

December 10, 2024
TOC # 2024.0079

Jesus Sadiua
Chief Planner
Bureau of Planning & Zoning
City of Allentown
435 Hamilton St.
Allentown PA, 18101

RE: Resolution Supporting Sewer Planning Module for 116 N 5th Street in Allentown, PA 18102; DEP #2-39001332-3

+

Dear Mr. Sadiua;

As you are aware the property owner, Barber Real Estate Group LLC (Client) is renovating the existing building located at 116 N 5th Street in Allentown, PA 18102 and has requested a Sewer Facilities Planning Module for the above referenced project. Please find attached the following materials related to the above referenced project:

- Four (4) copies of the letter from the Pennsylvania Department of Environmental Protection (PA DEP), dated July 16, 2024;
- Four (4) copies of the standard PA DEP Transmittal Letter for Sewage Planning Modules;
- Four (4) copies of the "Resolution for Plan Revision for New Land Development";
- Four (4) copies of the project Architectural Plan sheets, dated April 4, 2010, no revisions;
- Four (4) copies of the Will-Serve letter, prepared by Lehigh County Authority, dated November 12, 2024;
- Four (4) copies of the Environmental Review Approval Letter, prepared by the PHMC, SHPO, dated August 21, 2024;
- Four (4) copies of the completed "Component 3" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4A" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4B" of the Sewage Facilities Planning Module with Four (4) copies of the Project Narrative
- Four (4) copies of the **PNDI** search receipt for the project, dated August 9, 2024

Upon your review of these materials, I would respectfully request to have the above Resolution placed on City Council's agenda for approval. Upon approval of same, please have the City Clerk complete and notarize the packages for submission to PA DEP. Note that proof of publication/advertisement of the resolution must also be included in the module package, so please include a copy of such as well. A copy of the package included herein may be retained for your records. For your convenience, the forms requiring completion by the City have been placed at the front of the submission package and are outlined below:

- PA DEP cover letter
- Standard PA DEP transmittal letter
- Resolution of Adoption

It is our understanding that the City has their own standard resolution format for Sewage Facilities Planning Modules. If requested by the PADEP, and for your convenience, we have included copies of the standard PA DEP forms should the City chose to use them.

Upon completion of the included copies, please return them to either the undersigned's attention, or the Owner's attention with the proof of publication/advertisement so the final approval can be submitted to the PA DEP by the City.

Upon receipt and review, should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,
Twin Oaks Consulting, LLC



Alfred G. Handy, PE
Manager, Civil Engineering

File 2024.0079

JRA

JB

Encl



Date: 7/16/2024

Name: BARBER REAL ESTATE GROUP

Address: 122 N. 5th St.
ALLENTOWN, PA 18102

RE: Planning Module for New Land Development
Subdivision 116 NORTH 5th ST

MULTI-RESIDENTIAL

CITY OF ALLENTOWN County LEHIGH COUNTY

DEP Code No: 2-39001332-3

Dear:

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

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

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

Clean Water Program

Bethlehem District Office | 4530 Bath Pike | Bethlehem, PA 18017-9074
610.861.2070 | Fax 610.861.2072 | www.dep.pa.gov

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

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



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

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

Sincerely,

A handwritten signature in black ink that reads "Robert T. Corby, Jr." The signature is written in a cursive style.

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

CERTIFICATION STATEMENT

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

Municipal Address: _____

Municipal Telephone Number: _____

Signed: _____ Municipal Secretary

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

**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
2-39001332-3				

TO: Approving Agency (DEP or delegated local agency)

Date 12.10.2024

PADEP, Bethlehem District Office
4530 Bath Pike
Bethlehem, PA 18017-9074

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Alfred G. Handy PE (consultant)
(Name)

Civil Engineer for Barber Real Estate Group LLC (CLIENT) for 116 N 5th Street in Allentown, PA 18102
(Title) (Name)

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

Lehigh County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of 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 Barber Real Estate Group LLC has proposed the development of a parcel of land identified as
land developer

116 N 5th Street in Allentown, PA 18102, 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). conversion of a first-floor commercial space within an existing three (3) story building structure into a single bedroom residential apartment

WHEREAS, 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 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:

Seal of
Governing Body

Telephone _____



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

November 12, 2024

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

SUBJECT: Land Development – 116 N 5th St
Will Serve - Water Service

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 238 GPD to the proposed residential unit conversion located at 116 N 5th 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,

Jacob Hunsicker

Jacob Hunsicker
Capital Works Project Specialist

cc: Alfred Handy – Twin Oaks Consulting
Brandon Jones - COA
Jesus Sadiua – COA
Jedariah Bortz - COA



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

August 21, 2024

Sent Via PA-SHARE

RE: ER Project # 2024PR03851.001, 116 N 5th Street , Department of Conservation and Natural Resources, Allentown City, Lehigh County

Dear Submitter,

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

Above Ground Resources

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

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

For questions concerning above ground resources, please contact John Gardosik at jgardosik@pa.gov.

Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological - No Ground Disturbance

Based on the information received and available within our files, the proposed project will have No Effect on archaeological resources. If project plans should change to include ground-disturbing activities and/or you should be made aware of historic property concerns, you will need to reinitiate consultation with our office using PA-SHARE.

For questions concerning archaeological resources, please contact John Gardosik at jgardosik@pa.gov.

Sincerely,

Barbara Frederick
Environmental Review Division Manager



Lehigh Valley Planning Commission

DR. CHRISTOPHER K. AMAIO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 615 Waterfront Drive, Suite 201, Allentown, PA 18102 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

December 4, 2024

Mr. Alfred Handy, PE
Twin Oaks Consulting, LLC
820 Evans Street
Hazle Township, PA 18201

Re: Act 537 Review - Sewage Facilities Planning Module
116 North 5th Street
City of Allentown, Lehigh County
DEP Code No. 2-39001332-3

Dear Mr. Handy:

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 conversion of a first-floor commercial space within an existing 3-story building into a residential apartment unit located at 116 North 5th Street. The other two units of this building consist of two existing residential apartment units. The first-floor commercial space being converted into a residential unit is proposed to be served by public sewage disposal. The building is currently served by public sewers, with ultimate treatment at the Kline's Island wastewater treatment plant.

According to *FutureLV: The Regional Plan*, the proposed project is in an area designated for Development in the General Land Use Plan and aligns with the *FutureLV: The Regional Plan* actions to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of Policy 3.2).

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

Sincerely,

Corinne Ruggiero
Environmental Planner

Enclosure

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



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF CLEAN WATER

DEP Code #:
 2-39001332-3

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

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

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

Project Name
 116 N 5th St

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

1. Date plan received by municipal planning agency August 19, 2024
2. Date review completed by agency City of Allentown

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

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

SECTION C. AGENCY REVIEW (continued)

Yes **No**

 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: Jesus Sadiua

Title: Planner

Signature: 

Date: JUL 27 2016

Name of Municipal Planning Agency: City of Allentown

Address: 25 Hamilton St., Allentown, PA

Telephone Number: 610-437-7613 x2865

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.

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

116 North 5th 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 November 12, 2024
 Agency name Lehigh Valley Planning Commission
3. Date review completed by agency December 4, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future LV General Land Use Plan</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
If no, describe inconsistencies: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <i>FHMC determination</i>
If yes, describe impacts --- _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <i>see PNDI results</i>
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <i>N/A</i>
If no, describe inconsistencies --- _____ |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to the City of Allentown</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ---
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ---
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ---
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ---
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: <u>Corinne Ruggiero</u>
		Title: <u>Environmental Planner</u>
		Signature: <u><i>Corinne Ruggiero</i></u>
		Date: <u>December 4, 2024</u>
		Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>
		Address: <u>615 Waterfront Drive, Suite 201, Allentown, PA 18102</u>
		Telephone Number: <u>610-264-4544</u>

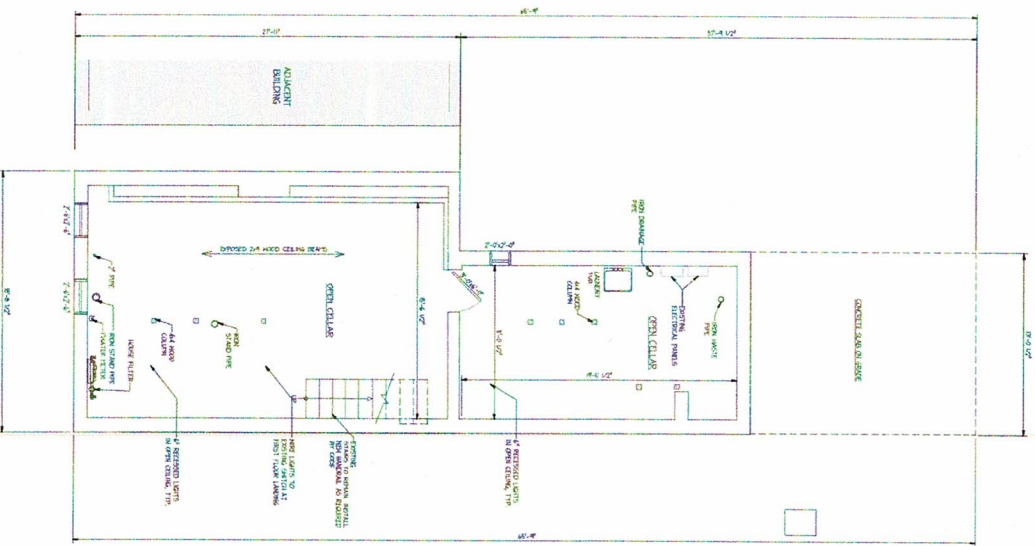
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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.

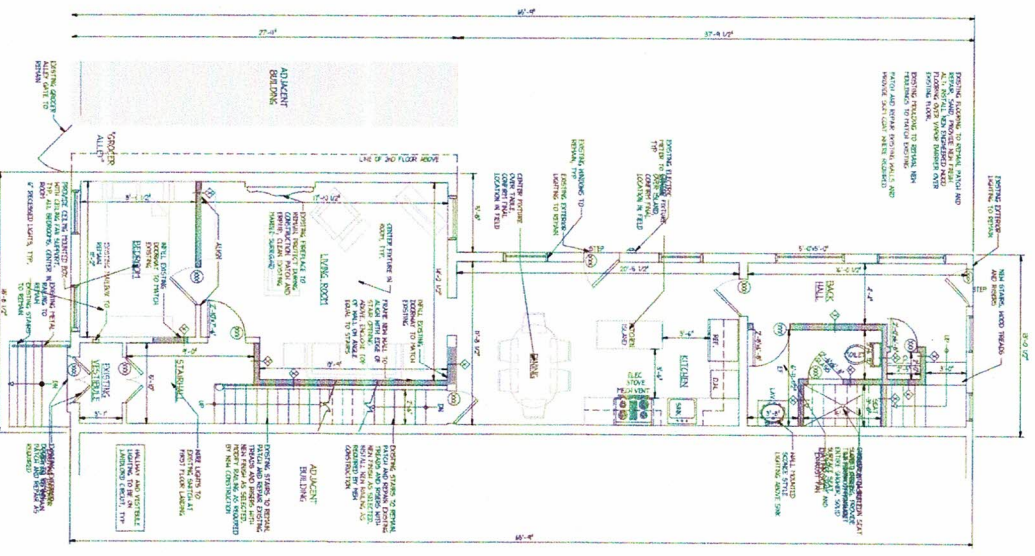
The county planning agency must complete this component within 60 days.

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

1 PROPOSED BASEMENT



2 PROPOSED 1ST FLOOR PLAN



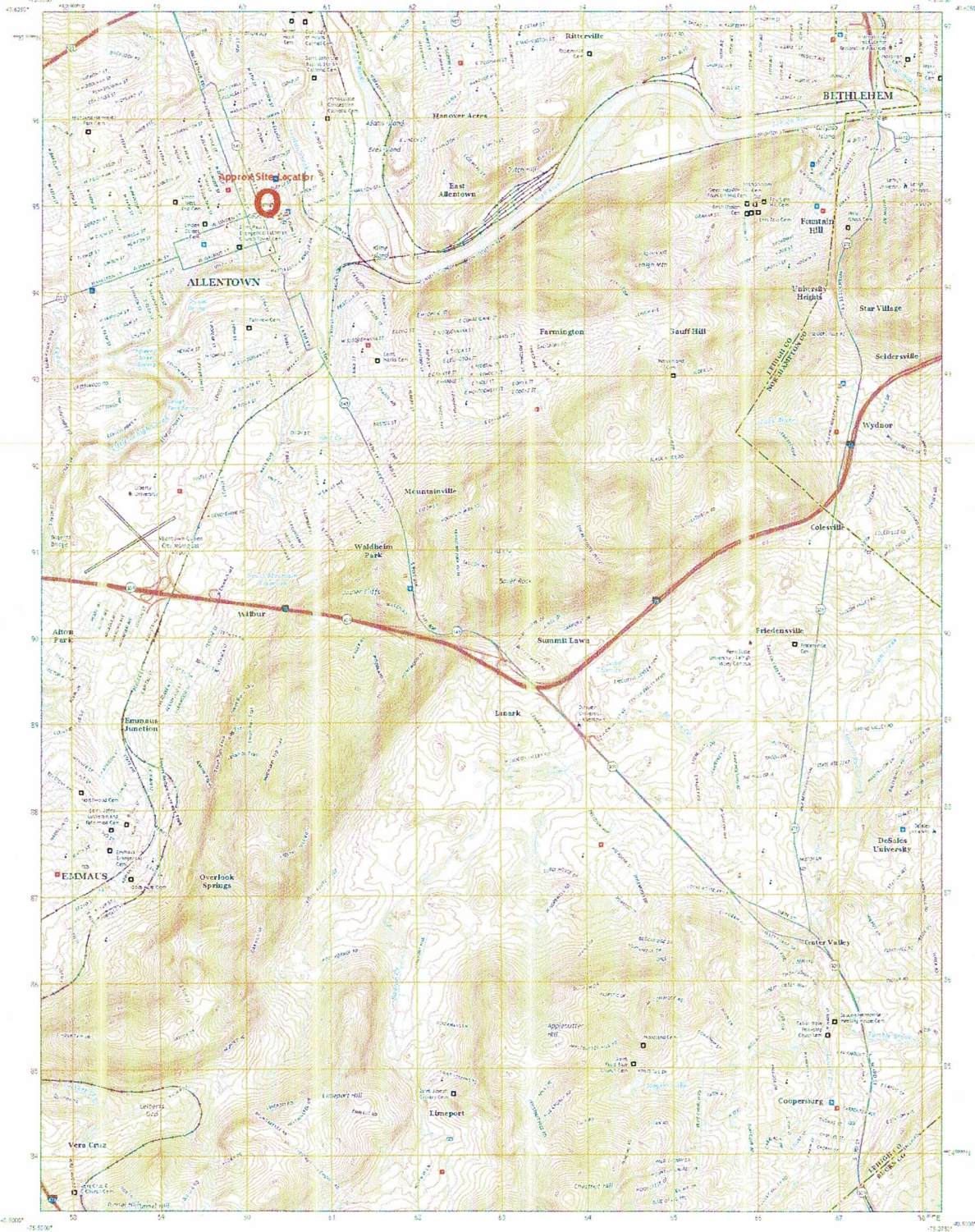
LEGEND	
[Symbol]	EXISTING WALL
[Symbol]	EXISTING INTERIOR PARTITION
[Symbol]	PROPOSED PARTITION
[Symbol]	EXISTING DOOR
[Symbol]	PROPOSED DOOR
[Symbol]	DLT, DESK, EXISTING LOCATION 10A
[Symbol]	DLT, DESK, EXISTING LOCATION 10B
[Symbol]	SECTION CROSS SECTION LOCATION 10A
[Symbol]	SECTION CROSS SECTION LOCATION 10B
[Symbol]	ELIVY DESK, EXISTING LOCATION 10A
[Symbol]	ELIVY DESK, EXISTING LOCATION 10B
[Symbol]	RETRAYING PARTITION
[Symbol]	PARTITION TYPE 10A (SEE WALL TYPES)
[Symbol]	DOOR 10A (SEE DOOR SCHEDULES)

Cornerstone
Consulting Engineering & Design Services, Inc.

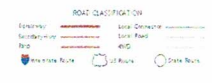
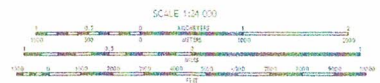
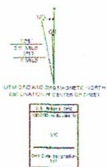
1176 N. Irving Street, Allentown, PA 18109
Phone: 610-261-2700
www.cornerstoneinc.com

DATE: 11/15/11
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	REVISED PER PERMIT COMMENTS
3	11/15/11	REVISED PER PERMIT COMMENTS
4	11/15/11	REVISED PER PERMIT COMMENTS
5	11/15/11	REVISED PER PERMIT COMMENTS
6	11/15/11	REVISED PER PERMIT COMMENTS
7	11/15/11	REVISED PER PERMIT COMMENTS
8	11/15/11	REVISED PER PERMIT COMMENTS
9	11/15/11	REVISED PER PERMIT COMMENTS
10	11/15/11	REVISED PER PERMIT COMMENTS
11	11/15/11	REVISED PER PERMIT COMMENTS
12	11/15/11	REVISED PER PERMIT COMMENTS
13	11/15/11	REVISED PER PERMIT COMMENTS
14	11/15/11	REVISED PER PERMIT COMMENTS
15	11/15/11	REVISED PER PERMIT COMMENTS
16	11/15/11	REVISED PER PERMIT COMMENTS
17	11/15/11	REVISED PER PERMIT COMMENTS
18	11/15/11	REVISED PER PERMIT COMMENTS
19	11/15/11	REVISED PER PERMIT COMMENTS
20	11/15/11	REVISED PER PERMIT COMMENTS



Produced by the United States Geological Survey
This map is a derivative of the National Map Accuracy Act of 1966. It is not a legal document. The map is a derivative of the National Map Accuracy Act of 1966. It is not a legal document. The map is a derivative of the National Map Accuracy Act of 1966. It is not a legal document.



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

Section F Project Narrative:
116 N5th Street Allentown 18102-4108

1. The proposed project will be the conversion of a first-floor commercial space within an existing three (3) story building structure into a single bedroom residential apartment containing a single bath facility consisting of sink, toilet, and bathtub/shower
2. The first-floor apartment will require one (1) EDU. The existing building contains two (2) residential apartments and one (1) retail space, therefore, based on the Lehigh County Authority (LCA) 3 EDU's will be required for the subject building. Below was forwarded from the LCA:

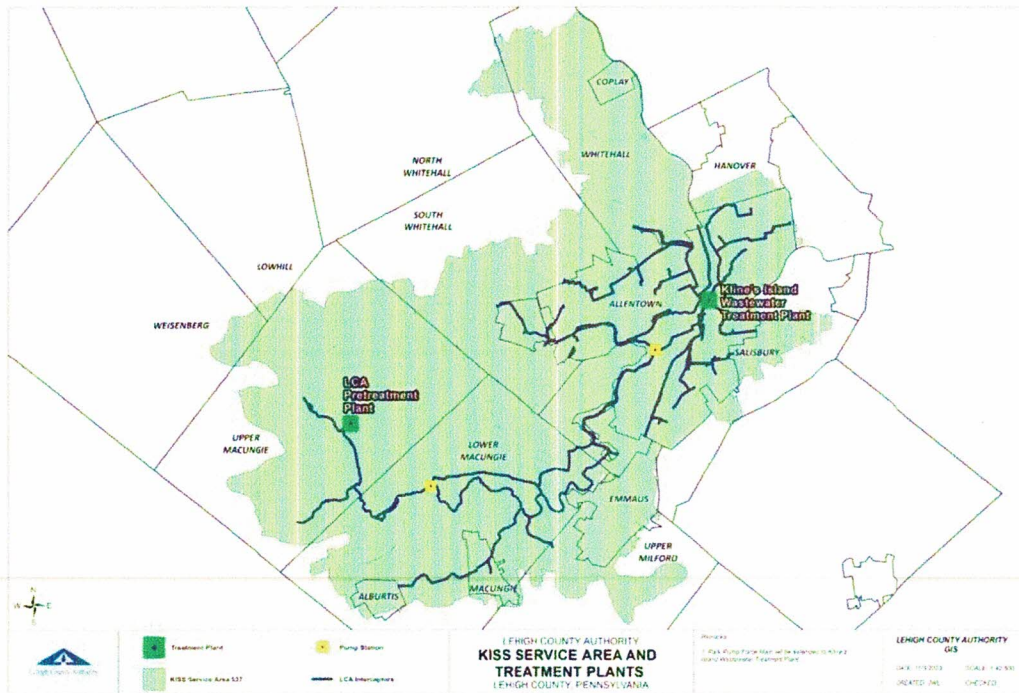
New Building, Change of use, or intensification (Calculation)
Adding Additional Apt Unit

116 N 5th St		
Tapping Fees		
Tapping Fees	Water	Sewer
New Building Layout		
Estimated Gallons Per Day (GPD)	382.8000	421.2000
Pre-Concession Rate	\$ 2,989.67	\$ 2,506.14
Capacity Part	\$ 3.26	\$ 6.48
Distribution / Collection Part (1)	\$ 9.77	\$ 0.22
Total New Building	\$ 3,002.70	\$ 2,512.84
Credit - Former Building Layout		
Estimated Gallons Per Day (GPD)	271.9475	299.2275
Pre-Concession Rate	\$ 2,123.91	\$ 1,780.40
Capacity Part	\$ 2.31	\$ 4.60
Distribution / Collection Part (1)	\$ 6.94	\$ 0.16
Total Credit	\$ 2,133.16	\$ 1,785.16
Net Tapping Fees Due		
Estimated Gallons Per Day (GPD) Increase	110.8525	121.9725
Pre-Concession Rate	\$ 865.76	\$ 725.74
Capacity Part	\$ 0.95	\$ 1.88
Distribution / Collection Part (1)	\$ 2.83	\$ 0.06
TAPPING FEES	\$ 869.54	\$ 727.68
TOTAL TAPPING FEES DUE	\$1,597.22	

(1) Distribution applies to water and collection applies to Sanitary sewer

3. The sewerage disposal method will be into the existing internal sanitary piping gravity flow facility within the building structure, eventually leaving the building and delivered to the subsurface sanitary system owned by the Lehigh County Authority (LCA) sewer system. The LCA operates the Kline's Island Wastewater Treatment Plant, where the effluent from the subject building will eventually be processed.

Section F Project Narrative:
116 N5th Street Allentown 18102-4108



4. The projected population to be served two (2) additional persons within the proposed first floor residential apartment and sewage flows was estimated to be a total of 175.5 gpd.
5. The location of the discharge from the subject building will be the subsurface piping network of the LCA sanitary sewer system. The disposal point of the septic effluent will be Kline's Island Wastewater Treatment Plant.
6. Total existing acreage of the proposed land development project is approximately 0.06 Acres.
7. The adjacent properties or mixed use compressing of residential, commercial, and industrial. The area appears to be completely built and is an urban setting. Any future development cannot be determined at this time.
8. The City of Allentown can provide the information relative to previous Act 537 planning completed for the subject property.

1. PROJECT INFORMATION

Project Name: **116 N 5th St apartment conversion**

Date of Review: **8/9/2024 05:14:18 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **14.01 acres**

County(s): **Lehigh**

Township/Municipality(s): **ALLENTOWN**

ZIP Code:

Quadrangle Name(s): **ALLENTOWN EAST**

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.604949, -75.469151**

Degrees Minutes Seconds: **40° 36' 17.8167" N, 75° 28' 8.9451" W**

2. SEARCH RESULTS

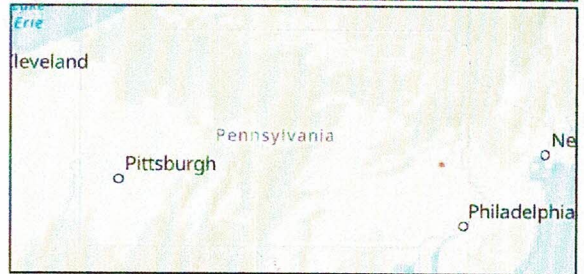
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

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

116 N 5th St apartment conversion

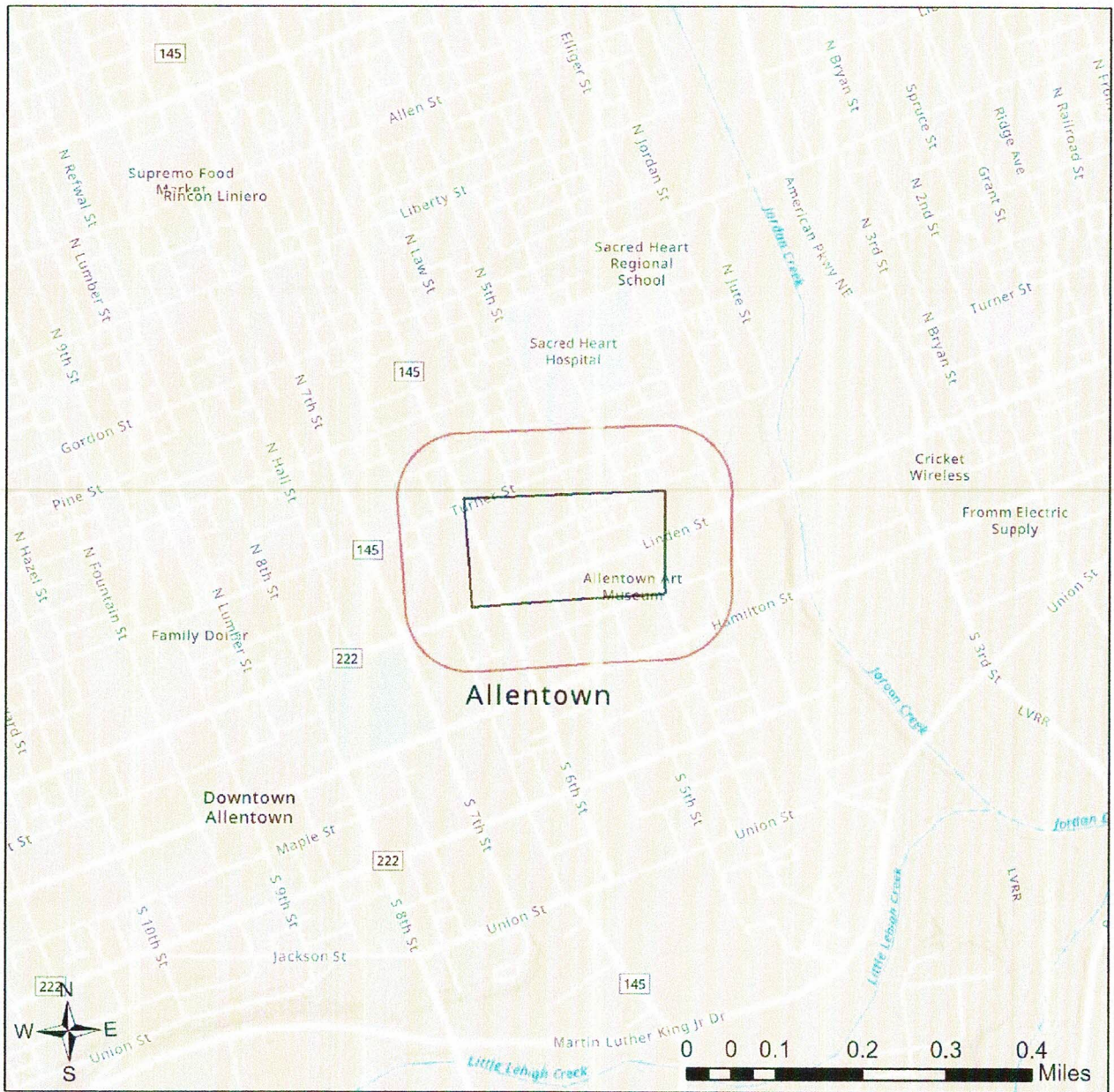


- Buffered Project Boundary
- Project Boundary

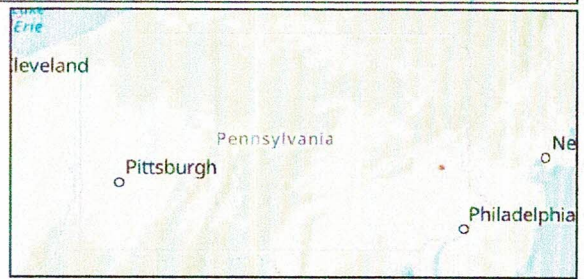


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

116 N 5th St apartment conversion



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

Your answer is: No

Q2: How many acres of woodland, forest, forested fencerows and trees will be cut, cleared, removed, disturbed or flooded (inundated) as a result of carrying out all aspects or phases of this project? [Round acreages UP to the nearest acre (e.g., 0.2 acres = 1 acre).]

Your answer is: zero acres

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). 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

Name: Al Handy, PE
Company/Business Name: Twin Oaks Consulting
Address: 153 Erica Drive
City, State, Zip: Saylorsburg, PA 18353
Phone: (908) 399 4542 Fax: ()
Email: aghandy@twinoaks.biz

8. CERTIFICATION

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

applicant/project proponent signature

12-10-2024

date