



SEWAGE FACILITIES PLANNING MODULE

**1008 S. 6TH STREET
LEHIGH COUNTY, PA
DEP CODE # 2-39001356-3**

MAY 2026

PREPARED FOR:

**ANB REALTY 16, LLC
1132 W. HAMILTON STREET, SUITE 201
ALLENTOWN, PA 18101-1025**

PREPARED BY:

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

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I. SECTION 1



Date: 4/1/2025

NAME: CARROLL ENGINEERING
ADDRESS: 949 EASTON RD.
WARRINGTON, PA 18976
C/O JOHN KOUTSOUROU

Re: Planning Module for New Land Development
Component 3 – Sewage Collection and Treatment Facilities
Act 537 Planning
Subdivision 1009 S. 6th St.

MULTI-RESIDENTIAL - 714 GPD

DEP CODE NO. 2-39001356-3

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		
✓	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
✓	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
✓	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
✓	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
✓	Resolution of Adoption is attached and completed	
✓	Resolution of Adoption is signed by the municipal secretary	
✓	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3850-FM-BCW0362A)		
✓	Component 4A is attached, completed and signed	
N/A	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3850-FM-BCW0362B)		
✓	Component 4B is attached, completed and signed	
✓	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>		
✓	Section A.1. The Project Name is completed	
✓	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
✓	Client Information is completed	
<i>Section C: Site Information</i>		
✓	Site Information is completed	
✓	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>		
✓	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
✓	The appropriate box is checked in Section E	
✓	For existing public water supplies, the name of the company is provided	
✓	For public water supplies, the certification letter from the public water company is attached	

<i>Section F: Project Narrative</i>		
✓	The Project Narrative is attached	
✓	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
✓	Section G.1.a. The collection system boxes are checked	
✓	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
✓	Section G.1.b. The questions on the collection system are completed	
✓	Section G.2.a. The appropriate treatment facility box is checked	
✓	For existing treatment facilities, the name is provided	
✓	For existing treatment facilities, the NPDES permit number is provided	
✓	For existing treatment facilities, the CSL permit # is provided	
N/A	For new treatment facilities, the discharge location is provided	
✓	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
✓	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
✓	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	
✓	Section G.4. The boxes are checked regarding Wetland Protection	
✓	Section G.5. The boxes are checked regarding Primary Agricultural Land	
✓	Section G.6. The boxes are checked confirming consistency with the National Historic Preservation Act	
✓	The Project Review Form (PRF) (PHMC form) is attached	
✓	The PHMC review letter or proof of online response is attached	
✓	Proof that PHMC had notice for 15 days & failed to respond, if applicable	
✓	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
✓	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
✓	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
✓	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>		
✓	The Alternative Sewage Facilities Analysis is attached	
✓	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	
✓	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>		
✓	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
✓	Section J.1. The Project Flows are provided	
✓	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
✓	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
✓	Section J.3.b. The Collection System information is completed, signed and dated	
✓	Section J.3.b. The Conveyance System information is completed, signed and dated	
✓	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
✓	Section J.4.b. The Treatment Facility information is completed, signed and dated	
✓	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	
✓	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
✓	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	

✓	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>		
✓	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	
✓	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
✓	Section O.3. The private facilities' Project Flows are provided	
✓	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
✓	Section O.4.b. The private Collection System information is completed, signed and dated	
✓	Section O.4.c. The private Conveyance System information is completed, signed and dated	
✓	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
✓	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
✓	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
N/A	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
✓	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	

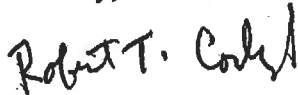
<i>Section Q: False Swearing Statements</i>		
✓	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
✓	The correct fee has been calculated	
✓	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A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

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: _____

Signed: _____
Municipal Secretary

Date: _____



Completeness Checklist

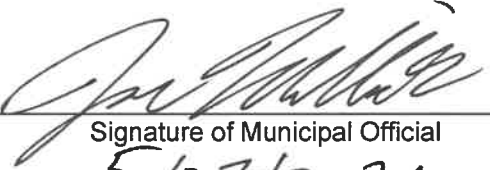
The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

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
 5/27/2026

 Date submittal determined complete

II. SECTION 2



**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) Date _____
 Pennsylvania Department of Environmental Protection
 Northeast Regional Office

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by John Koutsouros, P.E.
(Name)
Vice President of Carroll Engineering Corporation for 1008 S 6th Street
(Title) *(Name)*
 a subdivision, commercial ,or industrial facility located in the 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 checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input checked="" type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print) *Signature* *Date*

III. SECTION 3

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of 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 ANB Realty 16, LLC has proposed the development of a parcel of land identified as
land developer

1008 S 6th 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 #
2-39001356-3				

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 1008 S. 6th St
2. Brief Project Description Proposed 3-unit apartment building with associated parking area and walkways

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

Municipality Name	County	City	Boro	Twp
City of Allentown	Lehigh County	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Bortz	Jedariah			Associate Engineer 2
Additional Individual Last Name	First Name	MI	Suffix	Title
Sadiua	Jesus			Chief Planner
Municipality Mailing Address Line 1		Mailing Address Line 2		
641 S 10 th Street				
Address Last Line – City		State	ZIP+4	
Allentown		PA	18103-3173	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-437-7574 x 2253		Jedariah.Bortz@allentownpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

1008 S. 6th St

Site Location Line 1

1008 S. 6th Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103-0000

Latitude

40.591224

Longitude

-75.464975

Detailed Written Directions to Site The site is about 70 feet south of the intersection of W Wyoming St & S 6th St. The existing site is an empty lot.

Description of Site Empty grass/dirt lot with concrete pad in rear

Site Contact (Developer/Owner)

Last Name

Colasuonno

First Name

Joe

MI

Suffix

Phone

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

ANB Realty 16 LLC

FAX

Email

Mailing Address Line 1

Mailing Address Line 2

Mailing Address Last Line -- City

State

ZIP+4

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

Last Name

Koutsouros

First Name

John

MI

L

Suffix

P.E.

Title

Planning & Site Department Manager

Consulting Firm Name

Carroll Engineering Corporation

Mailing Address Line 1

949 Easton Road

Mailing Address Line 2

Address Last Line -- City

Warrington

State

PA

ZIP+4

18976-1812

Country

USA

Email

sitedesign@carrollengineering.com

Area Code + Phone

215-268-3808

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 1933 / permit 1933 * see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 3

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 Kline's Island Wastewater Treatment Plant

NPDES Permit Number for existing facility PA002600

Clean Streams Law Permit Number 31905403

Location of discharge point for a new facility. Latitude _____ Longitude _____

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

As an authorized representative of the permittee, I confirm that the Kline's Island WWT^P (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 2/18/26

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

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 714 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) MGD		b. Present Flows (gpd) MGD		c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.58	2.31	0.09	0.36	0.14	1.76
Conveyance	58	81	30	78	31	80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent
 Name of Responsible Agent Liesel M. Gross
 Agent Signature *Liesel M. Gross* Date 2/18/26

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 2/18/26

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 City of Allentown, LCA-Agent
Agent Signature *Liesel M. Gross*
Date 2/18/26

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 714 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
Planning & Site Department Manager	1/14/2026
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 \$_____ 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.

$$\#3 \quad \text{Lots (or EDUs) X } \$50.00 = \$ 150$$

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:

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

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)

LEHIGH COUNTY, S. S.

RECORDED in the office for the recording of Deeds &c.

In and for said County, in misc Book

Volume No. 138 Page 447

Witness my hand and seal of office, this 9th

day of Nov Anno Domini 1932.

Armed W. [Signature] Recorder.



ENTERED 3:50 PM

NOV 23 1932 10:05 AM

ALLENTOWN, LEHIGH COUNTY,
PENNSYLVANIA.

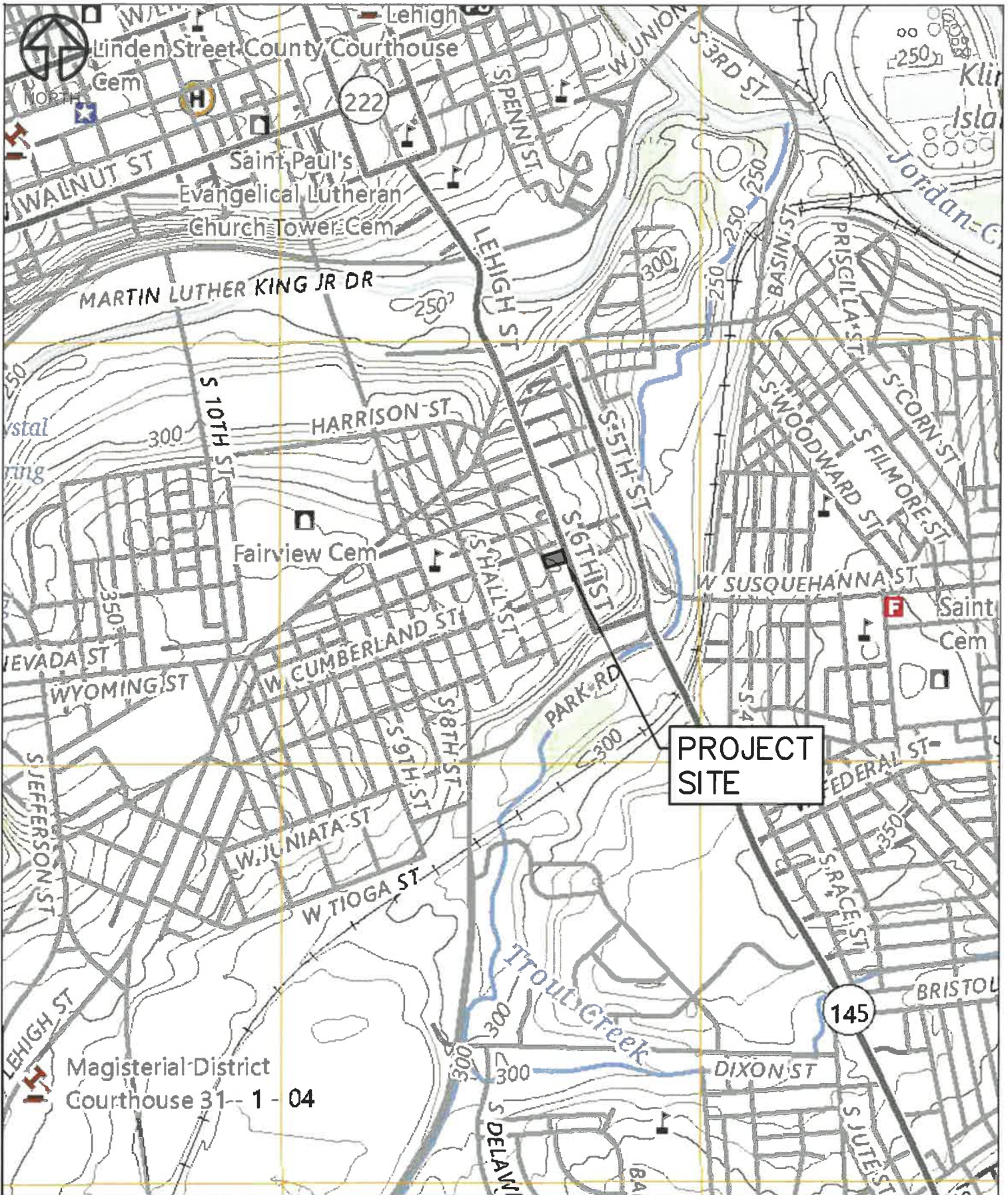
PERMITS
RELATIVE TO
SEWERAGE

DIST. 25

#51

34

V. SECTION 5



Carroll Engineering Corporation

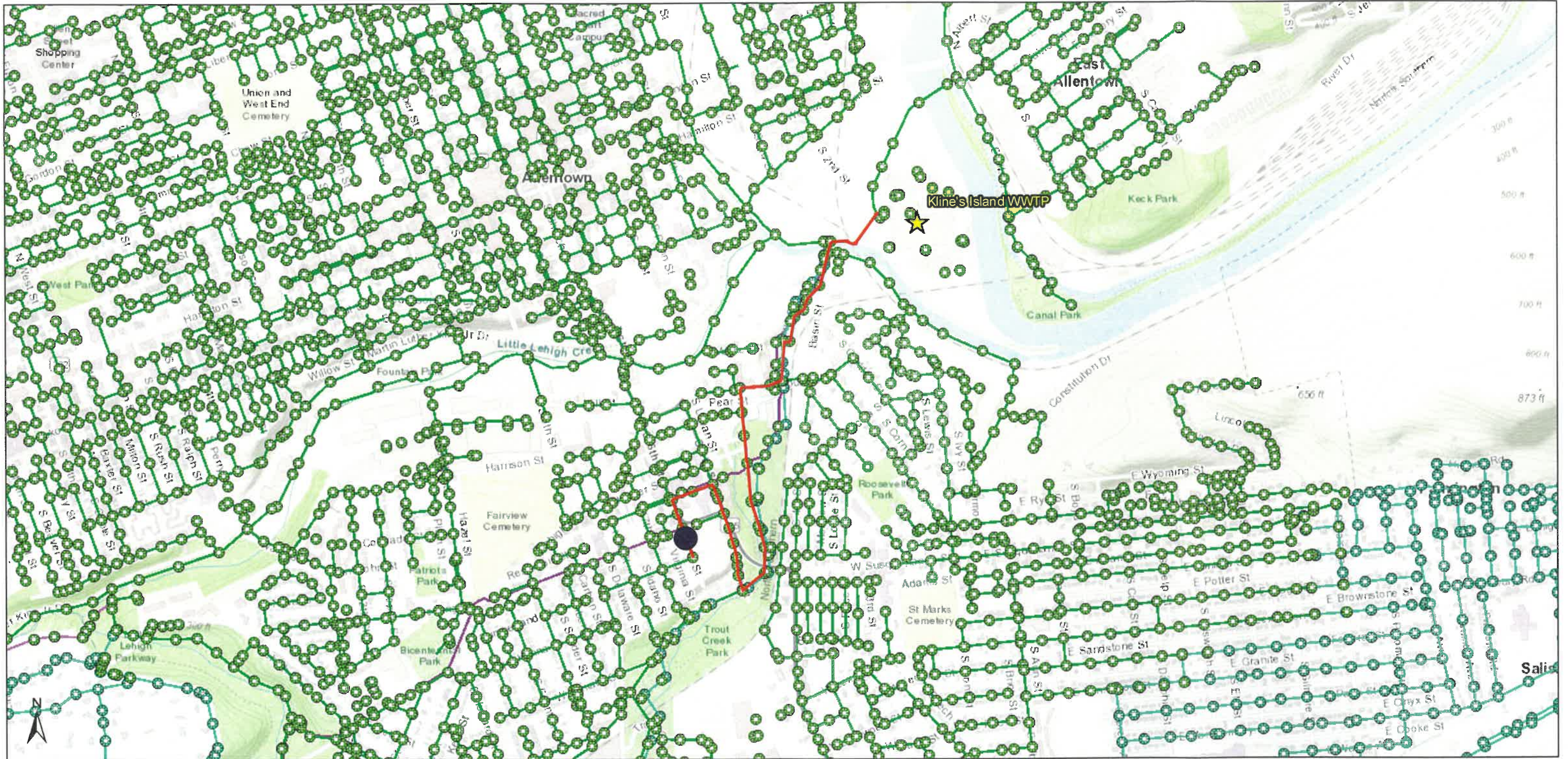
www.carrollengineering.com

USGS MAP

PREPARED FOR
ANB REALTY 16, LLC
SITUATED IN
CITY OF ALLENTOWN
LEHIGH COUNTY, PA

DATE	02/10/2026
JOB NO.	241535.00
SCALE	1"=1,000'
DWG. NO.	2415350403

LCA Flow Map - 1008 S 6th St



1/14/2026, 12:31:13 PM

1:18,056

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

**1008 S 6th STREET
CITY OF ALLENTOWN, LEHIGH COUNTY**

ANB Realty 16, LLC proposes the construction of a 3-unit apartment building with associated amenities (driveways, parking lot, and sidewalks). The project will take place on 1008 S 6th Street (Ward Account Number: 124304000 & County PIN: 640636042453) in the City of Allentown on the northwest corner of S. 6th Street & W. Wyoming Street. The parcel is mainly dirt in the existing condition. The total lot area is 5,920.00 S.F. (0.136 Acres).

The proposed apartment building will have a water and sanitary lateral that connects to the existing water main in S. 6th Street. The receiving collection system is the Klines Island Wastewater Treatment Plant.

Based on correspondence with Lehigh County Authority, there is existing water and sewer capacity for this project. 714 GPD or three (3) additional EDUs are required for the scope of work.

PROJECTED SEWERAGE FLOW TABLE				
SEWERAGE DESCRIPTION	UNITS	GPD	TOTAL GPD	EDUs
<i>EXISTING FLOW RATE FROM PAST USE (CREDITED FLOW)</i>	-	0	0	0.00
PROPOSED APARTMENT BUILDING	3	238	714	3.00
TOTAL PROPOSED FLOW			714	3.00
NET INCREASE IN FLOW (INCLUDING CREDITED FLOW)			714	3.00

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

February 18, 2026

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

RE: 1008 S 6th Street – 1008 S 6th Street, 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 714 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)	-2,373,882
This submission	-714
Remaining Allocation in KISS Connection Management Plan (as of 2/18/26)	2,242,533

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

Sincerely,

Ljesel M. Gross
Chief Executive Officer

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



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

March 26, 2025

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

**SUBJECT: Three Unit Apartment Building – 1008 S 6th Street
Will Serve - Sewer Service**

Dear Mrs. Gomez:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 714 GPD to the proposed 3-unit apartment building to the site located at 1008 S 6th 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 signature is written in a cursive, slightly slanted style.

Jacob Hunsicker
Capital Works Project Specialist

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

March 26, 2025

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

**SUBJECT: Three Unit Apartment Building – 1008 S 6th Street
Will Serve - Water Service**

Dear Mrs. Gomez:

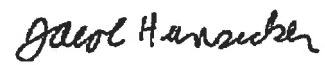
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 714 GPD to the proposed 3-unit apartment building to the site located at 1008 S 6th Street. LCA has ample capacity to provide water service to this development and the service is presently available in 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
Capital Works Project Specialist

cc: Ryan Gorman – Carrol Engineering
Brandon Jones - COA
Jesus Sadiua – COA
Jedariah Bortz – COA
Melissa Velez - COA

VIII. SECTION 8

ALTERNATE SEWAGE FACILITIES ANALYSIS

The proposed sanitary lateral will connect to the existing sewer main in S. 6th Street. The project proposes 714 GPD of flow that are tributary to Klines Island Wastewater Plan. Three (3) 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 (714 GPD or 3 EDUs).

Alternate methods of sewerage disposal were investigated, including on-lot sewage disposal, but due to the proximity of the existing main within S. 6th Street, the proposed method of sewerage disposal was chosen.

IX. SECTION 9



Carroll Engineering Corporation
 CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875
 630 Phoenix Business Ctr., 3rd Fl. 105 Raider Boulevard, Suite 206
 King of Prussia, PA 19406 Hillside, NJ 07034
 Phone: 610-572-7003 Phone: 908-574-7500
 433 Limestone Avenue, Suite 200 101 Lucy Holmes Drive, Suite 201
 Mahan, PA 15055 Easton, PA 18042
 Phone: 610-495-5100 Phone: 610-989-6940
 www.carrollengineering.com

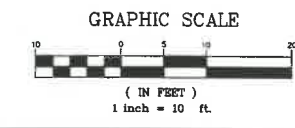
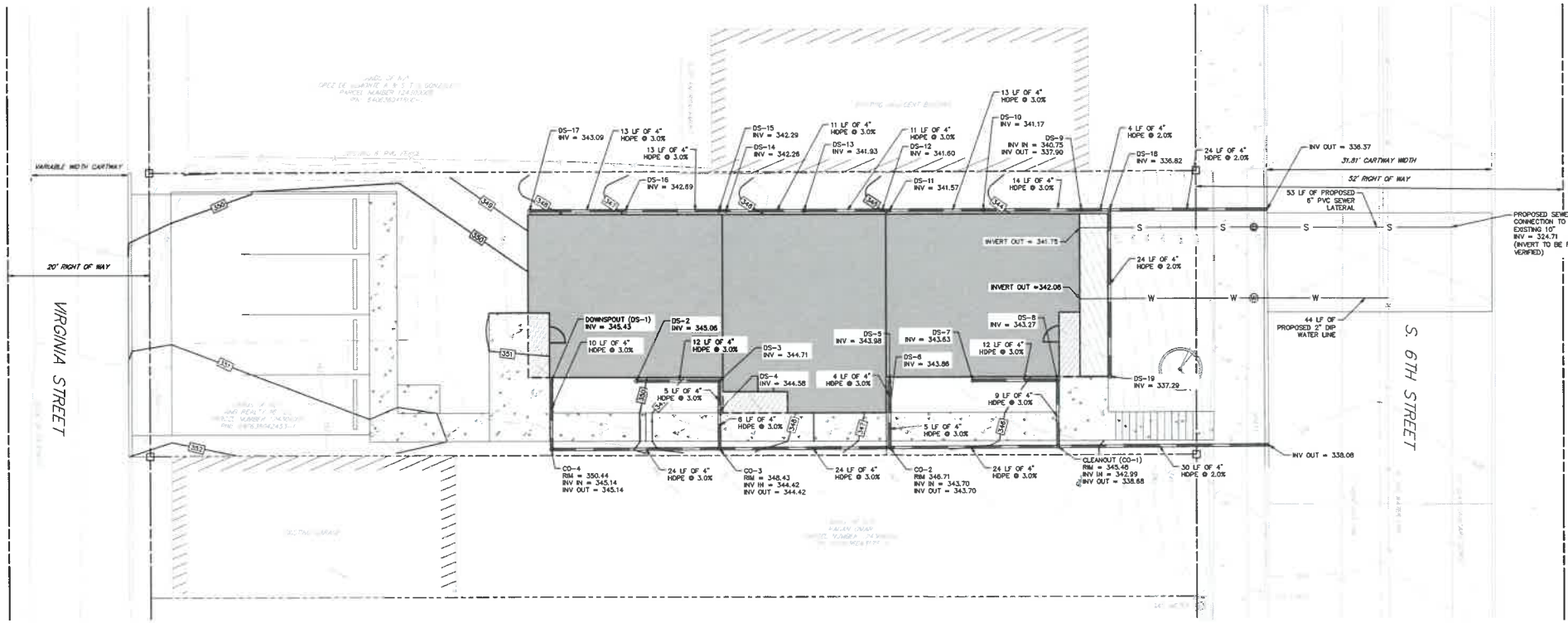


LOCATION MAP
 1" = 1,000'

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- EXISTING CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING GAS STRUCTURE
- EXISTING UTILITY POLE
- EXISTING STORM INLET
- EXISTING CONCRETE SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- W --- PROPOSED WATER LINE
- S --- PROPOSED SANITARY SEWER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED MILL AND OVERLAY
- PROPOSED COVERED PORCH
- PROPOSED BUILDING OVERHANG
- PROPOSED STORM DRAIN
- PROPOSED STREET TREE
- PROPOSED CLEANOUT
- PROPOSED CURBSTOP
- PROPOSED CLEANOUT

- UTILITY NOTES:**
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
 - THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
 - ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CITY OR ANY OTHER APPLICABLE PERMITS INCLUDING, BUT NOT LIMITED TO, PLUMBING, ROAD OPENING, UTILITY CROSSING, STREAM CROSSING, ETC.



UTILITY PLAN
 FINAL PLAN - 1008 S. 6TH STREET
 (PARCEL 124304000)
 SITUATED IN
 WARD 12, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA
 PREPARED FOR
 ANB REALTY 16, LLC
 1132 WEST HAMILTON STREET, SUITE 201
 ALLENTOWN, PA 18101

NO.	DATE	REVISION PER ALLENTOWN COMMENTS	DESCRIPTION
1	12/30/2025		

DATE	12/30/2025
CADD FILE	2415350105
JOB NO	241535
DSG BY	CNC
DWN BY	CNC
CKD BY	JKK
SCALE	1" = 10'
DRAWER NUMBER	-
SHEET	5 OF 10 SHEETS
DRAWING NUMBER	C-103

\\cnc-16\work\2025\124304000\CADD\Drawings\2415350105.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 20242851157
 1-800-242-1776

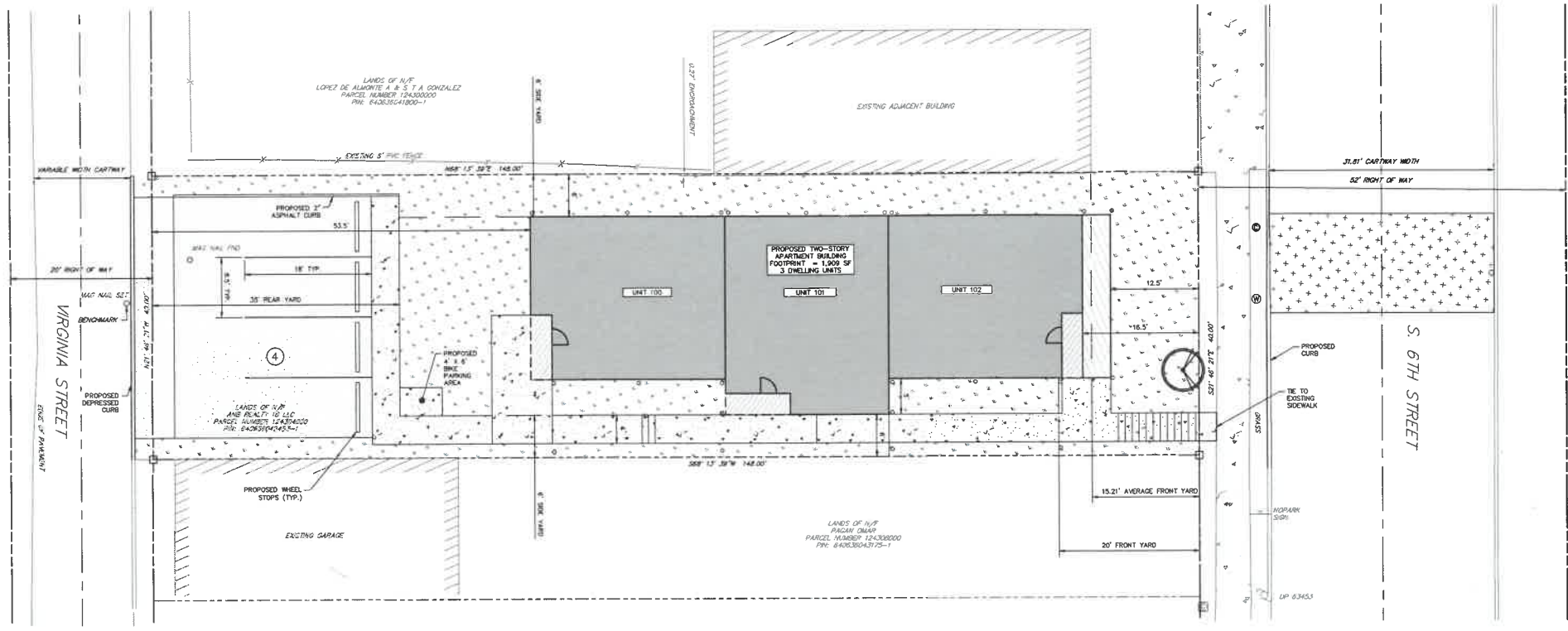


Carroll Engineering Corporation
 CORPORATE OFFICE
 949 . EASTON . ROAD
 WARRINGTON, . PA . 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875

630 Freedom Drivers Cir., 3rd Fl. 105 Racker Boulevard, Suite 206
 King of Prussia, PA 19406 1840borough, PA 18844
 Phone: 610-572-7893 Phone: 908-874-7500
 Fax: 908-874-7502

433 Lancaster Avenue, Suite 207 101 Lucy Holmes Drive, Suite 201
 Allentown, PA 18101 Allentown, PA 18042
 Phone: 610-495-5100 Phone: 610-982-4940

www.carrollengineering.com



LEGEND

1" = 1,000'

---	PROPERTY LINE
---	SETBACK
---	ROAD CENTERLINE
---	RIGHT OF WAY
---	ADJACENT PROPERTY LINE
---	EXISTING CURB
○	EXISTING WATER VALVE
○	EXISTING SANITARY MANHOLE
○	EXISTING GAS STRUCTURE
○	EXISTING UTILITY POLE
○	EXISTING STORM INLET
○	EXISTING CONCRETE SIDEWALK
---	PROPOSED ASPHALT
---	PROPOSED SIDEWALK
---	PROPOSED MILL AND OVERLAY
---	PROPOSED COVERED PORCH
---	PROPOSED BUILDING OVERHANG
---	PROPOSED GRASS
○	PROPOSED STREET TREE
□	PROPOSED MONUMENTATION
○	PROPOSED CLEANOUT
○	PROPOSED CURBSTOP

RECORD PLAN

FINAL PLAN - 1008 S. 6TH STREET (PARCEL 124304000)

SITUATED IN
 WARD 12, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA

PREPARED FOR
 ANB REALTY 16, LLC
 1132 WEST HAMILTON STREET, SUITE 201
 ALLENTOWN, PA 18101

PLANNING APPROVAL

BY AUTHORITY VESTED IN ME BY THE CITY PLANNING COMMISSION, I HEREBY CERTIFY THAT THIS SUBDIVISION MEETS ITS REQUIREMENTS.

DIRECTOR _____ DATE _____

APPROVED _____ DATE _____

CITY ENGINEER _____

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

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) _____

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 _____

BENCHMARK NOTES:

1. MAG NAIL FOUND WITHIN VIRGINIA STREET. ELEV. 350.45'

- SURVEY NOTES**
- FIELD WORK FOR BOUNDARY SURVEY AND EXISTING FEATURES SURVEY OF 1008 S. 6TH STREET, CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA WAS COMPLETED IN OCTOBER, 2024.
 - HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE NAD 83. METES AND BOUNDS ARE LABELED PER STATE PLANE.
 - VERTICAL DATUM IS BASED ON NAVD88.
 - BY GRAPHIC PLOTTING ONLY THE FOLLOWING PROPERTY IS LOCATED IN THE FOLLOWING FLOOD HAZARD ZONE:
 1008 S. 6TH STREET: ZONE X
 PER FEMA FLOOD MAP NUMBERS: 42077C0254F DATED 07/16/2004
 - THE FOLLOWING DOCUMENTS WERE USED IN RESOLUTION OF THE BOUNDARY IN PREPARATION OF THE SURVEY MAP:
 A) DEEDS OF RECORD RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS.
 -INSTRUMENT NO. 2024012893 (PIN 640638042453-1- SUBJECT TRACT)
 -DEEDS OF RECORD FOR ALL ADJOINING PROPERTIES
 B) A PA ONE CALL WAS PLACED ON 10/11/24 HAVING A POCS NO. 20242851157. UTILITIES ARE PLOTTED IN ACCORDANCE WITH THE PA ONE CALL.
 C) ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE. ZONING INFORMATION IS NOT SHOWN.
 D) A LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA CAN ONLY CERTIFY TO AS-CONSTRUCTED INFORMATION THAT CAN BE OBTAINED FROM ABOVE GROUND OBSERVATIONS. LOCATIONS OF UNDERGROUND UTILITY LINES SUCH AS ALL SANITARY MAINS, STORM SEWER PIPING, WATER LINES, GAS PIPING, ELECTRICAL AND CABLE LINES ARE NOT CERTIFIED BY THE BELOW SIGNED INDIVIDUAL AND ARE CONSIDERED TO BE APPROXIMATE.
 E) A TITLE COMMITMENT WAS NOT PROVIDED FOR SUBJECT TRACTS. ADDITIONAL EASEMENTS AND RIGHT-OF-WAYS MAY EXIST.

- SITE NOTES:**
- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
 - ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - NO VISION OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF 30 INCHES ABOVE THE ELEVATION OF THE INTERSECTING DRIVEWAY AND STREET.
 - THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN MODIFIED ORDINANCE NO. 14478 (ACT 167).
 - ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
 - ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LDA STANDARDS.
 - WORK TO BE PERFORMED ONSITE, SHALL BE DONE IN ACCORDANCE WITH THE IBC.
 - CONTRACTOR TO FIELD VERIFY SIDEWALK ALONG S 6TH STREET FRONTAGE IS IN ADA COMPLIANCE. CONTRACTOR TO REMOVE AND REPLACE ANY SIDEWALK ALONG FRONTAGE THAT IS OUT OF ADA COMPLIANCE. SIDEWALK ELEVATION TO BE HIGHER THAN TOP OF CURB.

PROOF OF RECORDING

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

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

WITNESS _____

RECORDER OF DEEDS _____

DATE _____

CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNER _____

DATE _____

NOTARIZATION

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CITY OF ALLENTOWN ZONING TABLE

1. OWNER/APPLICANT	2. ADDRESS	3. DISTRICT	4. EXISTING USE	5. PROPOSED USE	6. LOT AREA (SF.)	7. LOT AREA (AC.)	8. AREA & DIMENSIONAL REQUIREMENTS (PER LOT)
ANB REALTY 16 LLC	1008 S. 6TH STREET ALLENTOWN, PA 18103	R-MH	VACANT LOT	3 UNIT APARTMENT BUILDING	5,930.00	0.14	MINIMUM LOT AREA (SF.) 4,000.00 MINIMUM LOT WIDTH (FT.) 40.00 MINIMUM AREA PER DWELLING UNIT (SF.) 2,000.00 MAXIMUM BUILDING AREA (N) 50.00% MAXIMUM BUILDING HEIGHT (FT.) 38.00 MINIMUM BUILDING SETBACKS MINIMUM FRONT YARD (FT.) 15.21' MINIMUM SIDE YARD (FT.) 0.00 MINIMUM REAR YARD (FT.) 35.00

1 - A VARIANCE WAS GRANTED BY THE CITY OF ALLENTOWN ZONING HEARING BOARD ON SEPTEMBER 8TH, 2025 FROM SECTION 60-54.50 AS TO PERMIT ON THE SUBJECT PROPERTY A MINIMUM LOT AREA OF 5,930 SF WHICH IS LESS THAN THE REQUIRED 6,000 SF.

2 - A VARIANCE WAS GRANTED BY THE CITY OF ALLENTOWN ZONING HEARING BOARD ON SEPTEMBER 8TH, 2025 FROM SECTION 60-54.50 AS TO PERMIT ON THE SUBJECT PROPERTY A MINIMUM AREA PER DWELLING UNIT OF 1,973.33 SF WHICH IS LESS THAN THE REQUIRED 2,000 SF.

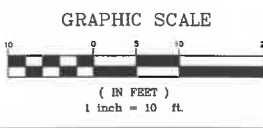
PARKING TABLE

	EXISTING	MINIMUM REQUIRED	PROPOSED
Multi-Family Dwelling		1.5h	
TOTAL	N/A	3 x 1.5 = 4.5	4*
ADA Spaces	N/A	0	0
Loading Spaces	N/A	0	0

*PER 6600-43 Bicycle Parking: Parking is reduced by one parking space by providing secure parking of two bicycles

IMPERVIOUS SURFACE TABLE

EXISTING IMPERVIOUS SURFACES TO BE REMOVED (SF)	PROPOSED BUILDING AREA (SF)	PROPOSED PAVEMENT AREA (SF)	PROPOSED SIDEWALK AREA (SF)	PROPOSED ASPHALT AREA (SF)	TOTAL POST DEVELOPMENT IMPERVIOUS SURFACES (SF)
1,124	1,039	31	744	1,000	3,038



DATE 12/30/2025
 CADD FILE 2415350102
 JOB NO 241535

DSG BY CNC
 DWN BY CNC
 CKD BY JLK
 SCALE 1" = 10'
 DRAWER NUMBER -
 SHEET 2 OF 10 SHEETS
 DRAWING NUMBER C-101

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CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-TO-UP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 SERIAL NUMBER 20242851157
 1-800-242-1776

X. SECTION 10

1. PROJECT INFORMATION

Project Name: **1008 S 6th St**

Date of Review: **3/24/2025 04:20:34 PM**

Project Category: **Development, Residential, single-family living unit (not located within a subdivision)**

Project Area: **0.13 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: **40.591227, -75.464997**

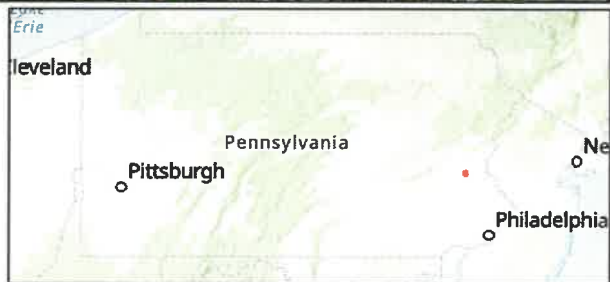
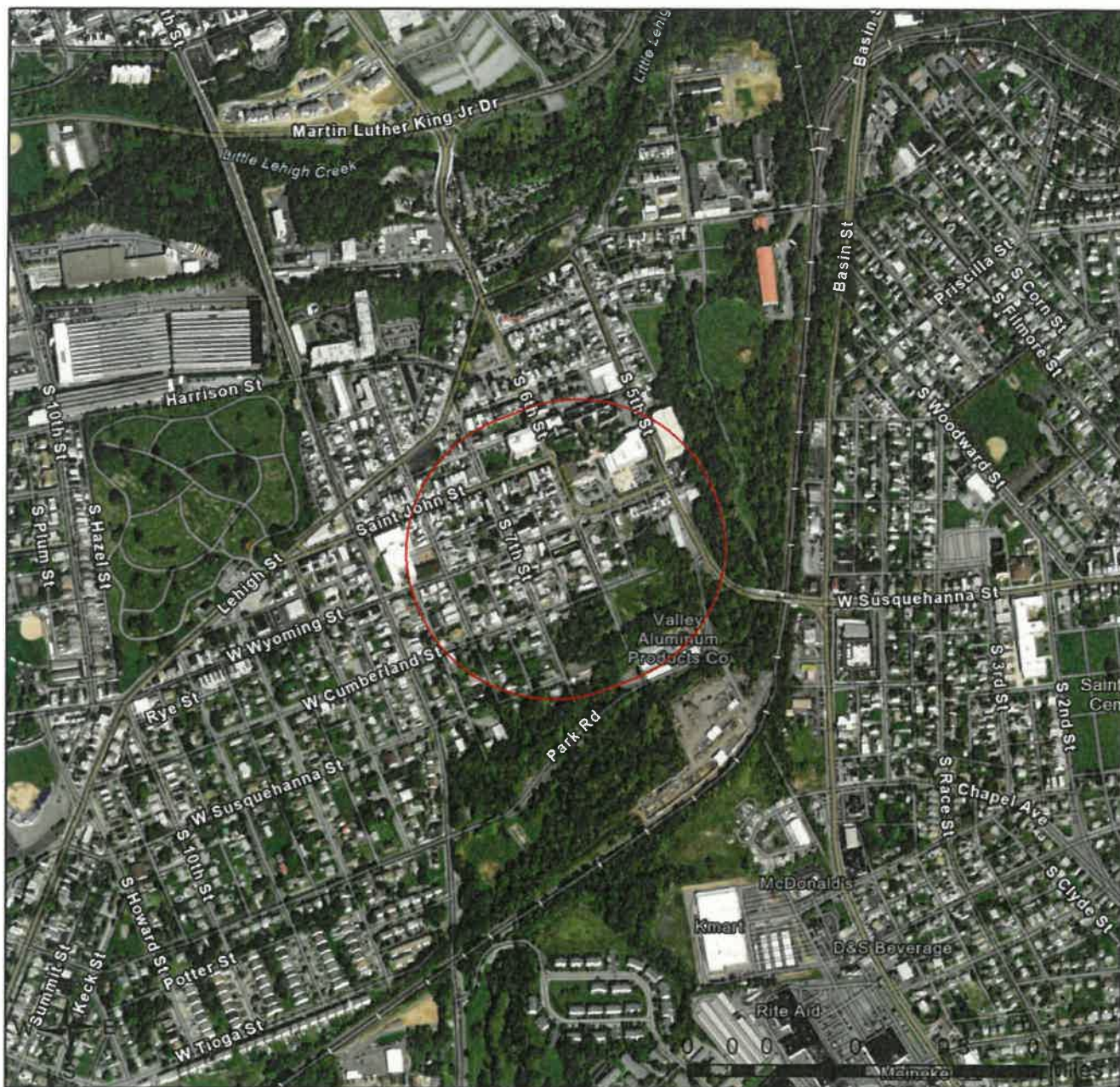
Degrees Minutes Seconds: **40° 35' 28.4155" N, 75° 27' 53.9884" W**

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

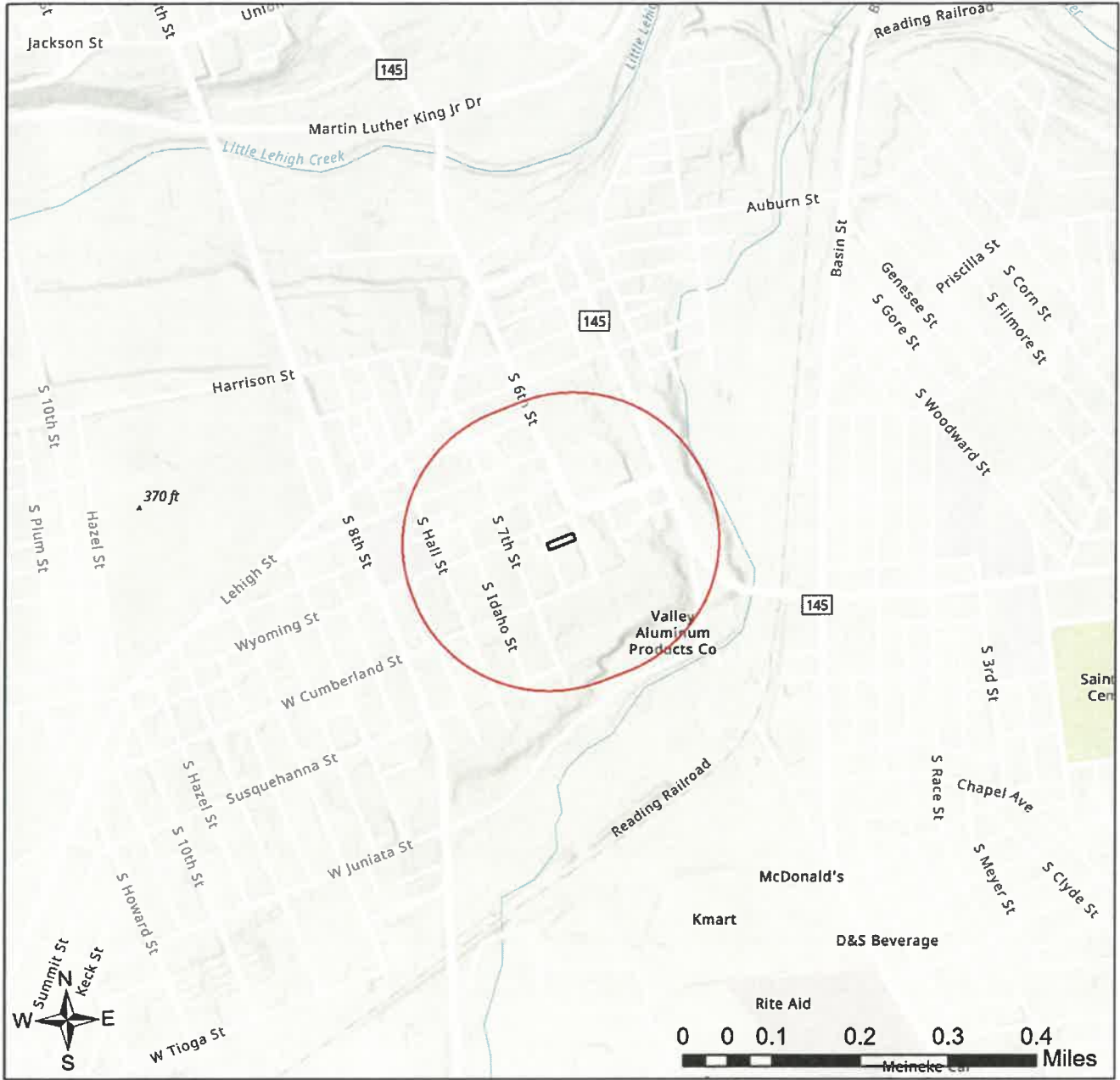
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

1008 S 6th St



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

1008 S 6th St



- Buffered Project Boundary
- Project Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

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

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 Fish and Boat Commission

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

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

8. CERTIFICATION

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



applicant/project proponent signature

3/24/2025

date



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

February 12, 2026

Sent Via PA-SHARE

RE: ER Project # 2026PR00701.001, 1008 S 6th Street, Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

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

Above Ground Resources

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

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

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

Archaeological Resources

No Archaeological Concerns - Environmental Review - No Effect - Archaeological

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "B. Frederick". The signature is written in a cursive style with a large initial "B" and a long, sweeping underline.

Barbara Frederick
Environmental Review Division Manager

XI. SECTION 11



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
2-39001356-3

**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
1008 S 6th Street

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

1. Date plan received by municipal planning agency March 6, 2026
2. Date review completed by agency March 9, 2026

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 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>See PHMC Letter</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>See PNDI Review</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 checked="" type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies
_____ |

17. Name, title and signature of planning agency staff member completing this section:

Name: Melissa Velez

Title: Senior Planner

Signature: 

Date: March 9, 2026

Name of Municipal Planning Agency: City of Allentown

Address 435 Hamilton St, Allentown, PA 18101

Telephone Number: 610-437-7630 ext 2860

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

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

May 7, 2026

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

**Re: Act 537 Review - Sewage Facilities Planning Module
1008 S. 6th Street Apartments
City of Allentown, Lehigh County
DEP Code No. 2-39001356-3**

Dear Mr. Koutsouros:

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

This sewage facilities planning module is intended for the proposed construction of a three-unit residential apartment building with associated amenities such as driveways, parking lot and sidewalks on a 0.136-acre lot located at 1008 South 6th Street. The existing lot is currently vacant. The new apartment building is proposed to be served by public sewage disposal by connecting to the existing public sewer system within South 6th Street 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* actions 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, SEO
Environmental Planner

Enclosure

cc: Jesse Sadiua, Chief Planner, City of Allentown
Brandon Jones, Planner, City of Allentown
Jedediah Bortz, Associate Engineer 2, City of Allentown
Jeffrey Mondulick, PA Department of Environmental Protection
Joe 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

1008 S. 6th Street Apartments

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 March 10, 2026
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency May 7, 2026

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 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> |
| <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>PHMC 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? N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? Not applicable to the City of Allentown
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? N/A 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? See municipal interpretation 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? N/A
<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>Corinne Ruggiero</u>		
Date: <u>May 7, 2026</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.