING COMMISSION APPROVAL

THE WITHIN PLOT OR PLAN OF LAND LOCATED IN ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA, WAS APPROVED BY THE ALLENTOWN CITY PLANNING COMMISSION.

CHAIRMAN _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SECRETARY _____ DATE _____

APPROVED: _____ CITY ENGINEER

CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

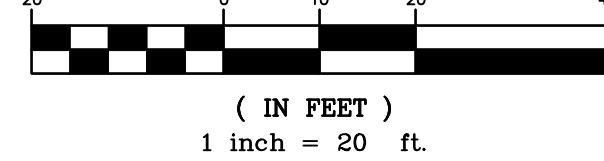
LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

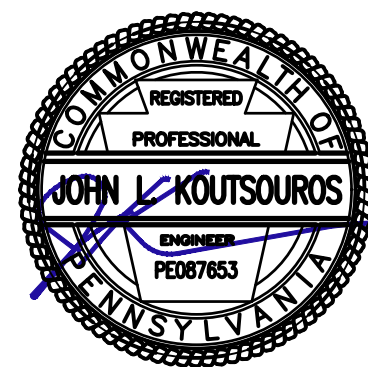
PLANNER _____

DATE _____

GRAPHIC SCALE



Carroll Engineering Corporation
CORPORATE OFFICE
949 . EASTON . ROAD
WARRINGTON, . PA . 18976
PHONE: 215.343.5700
FAX: 215.343.0875
630 Freedom Business Ctr., 3rd Fl. 105 Rader Boulevard, Suite 206
King of Prussia, PA 19406 Hillsborough, NJ 08044
Phone: 610-572-7093 Phone: 908-874-7500
Fax: 908-874-7502
433 Lancaster Avenue, Suite 200 101 Larry Holmes Drive, Suite 201
Malvern, PA 19355 Easton, PA 18042
Phone: 610-489-5100 Phone: 610-589-4940
www.carrollengineering.com

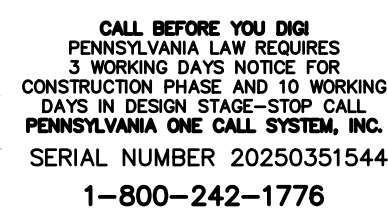


RECORD PLAN

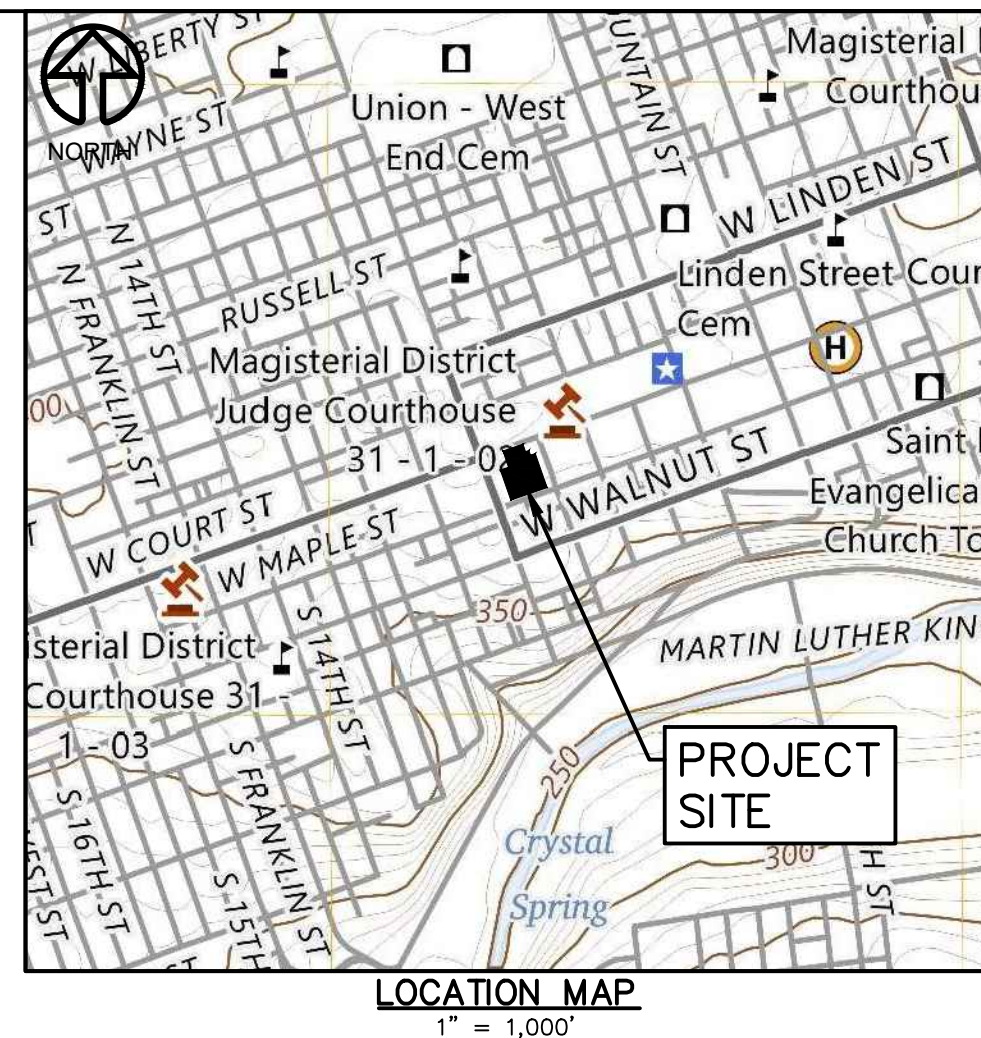
1128-1136 W. HAMILTON STREET
(PARCEL NUMBER 031360000)
SITUATED IN
WARD 3, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA
PREPARED FOR
HAMILTON SOMACH LLC
1132 WEST HAMILTON STREET, SUITE 201
ALLENTOWN, PA 18102

RENS PER CITY COMMENTS	CML	DATE	INITIALS
1	10/26/24	2/17/25	
2	10/26/24	2/17/25	
3	10/26/24	2/17/25	

DATE	3/17/2025
CADD FILE	2415720102
JOB NO	241572
DSG BY	CML
DWN BY	CML
CKD BY	JKL
SCALE	1" = 20'
DRAWER NUMBER	-
SHEET	2 OF 9 SHEETS
DRAWING NUMBER	C-101



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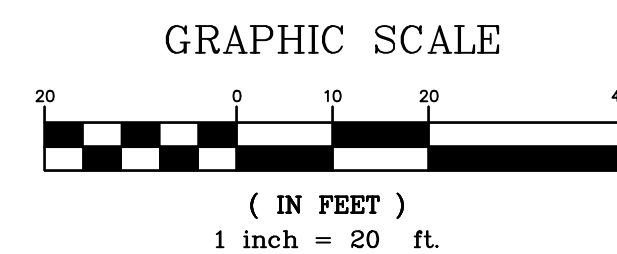


	RIGHT-OF-WAY LINE
	PROPERTY LINE
	ROAD CENTERLINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FENCE
	EXISTING OVERHEAD WIRE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING UTILITY POLE
	EXISTING MANHOLE
	EXISTING WATER STRUCTURE
	EXISTING GAS STRUCTURE
	EXISTING DECIDUOUS TREE
	PROPOSED CONCRETE
	PROPOSED ELEVATOR SHAFT
	PROPOSED MILL AND OVERLAY

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
2. ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
3. THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
4. ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.



SCALE: 1" = 5'



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
P H O N E : 2 1 5 . 3 4 3 . 5 7 0 0
F A X : 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
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Phone: 610-489-5100 Phone: 610-989-4940

www.carrollengineering.com



1128-1136 W. HAMILTON STREET
(PARCEL NUMBER 031360000)

WARD 3, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA
SITUATED IN
PREPARED FOR

HAMILTON SOMACH LLC
1132 WEST HAMILTON STREET, SUITE 201
ALLENTOWN, PA 18102

2	10/28/25	REVISED PER CITY COMMENTS	CML
1	9/11/25	REVISED PER CITY COMMENTS	CML
NO.	DATE	DESCRIPTION	INITIALS

DATE	<u>3/17/2025</u>
CADD FILE	<u>2415720105</u>
JOB NO	<u>241572</u>

DSG BY	CML
DWN BY	CML
CKD BY	JLK
SCALE	1" = 20'

DRAWER NUMBER _____

SHEET 4 OF 9 SHEETS

DRAWING NUMBER

C-102

X. SECTION 10

1. PROJECT INFORMATION

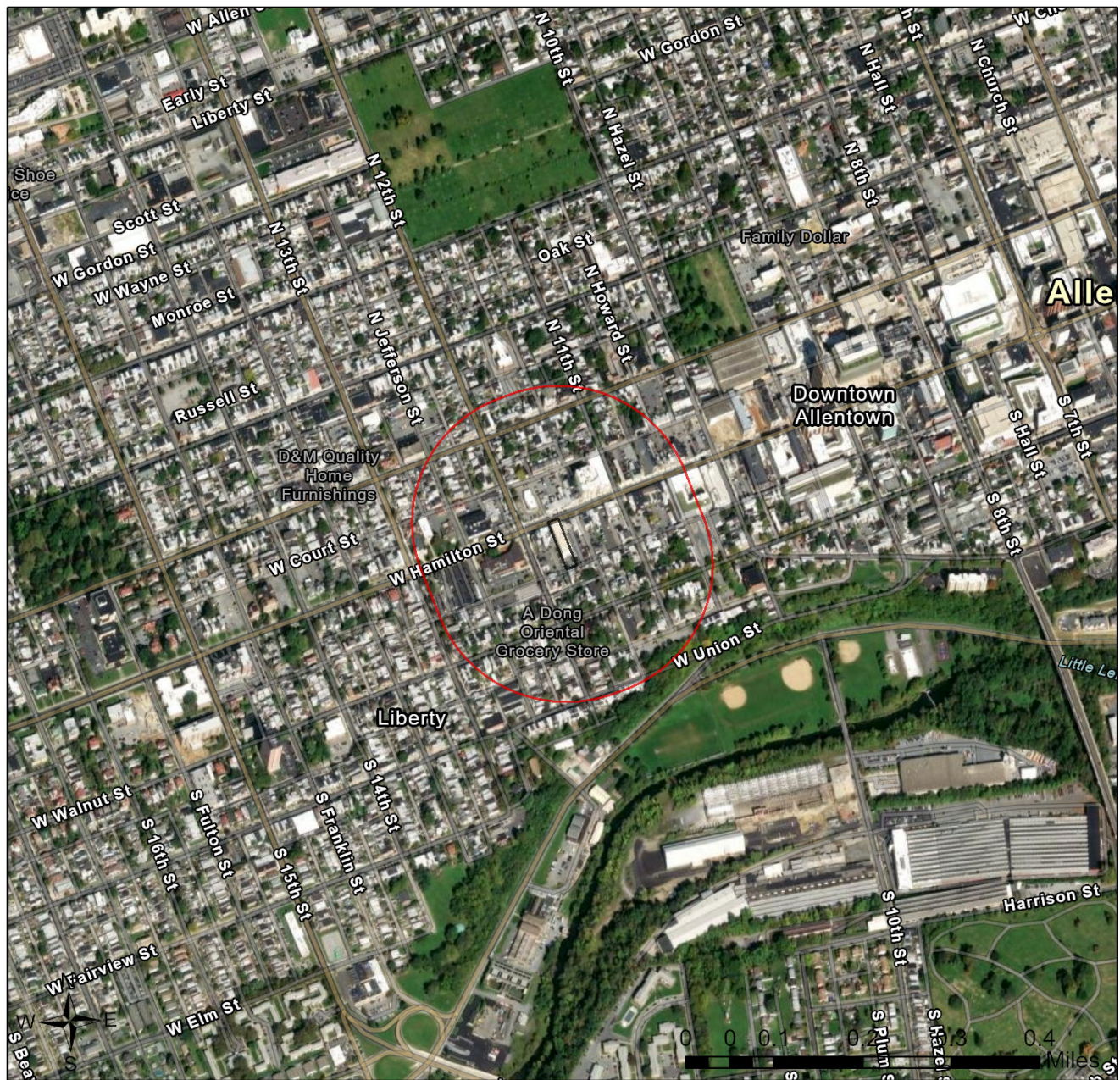
Project Name: **1132-1136 W Hamilton Street**
Date of Review: **2/4/2025 01:06:19 PM**
Project Category: **Development, Other**
Project Area: **0.38 acres**
County(s): **Lehigh**
Township/Municipality(s): **Allentown City**
ZIP Code:
Quadrangle Name(s): **ALLENTOWN EAST**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**
Decimal Degrees: **40.599276, -75.480942**
Degrees Minutes Seconds: **40° 35' 57.3921" N, 75° 28' 51.3899" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
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 there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

1132-1136 W Hamilton Street

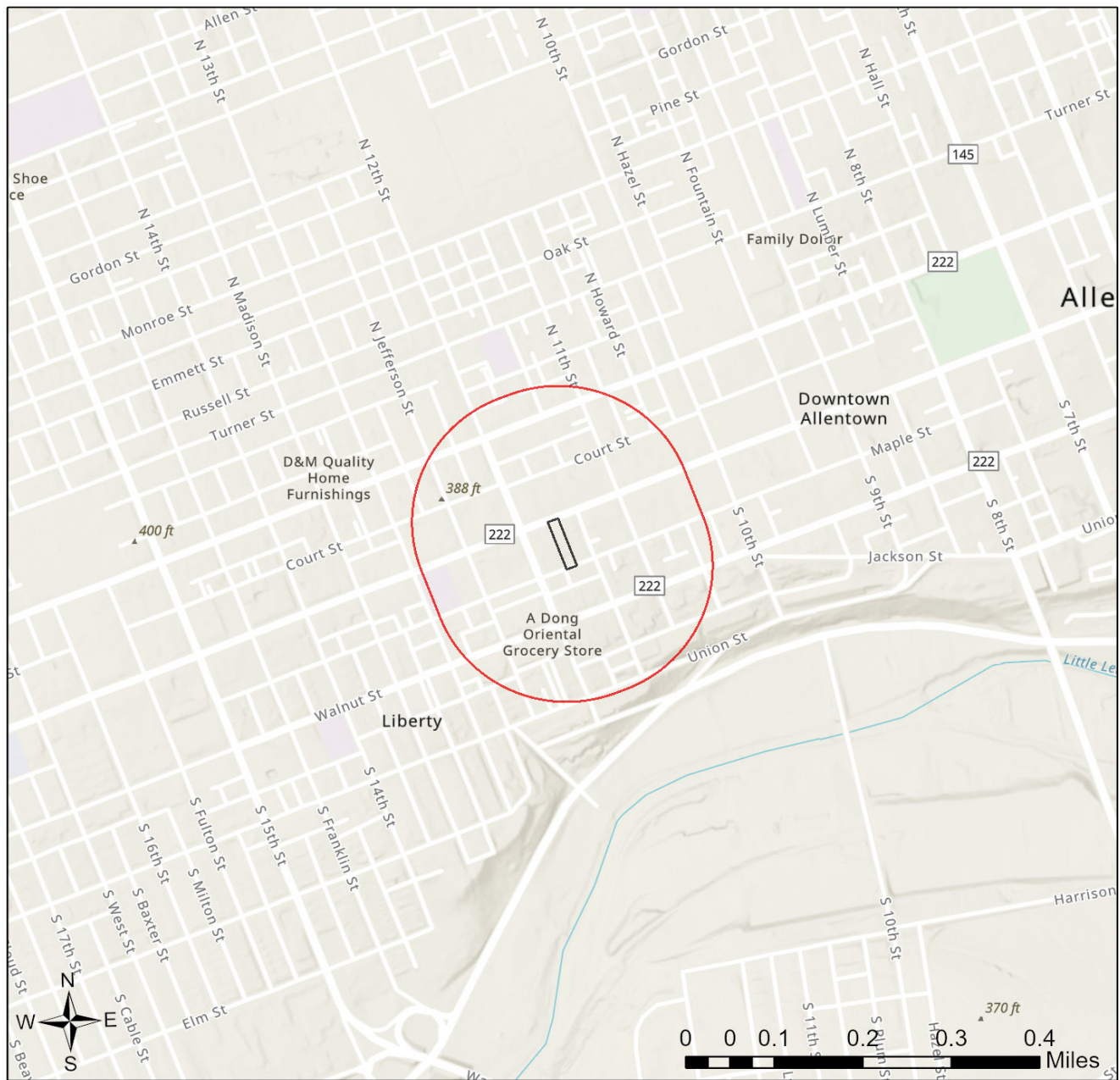


-  Buffered Project Boundary
-  Project Boundary



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

1132-1136 W Hamilton Street



-  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

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:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PGC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Falco peregrinus	Peregrine Falcon	Special Concern Species*

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.

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

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). 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

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: 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
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
NO Faxes Please

7. PROJECT CONTACT INFORMATION

CHRISTOPHER LANG, E.I.T.

Name: _____
Company/Business Name: CARROLL ENGINEERING CORPORATION
Address: 949 EASTON ROAD
City, State, Zip: WARRINGTON, PA, 18976
Phone: (215) 343-5700 Fax: () _____
Email: CLANG@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.



02-04-2025

applicant/project proponent signature

date



PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

2001 ELMERTON AVENUE HARRISBURG, PA 17110-9797 | (717) 787-5529

March 3, 2025

John Koutsouros
Carroll Engineering Corporation
949 Easton Road
Warrington, Pennsylvania 18976
sitedesign@carrollengineering.com

Re: 1132-1136 W Hamilton Street
PNDI Receipt File: *project_receipt_1132_1136_w_hamilton_stre_833646_FINAL_1.pdf*
Allentown City, Lehigh County, Pennsylvania

Dear John Koutsouros,

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt File *project_receipt_1132_1136_w_hamilton_stre_833646_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

PNDI records indicate species or resources of concern are located within the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, the PGC has determined that no impact is likely. Therefore, no further PNDI coordination with the PGC will be necessary for this project at this time.

This response represents the most up-to-date summary of the PNDI data files and is valid for two (2) years from the date of this letter. An absence of recorded information does not necessarily imply actual conditions on site. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered.

Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an “Update” (including an updated PNDI receipt, project narrative and accurate map). If the proposed work has not changed and no additional information concerning listed species is found, the project will be cleared for PNDI requirements under this agency for two additional years.

This finding applies to impacts to birds and mammals only. To complete your review of state and federally-listed threatened and endangered species and species of special concern, please be sure that the U.S. Fish and Wildlife Service, the PA Department of Conservation and Natural Resources, and/or the PA Fish and Boat

Commission have been contacted regarding this project as directed by the online PNDI ER Tool found at www.naturalheritage.state.pa.us.

Sincerely,



Amber Nolder
Wildlife Biologist
Bureau of Wildlife Management
Phone: 717-787-4250, Extension 73410
Fax: 717-787-6957
E-mail: anolder@pa.gov

A PNHP Partner



ADN/adn



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

May 22, 2025

Christopher Lang
949 Easton Road
Warrington, PA 18976

RE: ER Project # 2025PR01407.004, 1132-1136 West Hamilton Street, Department of Environmental Protection, Allentown City, Lehigh County

Dear Christopher Lang,

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.

Proposed Project

The proposed project involves the conversion of an existing three-story commercial office building into a proposed six-story 50-unit apartment complex with three commercial offices on the first floor.

Area of Potential Effect

PA SHPO concurs with the APE as presented in PA-SHARE.

Archaeological Resources

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.

Above Ground Resources

Identification of Historic Properties

The project is located in the Allentown City Historic District (Resource # 2004RE01929), a historic property determined to be eligible for the National Register of Historic Places (National Register) in 2004. The district is significant under Criterion C for Architecture and comprises a concentration of locally significant urban residential and commercial architecture. The period of significance spans from the early 18th century to 1954.

The subject property, the commercial building at 1132-1136 West Hamilton Street (also known as the Somach Building), retains sufficient integrity to convey its historic appearance despite interior damage from a recent fire and continues to contribute to the district. The character-defining features of the building that enable it to convey significance include:

- Overall form, height and setback
- Street-level pedestrian entrances and storefront windows at the first story

- Tripartite division of the second and third story
- Projecting bay windows with flanking central bands of windows
- Sandstone trim at the first story
- Central windows of the second story
- Caps of the second story

Assessment of Effect

Based on the information provided, we are of the opinion that the proposed alterations and addition to the Somach Building will have in an adverse effect on the Allentown City Historic District. The proposed project will change physical features within the setting of the historic district that contribute to its historic significance and will diminish the integrity of design of the building. Further, the addition of three stories to the building is out of scale with the immediately surrounding blocks and is not sensitive to the character of district.

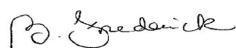
Continued Consultation

We recommend that you continue to consult with the PA SHPO on ways to minimize and/or mitigate the known adverse effects on historic properties. With regards to minimization, we acknowledge the project has been designed to retain most of the character defining features outlined above, ensure the new addition will be differentiated from the existing historic building, and harmonize new construction with the existing building to the extent possible. Given the project purpose and need and the design considerations outlined above, we are of the opinion that sufficient consideration has been given to minimization of project effects on the historic district.

With regards to mitigation, consideration should be given to addressing the significance of the historic property, providing a public benefit, and enhancing the knowledge and protection of the historic property. The cost of mitigation should be commensurate with the project effects and significance of the resource. Potential ideas for mitigation include education materials on the historic district in the form(s) of a walking tour, interpretive panel(s), a website accessed via a QR code, or some other publicly accessible format, or a donation to local historic preservation groups such as the Allentown Preservation League or the Lehigh County Historical Society. Please contact Elizabeth Williams at elicarr@pa.gov to further discuss mitigation options.

For questions concerning archaeological review, please contact Sara-Ladd Manley at samanley@pa.gov. For questions concerning above ground resources, please contact Elizabeth Williams at elicarr@pa.gov.

Sincerely,



Barbara Frederick
Environmental Review Division Manager

XI. SECTION 11

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

1132-1136 West Hamilton Street

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

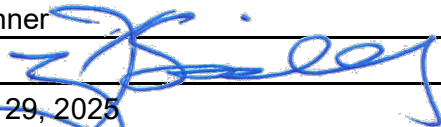
1. Date plan received by municipal planning agency October 29, 2025

2. Date review completed by agency October 29, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| ☒ | ☐ | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| ☐ | ☐ | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation? The city does not have agricultural land requiring protection. |
| ☐ | ☒ | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impacts _____ |
| ☐ | ☒ | 6. Will any known historical or archaeological resources be impacted by this project?
If yes, describe impacts <u>PHMC finds no negative impact (see PHMC finding enclosed)</u> |
| ☐ | ☐ | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?
If yes, describe impacts <u>PNDI recommends further review, re: impact on peregrine falcon.</u> |
| ☒ | ☐ | 8. Is there a municipal zoning ordinance? |
| ☒ | ☐ | 9. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| ☐ | ☒ | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance? |
| ☒ | ☐ | 11. Have all applicable zoning approvals been obtained? |
| ☒ | ☐ | 12. Is there a municipal subdivision and land development ordinance? |

SECTION C. AGENCY REVIEW (continued)

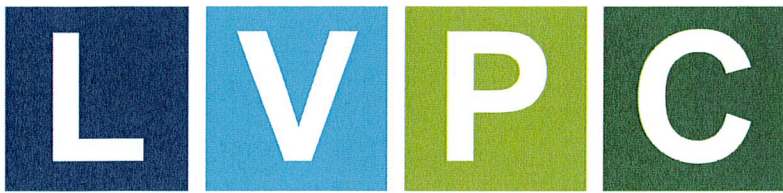
Yes	No	
☒	☐	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☒	☐	15. Are there any wastewater disposal needs in the area adjacent 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? (not applicable)
☐	☐	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>October 29, 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

October 28, 2025

Mr. John Koutsouros, PE
Carroll Engineering Corporation
949 Easton Road
Warrington, PA 18976

**Re: Act 537 Review - Sewage Facilities Planning Module
1132-1136 W. Hamilton Street
City of Allentown, Lehigh County
DEP Code No. 2-39001352-3**

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 reconfiguration of the existing 3-story building and the construction of three additional floors to construct 50 new apartment units at 1132-1136 W. Hamilton Street. The existing building is currently utilized as a commercial office space. The scope of the project is to add three stories and reconfigure the interior layout to relocate the commercial offices to the first floor and propose 50 new apartment units on the second through sixth floors. The existing commercial office building is currently served by public sewer and water. However, due to the increased flows, the applicant is proposing the building is to be served by public sewage disposal by connecting to the existing public sewer system within Maple Street, owned by the City, with ultimate treatment at the Kline's Island wastewater treatment plant. According to *FutureLV: The Regional Plan*, the proposed project is within an area designated for Development in the General Land Use Plan and aligns with the *FutureLV* action to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (under 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: Jesse Sadiua, Chief Planner, City of Allentown
Brandon Jones, Planner, City of Allentown

Jedadiah Bortz, Associate Engineer 2, City of Allentown
Jeffrey Mondulick, PA Department of Environmental Protection
Joseph Colasuonno (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

1132-1136 W Hamilton 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 7, 2025
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency October 28, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| ☐ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future LV General Land Use Plan.</i> |
| ☐ | ☐ | 3. Does this proposal meet the goals and objectives of the plan? <i>Generally meets goals and objectives.</i>
If no, describe goals and objectives that are not met _____ |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| ☐ | ☐ | 7. Will any known historical or archeological resources be impacted by this project? <i>PHMC determination</i>
If yes, describe impacts --- |
| ☐ | ☐ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>See PNDI results</i>
If yes, describe impacts _____ |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i>
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 the 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 Ruggiero
Title: Environmental Planner
Signature: Corinne Ruggiero
Date: October 28, 2025
Name of County or Areawide Planning Agency: Lehigh Valley Planning Commission
Address: 615 Waterfront Drive, Suite 201, Allentown, PA 18102
Telephone 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.