

Sewage Facilities Planning Module

prepared for

A. Duie Pyle, Inc.

A. Duie Pyle, Inc. Warehouse
450 Lloyd Street, Allentown, PA 18109

Hanover Township
Lehigh County, Pennsylvania

Bohler Project No. PY202053
June 1, 2021

DEP Code No.: 2-39910040-3

Bohler Engineering PA, LLC
74 W Broad Street
Suite 500
Bethlehem, PA 18018
Phone: (610) 709-9971 • Fax: (610) 709-9976

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Section 1

DEP Response Letter to Mailer Application & Checklist

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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



Signature of Municipal Official

Date submittal determined complete

Date 8/5/2021

Name BOHLER

Address 74 W. BROAD ST., SUITE 500
BETHLEHEM, PA 18018
C/O JEFF BEAVAN

RE: Planning Module for New Land Development

Subdivision A. DUKE PYLE
COMMERCIAL 220 GPD
LEHIGH County

DEP Code No: _____

City of Allentown - 2-39001262-3

Dear: HANOVER TOWNSHIP - 2-39910040-3

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

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

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

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

<u>Materials required</u>	<u>Municipal Checklist</u>		<u>DEP Completeness Review</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Department cover/Checklist letter	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transmittal letter, completed and signed by the Municipal Secretary.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution of Adoption completed and signed by the Municipal Secretary and containing the municipal seal.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Component 2-Follow attached guidance.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Component 3-Follow attached guidance.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Component 3s-Follow attached guidance.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Component 4a-Municipal Planning Agency Review	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Component 4b-County Planning Agency Review	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Potential Impact(s) has occurred based on your search of the PA Natural Diversity Inventory. These issues must be resolved with each agency before the Department's review of Planning Modules can occur.	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sewage management program as per 25 Pa. Code Subsection 71.72	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrogeologic Study – Analysis of interbasin transfer of water between a Special Protection watershed into a Non-Special Protection watershed.	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Delaware River Basin Commission Notice of Applications Received (NAR) for projects with sewage flows exceeding 10,000 GPD.	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary hydrogeology	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permeability testing, to be determined at site testing	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Detailed hydrogeologic study	<input type="checkbox"/>

Materials required **Municipal Checklist**

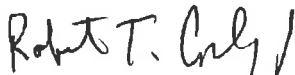
**DEP
Completeness
Review**

		Socio-economic justification	
		If the project is located in a Special Protection Watershed, please submit an Antidegradation Analysis meeting the Requirement of Chapter 93.4(b), 93.4(a) and 93.4c(b)(2)	

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

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

Sincerely,



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

CERTIFICATION STATEMENT

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

Municipal Address 2202 GROVE RD
ALLENTOWN PA 18109

Municipal Telephone Number 610-264-1069

Signed: Wesley Roth, Municipal Secretary

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

Jeff Beavan, P.E.; Bohler Engineering PA, LLC
74 West Broad St, Suite 500
Bethlehem, PA 18018

Section 2

Transmittal letter for Hanover Township

**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
2-39910040-3				

TO: Approving Agency (DEP or delegated local agency)
 DEP - Northeast Regional Office
 2 Public Square
 Wilkes-Barre, PA 18711

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Jeffrey Beavan, P.E.,
(Name)
Project Manager, Bohler Engineering PA, LLC for A. Duie Pyle, Inc. Warehouse
(Title) (Name)
 a subdivision, commercial, or industrial facility located in Hanover Township,
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 |

Vicky Roth
 Municipal Secretary (print)

Vicky Roth
 Signature

8/18/2021
 Date

Section 3

Resolution for Hanover Township



DEP Code No.
2-39910040-3

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS) (COMMISSIONERS)~~ (COUNCILMEN) of Hanover
(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 A. Duie Pyle, Inc. has proposed the development of a parcel of land identified as
land developer

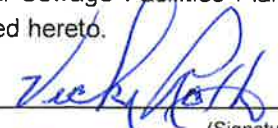
A. Duie Pyle, Inc. Warehouse, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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, Hanover Township 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 Hanover Township 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, HANOVER TOWNSHIP LEHIGH COUNTY
(Signature)

Township Board of Supervisors ~~(BOROUGH) (CITY) Council~~ ~~(City) (County) (Mayor)~~, hereby certify that the foregoing is a true copy of the Township ~~(BOROUGH) (CITY)~~ Resolution # 2021-40, adopted, AUGUST 18, 2021.

Municipal Address:

2202 Grove Road
Allentown, PA 18109

Seal of
Governing Body

Telephone 610-264-1069

Section 4

Component - 3



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

Code No.

2-39910040-3

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name A. Duie Pyle, Inc. Warehouse

2. Brief Project Description

Proposed Industrial Warehouse with truck loading, docks, and employee parking.

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

Municipality Name	County	City	Boro	Twp
Hanover Township	Lehigh	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Wehr	Melissa			Twnshp Mgr
Additional Individual Last Name	First Name	MI	Suffix	Title
Kortze	Al			Engineer
Municipality Mailing Address Line 1	Mailing Address Line 2			
2202 Grove Road				
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18109		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

A Duie Pyle, Inc.

Site Location Line 1

Airport Road and American Parkway

Site Location Line 2

Site Location Last Line -- City

City of Allentown and Hanover Township

State

PA

ZIP+4

18109

Latitude

40.632125

Longitude

-75.443485

Detailed Written Directions to Site

From US Route 22 exit via Airport Road (SR 987) south. Take Airport Road South approximately 1 mile to Lloyd Street. The site is located on the right, bound by the Lloyd Street, Irving Street, Airport Road, and American Parkway intersections.

Description of Site

A. Duie Pyle, Inc. proposes to construct a 325,000 sf warehouse on an approximately 20.5-acre tract in situated in both Hanover Township (11.4 ac.) and the City of Allentown (9.1 ac.) in Lehigh County.

Site Contact (Developer/Owner)

Last Name

Koch

First Name

Tim

MI

Suffix

Phone

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

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

Beavan

First Name

Jeffrey

MI

A

Suffix

P.E.

Title

Project Manager

Consulting Firm Name

Bohler Engineering PA, LLC

Mailing Address Line 1

74 West Broad Street

Mailing Address Line 2

Suite 500

Address Last Line -- City

Bethlehem

State

PA

ZIP+4

18018+5738

Country

USA

Email

jbeavan@bohlereng.com

Area Code + Phone

610-709-9971

Ext.

Area Code + FAX

610-709-9976

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 N/A

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's One (1)

Connections ¹ _____

Name of:

existing collection or conveyance system Hanover Township

owner Hanover Township

existing interceptor Lehigh River Interceptor

owner City of Allentown

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 Allentown Kline's Island Wastewater Treatment Plant

NPDES Permit Number for existing facility PA0026000

Clean Streams Law Permit Number N/A

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 Allentown Kline's Island Wastewater Treatment Plant (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 - Lehigh County Authority

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 6/10/2021

(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

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____

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 476 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	Hanover	~	~	~	~	~
Conveyance	58	81	30	78 ⁽¹⁾	31	80 ⁽¹⁾
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

⁽¹⁾ Peak Hourly Flow - Estimated

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

YES NO

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Hanover Township

Name of Responsible Agent Melissa A. Wehr

Agent Signature Melissa A. Wehr Date August 18, 2021

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

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown - Lehigh County Authority

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 6/10/2024

4. Treatment Facility

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

YES NO

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

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

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

- b. Name of Agency, Authority, Municipality City of Allentown - Lehigh County Authority

Name of Responsible Agent Liesel M. Gross

Agent Signature *Liesel M. Gross*

Date 6/10/2024

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ 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.

Jeffrey Beavan

Name (Print)

Signature

Project Manager

4/1/2021

Date

Title

74 W Broad Street, Suite 500, Bethlehem, PA 18018

610-709-9971

Telephone Number

Address

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.

$$\#2 \quad \text{Lots (or EDUs) X } \$50.00 = \$ 100$$

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:

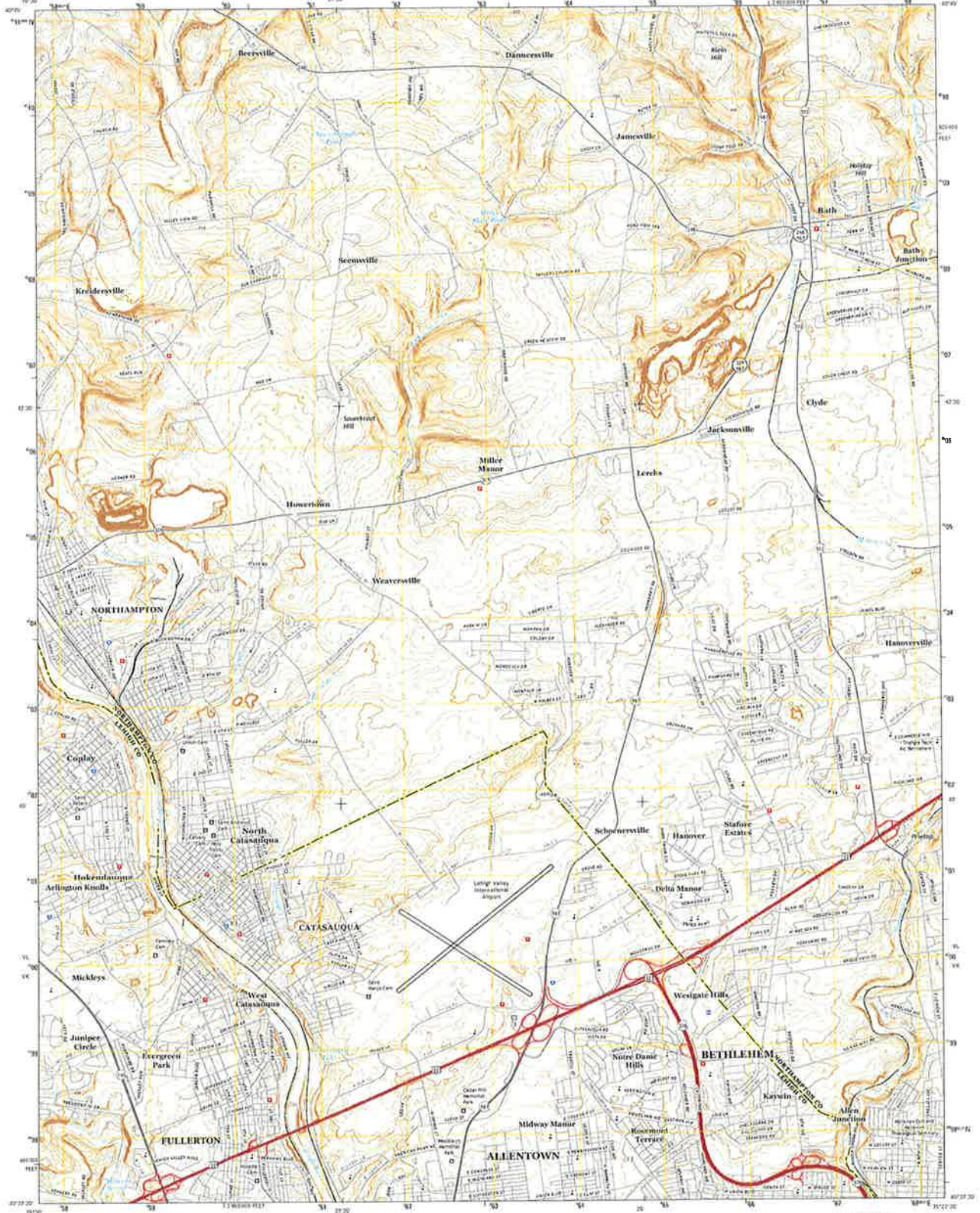
\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

Section 5

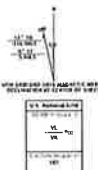
USGS Map

PNDI Search Receipt

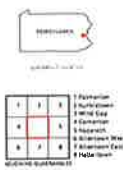
PNDI Clearance



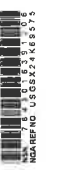
Produced by the United States Geological Survey
 Horizontal datum: North American Datum of 1983 (NAD83)
 Vertical datum: Mean Sea Level (MSL)
 Projection: Universal Transverse Mercator (UTM)
 Zone: 18N
 Contour interval: 10 feet
 Scale: 1:24,000
 Date: 2016
 Source: National Hydrography Dataset (NHD) 2015
 Contours: National Hydrography Dataset (NHD) 2015
 Boundaries: Multiple sources; see metadata for 1972-2016
 Wetlands: FWS National Wetlands Inventory 1977-2014



SCALE 1:24 000
 CONTOUR INTERVAL IS FEET
 NORTH AMERICAN DATUM OF 1983
 This map was produced in collaboration with the
 National Geographic Program for the United States and
 is published in partnership with the U.S. Geological Survey.



CATASAUQUA, PA
2016



1. PROJECT INFORMATION

Project Name: **Proposed Warehouse**

Date of Review: **10/15/2020 01:29:29 PM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **26.73 acres**

County(s): **Lehigh**

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

ZIP Code: **18109**

Quadrangle Name(s): **CATASAUQUA**

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lehigh River-Delaware River**

Decimal Degrees: **40.632125, -75.443485**

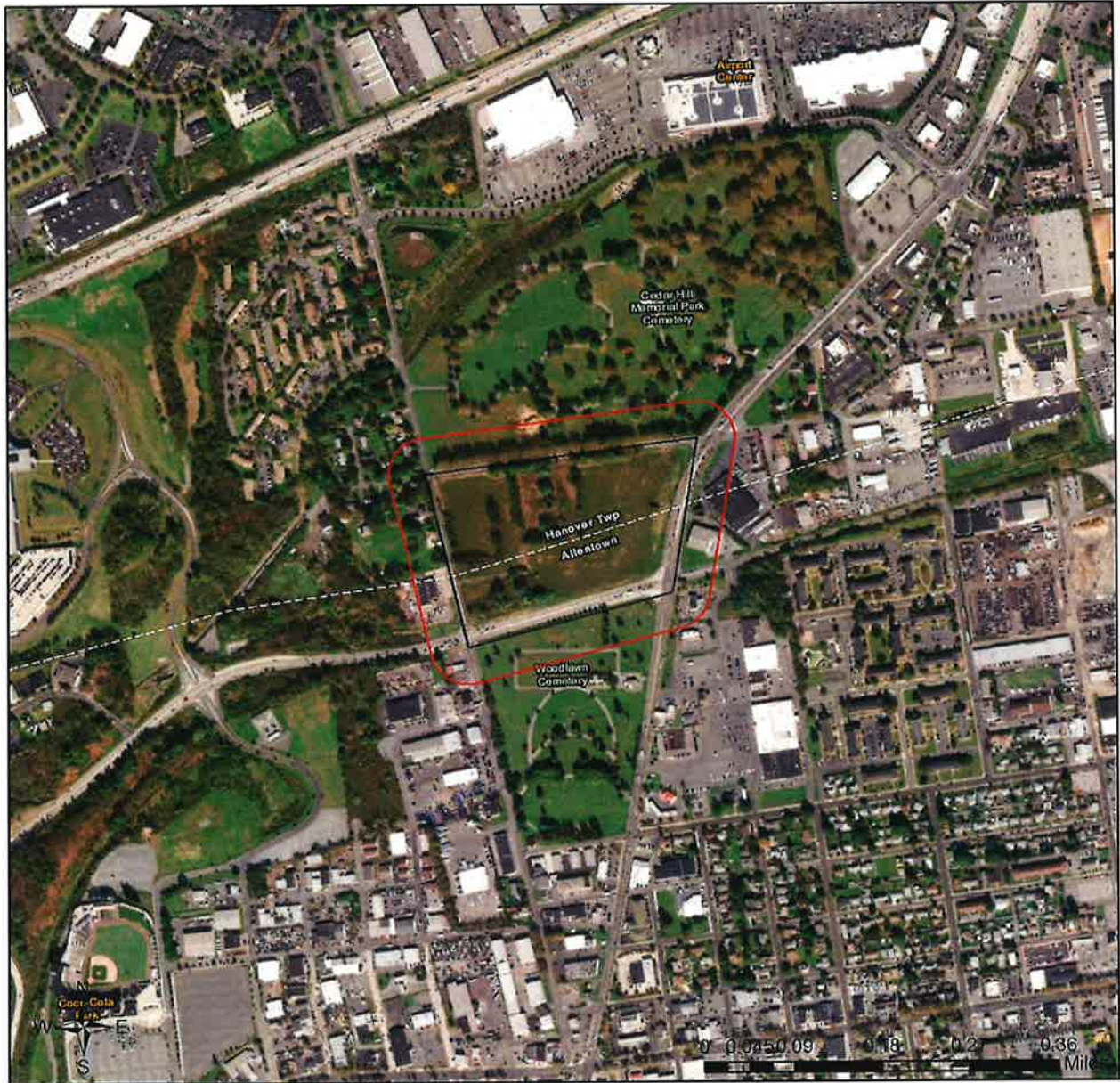
Degrees Minutes Seconds: **40° 37' 55.6517" N, 75° 26' 36.5467" W**

2. SEARCH RESULTS

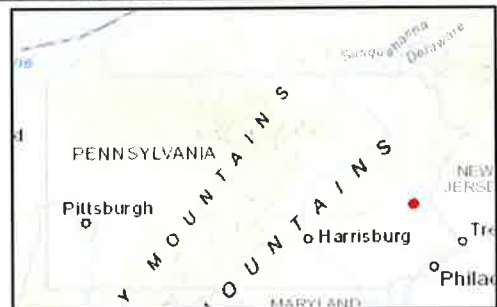
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

Proposed Warehouse

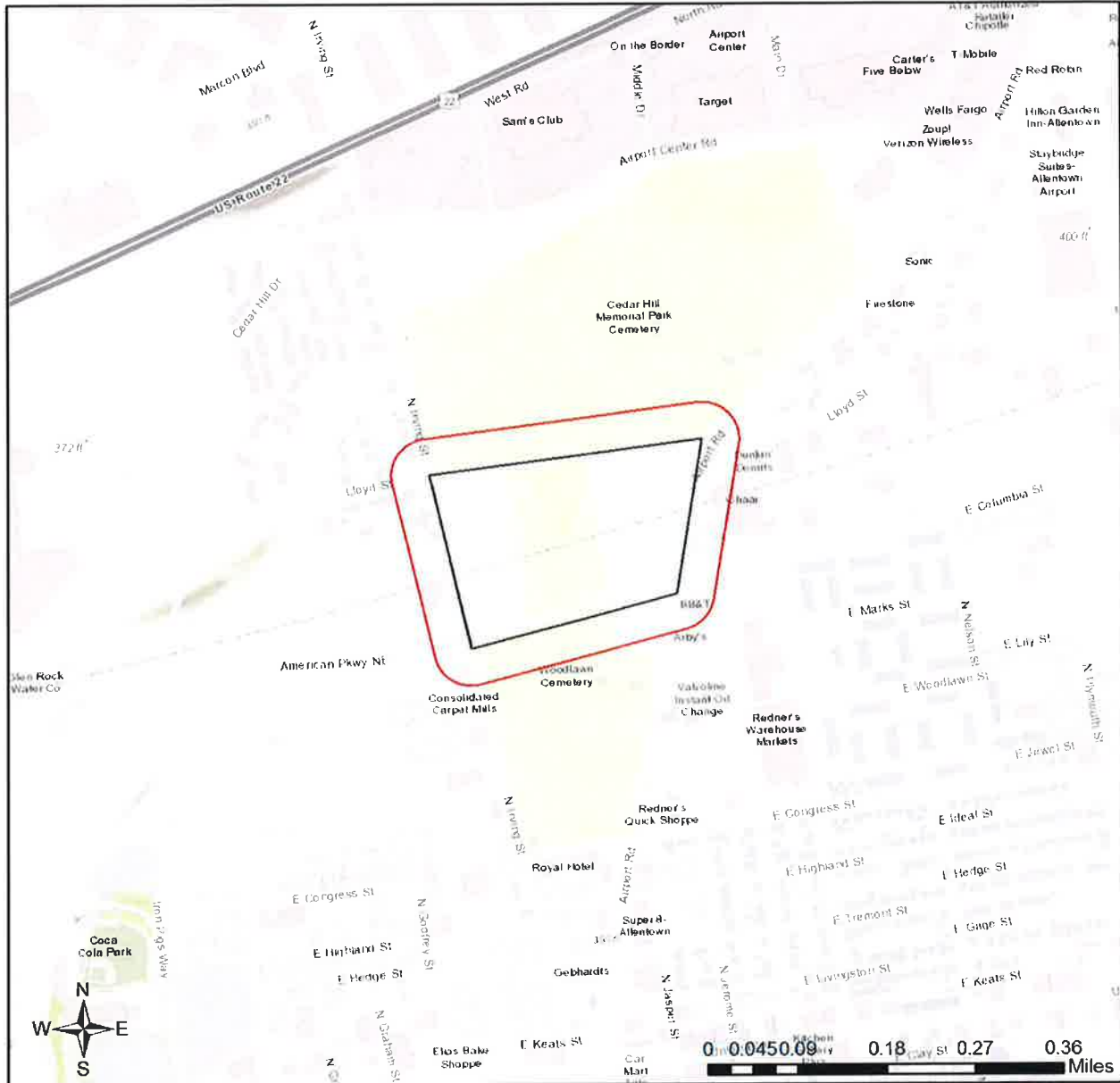


- Project Boundary
- Buffered Project Boundary



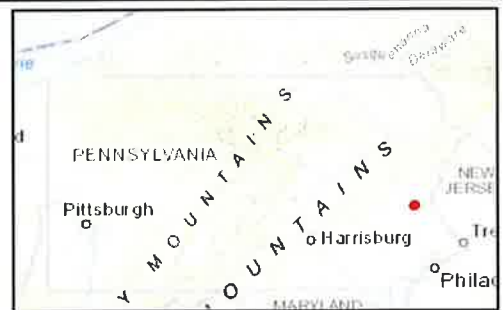
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

Proposed Warehouse



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

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

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

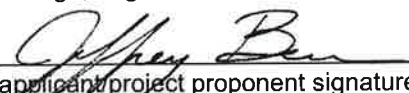
7. PROJECT CONTACT INFORMATION

Jeff Beavan, P.E.

Name: Jeff Beavan, P.E.
Company/Business Name: Bohler Engineering PA, LLC
Address: 74 W. Broad St, Suite 500
City, State, Zip: Bethlehem, PA 18018
Phone: (610) 709-9971 Fax: (610) 709-9976
Email: jbeavan@bohlereng.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

10/15/2020

date

Section 6

Project Narrative

Alternative Analysis Narrative

Antidegradation Analysis

A. Duie Pyle, Inc. Warehouse
450 Lloyd Street
City of Allentown & Hanover Township
Lehigh County, PA
PY202053
April 20, 2021

PROJECT NARRATIVE

A. Duie Pyle, Inc. proposes to construct a 326,630 sf warehouse on an approximately 20.5-acre tract in situated in both Hanover Township (11.4 ac.) and the City of Allentown (9.1 ac.) in Lehigh County. The proposed warehouse is split between the two municipalities, with 151,000 sf in Hanover Township, and 174,000 sf in the City of Allentown. The property has frontage on Lloyd Street (north), Airport Road (east), American Parkway (south), and Irving Street (west). The proposed development plans will include paving and curbing, surface parking, two access locations along Lloyd Street, underground utilities, stormwater management controls, landscaping and lighting that meet the municipal subdivision requirements. The development is proposed to be served by public water and sewer. The applicant is proposing a sanitary sewer utility connection located on Lloyd Street in Hanover Township, Lehigh County, PA.

Daily usage is based on water usage from this location provided by the Lehigh County Authority as outlined in proceeding email correspondence. Based on the proposed square footage calculations for this use ($\pm 326,630$ SF), approximately 250 GPD of flow is anticipated. Utilizing the Authority's standard of one (1) EDU = 238 GPD, the development is proposing to discharge up to 2.0 EDU (238 GPD = 1 EDU), or 476 GPD. **The Applicant is requesting flow approval of up to 476 GPD or 2 EDUs post development.** Should additional allocation be required in the future, the necessary planning will be completed through DEP and the Township.

ALTERNATIVE SEWAGE DISPOSAL INVESTIGATION

Construction of the proposed development will produce an estimated 476 gallons per day (2 EDUs) of sewage. The decision to connect to the existing Lehigh County Authority sewer system was made from an analysis of the surrounding site conditions. On-lot absorption and treatment would not be practical due to the size of the site, which are not ideal to support on-lot treatment facilities. Therefore, connection to the public sanitary sewer system represents the most practical, environmentally sensitive, economical alternative.

A. Duie Pyle, Inc. Warehouse
450 Lloyd Street
City of Allentown & Hanover Township
Lehigh County, PA
PY202053
April 1, 2021

ANTIDegradation Analysis

With the project being located within the Lehigh River Watershed, the project is in accordance with Chapters 93.4(b), 93.4(a), and 93.4c(b)(2) of 25 PA Code as the proposed lot to be serviced by public sewer is accounted for in the sewer main extension design and Act 537 planning. The existing main extends along the Lloyd Street. Proposed utility connection will tie into the sewer manhole on Lloyd Street. No on-lot septic fields are proposed and all sanitary effluent discharged from the land development will be conveyed to the Lehigh County Authorities Allentown Kline's Island Wastewater Treatment Plant, which is compliant with water quality standards. Any future developments will be required to apply for service with the Municipal Authority and will be required to comply with Land Development requirements of the applicable municipality(ies) having jurisdiction of the proposed Land Development.

Furthermore, the conveyance facilities will be properly designed for the potential full build-out of the planned development associated with the land development. The tie-in to the existing manhole with a proposed manhole will be designed and constructed in accordance with Hanover Township Water and Sewer Authority standards. The proposed manhole will tie into the same sewer main. Wastewater from this private system drains out to the public system as originally intended for this lot. The sewer main is already owned by the Municipal Authority for operations and maintenance, which is in accordance with state regulations and water quality standards.

The surrounding area is primarily commercial to the east. The anticipated existing sewage disposal method being used by the surrounding area is public sewer service. The sanitary sewer line from the building to the public system will be owned and maintained by the applicant.

For the above noted reasons, the receiving waters of the Lehigh River will not be degraded due to any sewer effluent discharged from the proposed warehouse.

Section 7

Water Will-Serve – Lehigh County Authority
Chapter 94 Certification Letter



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 10, 2021

Mrs. Irene Woodward
Planning Director
City of Allentown
435 Hamilton Street
Allentown, PA 18101

**SUBJECT: Minor Land Development – A. Duie Pyle, Inc Proposed Industrial Development
Will Serve - Water Service**

Dear Mrs. Woodward:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 2,180 GPD to the proposed industrial development building located at Airport Rd/American Parkway.

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.

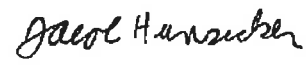
Water service is conditioned upon the following:

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.

2.

February 10, 2021

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: Christopher Brown – Jeff Beavan, Bohler Engineering



HT-21-023

May 20, 2021

Bohler Engineering
74 W Broad Street, suite 500
Bethlehem, PA 18108

ATTN: Jeff Beavan, P.E.

RE: A. Duie Pyle, Inc
Water and Sewer Service Request

Dear Jeff:

In response to your request for water and sanitary sewer service for the above reference project, Hanover Township has the ability to provide the requested capacity. Per your letter of April 20, 2021, the request for 476 gallons per day (GPD), which equates to 2 EDU'S, is approved.

If you have any questions regarding this matter, please feel free to contact the undersigned.

Sincerely,
KEYSTONE CONSULTING ENGINEERS, INC.

Albert R. Kortze, P.E.

xc: Melissa Wehr, Township Manager
Joe Fragnito, Public Works Superintendent



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

June 10, 2021

Josef Fragnito
Public Works Supervisor
Hanover Township
2202 Grove Road
Allentown, PA 18109

RE: A Duie Pyle Inc. Warehouse – Airport Rd/American Parkway, Hanover Township
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mr. Fragnito:

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 to the Pa. Department of Environmental Protection by the Kline’s Island Sewer System (KISS) municipalities on September 4, 2020, 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 476 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	2,919,426
Previously allocated from prior planning module submissions (since 1/17/20)	-899,537
This submission	-476
Remaining Allocation in KISS Connection Management Plan (as of 6/10/2021)	3,519,413

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

Sincerely,

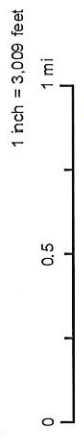
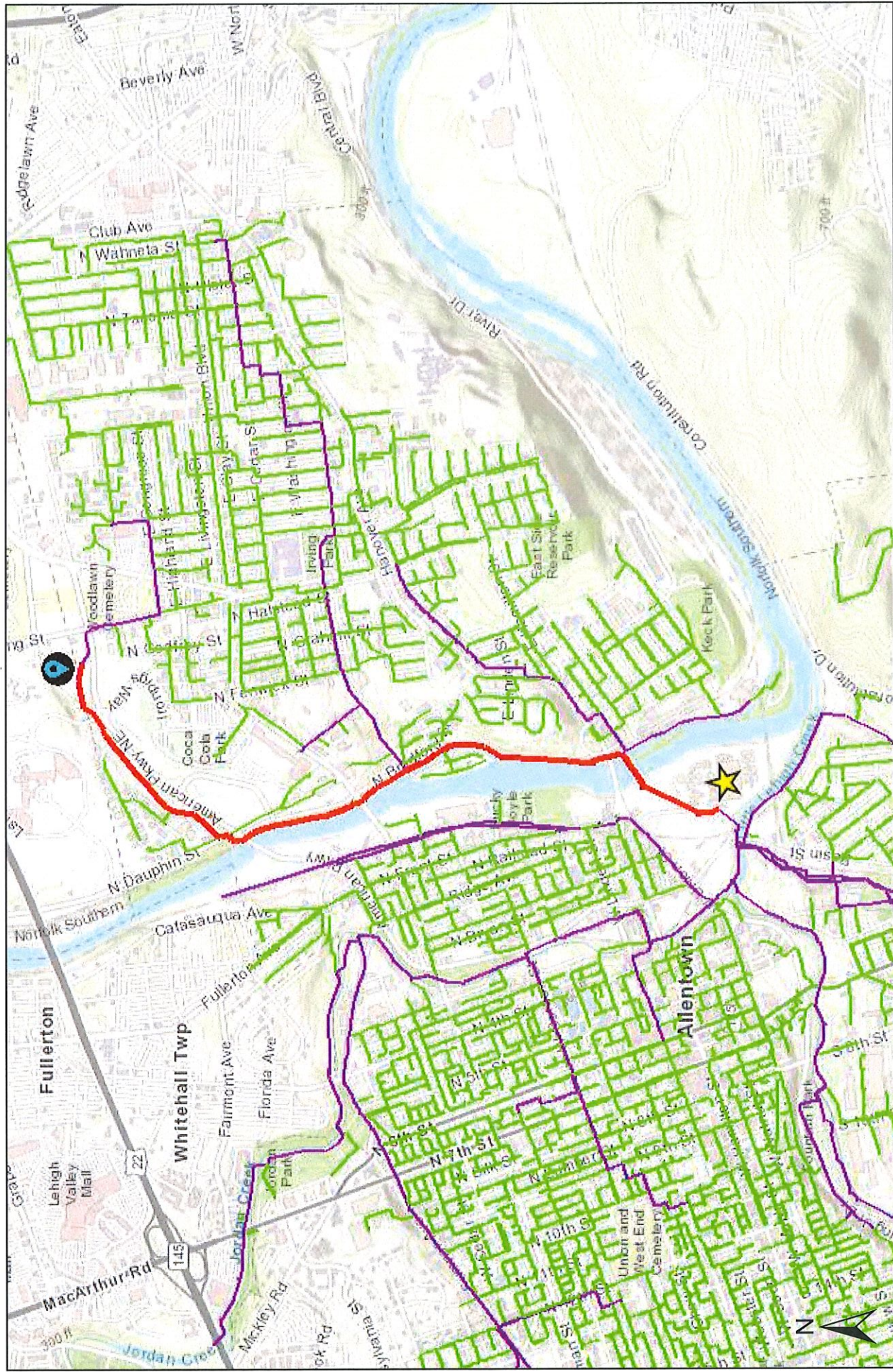

Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Robert Corby, DEP
Craig Messinger, COA
Phil DePoe, LCA
Jeffrey Beavan, Bohler Engineering

Section 8

Sewer Routing Map

LCA GIS FLOW MAP



6/10/2021, 9:08:11 AM

Legend

- ★ Kline's Island WWTP
- Sanitary Mains
- Collector Sanitary Main
- Interceptor Sanitary Main



Section 9

Property Deeds

Plot Plan

3

Prepared By:

**Timothy M. Ellis, Esquire
Blank Rome LLP
One Logan Square
Philadelphia, PA 19103-6998**

RECORDED
03/05/2014 10:48:01 AM
RECORDER OF DEEDS
LEHIGH COUNTY
PENNSYLVANIA
Inst Num: 2014005401

**Return To: KEYSTONE AGENCY, INC.
1525 Locust Street, Suite 301
Philadelphia, PA 19102
File #13-13691-L-FA-B**

PARCEL #s:

640881641979 1
640881312529 1
640881641979 2
640881685855 1

DEED

Prepared by:

Timothy M. Ellis, Esquire
Blank Rome LLP
One Logan Square
Philadelphia, PA 19103-6998
(215) 569-5653

After recording, return to:

Jeffrey R. Hoffman, Esquire
Friedman Schuman PC
101 Greenwood Avenue, 5th Floor
Jenkintown, PA 19046

SPECIAL WARRANTY DEED

THIS INDENTURE made this 2th day of February, 2014, between STONEMOR HOLDING OF PENNSYLVANIA, LLC, a Pennsylvania limited liability company (hereinafter called the "Grantor"), and GOOD MAC AIRPORT ASSOCIATES, L.P., a Pennsylvania limited partnership (hereinafter called the "Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars lawful money of the United States, unto them, well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has conveyed, granted, bargained, sold, released and confirmed, and by these presents does convey, grant, bargain, sell, release and confirm unto the said Grantee, its successors and assigns, ALL THAT CERTAIN tract or tracts of land, situate in Hanover Township and the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, more particularly described on Exhibit "A" attached hereto and made a part hereof,

TOGETHER WITH all and singular buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or parcel of land described above, together with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever, subject to all matters of record.

109495.00106/12384363v.3

AND the said Grantor, for itself and its successors, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, that the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

AND, notwithstanding anything to the contrary herein, Grantor does hereby grant and convey to the Grantee, and without representation or warranty of any kind, the property described by metes and bounds on Exhibit "B" attached hereto and made a part hereof.

[signatures on following page]

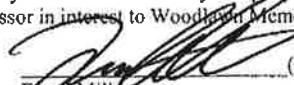
109495.00106/12384363v.3

IN WITNESS WHEREOF, the party of the first part, intending to be legally bound hereby, has hereunto set their hands and seals. Dated the day and year first above written.

Grantor:

WITNESS:

STONEMOR HOLDING OF PENNSYLVANIA, LLC,
a Pennsylvania limited liability company
(successor in interest to Woodlawn Memorial Park LLC)

By:  (SEAL)
Name: Frank Milles
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF **BUCKS** : SS

On this, the 12 day February, 2014, before me, the undersigned Notary Public for the State and County aforesaid, personally appeared Frank Milles, known or satisfactorily proven to me to be the Vice President of STONEMOR HOLDING OF PENNSYLVANIA, LLC, a Pennsylvania limited liability company, and who acknowledged that he, being authorized to do so, executed the within Deed for the purposes therein contained on behalf of the said STONEMOR HOLDING OF PENNSYLVANIA, LLC, a Pennsylvania limited liability company, as such Vice President.

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


Notary Public

I HEREBY CERTIFY
The address of the within-named Grantee is:

636 Old York Road
Jenkintown, PA 19046
Attn: Bruce Goodman


On behalf of the Grantee

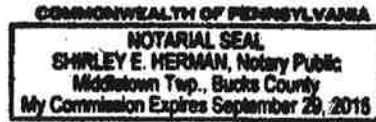


EXHIBIT A

LEGAL DESCRIPTION

[to be attached hereto]

Apportionment of Local Realty Transfer Tax as follows:

To City of Allentown	45%
To Hanover Township	55%
	<u>100%</u>

By: 

Exhibit "A"

Premises "B"

ALL THAT CERTAIN tract or piece of land situate along the northerly side of the right of way of the Lehigh & New England Railroad Company between Irving Street on the west and Schoenersville Road on the east and partly in the City of Allentown and partly in the Township of Hanover, Lehigh County, Pennsylvania, being more fully bounded and described as follows, to wit:-

BEGINNING at a point on the east side of North Irving Street, said point being the point of intersection of the northerly right of way of the Lehigh & New England Railroad Company with the easterly right of way of North Irving Street in the City of Allentown, thence extending northwardly along the easterly side of North Irving Street to a point on the southerly right of way of Route 6011 in the Township of Hanover, thence extending eastwardly along the southerly right of way of Route 6011 to a point on the westerly side of Schoenersville Road, thence extending southwardly along the westerly right of way of Schoenersville Road to a point, being the northerly right of way of the Lehigh & New England Railroad Company, thence extending westwardly along the northerly right of way of the Lehigh & New England Railroad Company to a point on the easterly side of North Irving Street, being the place of beginning.

LESS AND EXCEPTING THEREFROM a tract or piece of land along the easterly side of North Irving Street, being the property of Edward H. Elwood and Blanche M. Elwood, his wife, as more fully described in Deed Book Vol. 586, Page 524.

Less and Excepting Therefrom also any lands taken for the right of way of Schoenersville Road.

Being part of the same premises which Charles M. Bolich and Katharine S. Bolich by Deed dated 1/15/1963 and recorded 1/19/1963 in the Office for the Recording of Deeds in and for the County of Lehigh, Commonwealth of Pennsylvania in Volume 1030 page 214, granted and conveyed unto Woodlawn Memorial Park Association, a Pennsylvania corporation, its successors and assigns, in fee.

Exhibit "A"

Premises "C"

Property description based on property boundaries appearing on Record Plan.

Description of lands of Ulrich A. Both and Ella Both, located in Hanover Township, Lehigh County, Pennsylvania prepared for Lucent Technologies, Inc.

Beginning at a railroad spike (set) in the intersection of the southerly right-of-way line of Hanover Township Road 611, also known as Lloyd Street (33.00 feet wide) with the easterly right-of-way line of Northampton Township Road 638, also known as North Irving Street (33.00 feet wide); thence (1) along the southerly right-of-way line of Hanover Township Road 611 and crossing the gas main right-of-way granted to UGI Corporation, N 82° 21' 11" E 1,160.55 feet to an iron pin (set); thence (2) continuing along the southerly right-of-way line of Hanover Township Road 611, N 84° 20' 37" E 180.00 feet to an iron pin (set) in line of lands of the City of Allentown; thence (3) along lands of the City of Allentown, S 5° 39' 23" E 47.00 feet to an iron pin (found) in line of lands of Woodlawn Memorial Park Association; thence along lands of Woodlawn Memorial Park Association the three following courses and distances; (4) S 84° 20' 37" W 179.19 feet to an iron pin (set), (5) S 82° 21' 11" W 1,108.52 feet to an iron pin (found) a point of curvature, and (6) on a curve to the left having a radius of 30.00 feet (delta) 95° 31' 34", tangent, 33.06 feet, chord bearing S 34° 34' 24" W, chord distance 44.43 feet) for a distance of 50.03 feet to an iron pin (found); thence (7) continuing along lands of Woodlawn Memorial Park Association and crossing a gas main right-of-way granted to UGI Corporation, S 76° 47' 32" W 13.51 feet to an iron pin (set) in the easterly right-of-way line of Hanover Township Road 638; thence (8) along the easterly right-of-way line of Hanover Township Road 638, N 13° 12' 28" W 81.60 feet to the point or place of beginning.

containing 1.459 Acres.

All as shown on a plan entitled "Record Plan Of Lands Of Ulrich A. Both And Ella Both Prepared For Lucent Technologies, Inc. Showing Property Located In Hanover Township, Lehigh County, Pennsylvania", dated August 25, 1999, bearing File Number S-9445, as prepared by G. Edwin Pidgeon Co., Civil Engineers • Architects • Land Planners • Surveyors, Allentown, Pennsylvania.

BEING the same premises which Agere Systems, Inc. by Deed dated 5/22/2001 and recorded 6/26/2001 in the Office for the Recorder of Deeds in and for the County of Lehigh, Commonwealth of Pennsylvania in Volume 1687 page 948, granted and conveyed unto Woodlawn Memorial Park Association, a Pennsylvania corporation, its successors and assigns, in fee.

EXHIBIT B

METES AND BOUNDS LEGAL DESCRIPTION

[to be attached hereto]

Exhibit "B"

DESCRIPTION OF WOODLAWN MEMORIAL PARK ASSOCIATION
TAX MAP ID 640881685855

ALL THAT CERTAIN parcel or tract of land situated in Hanover Township, Lehigh County, Commonwealth of Pennsylvania, as shown on a plan prepared by Hanover Engineering Associates, Inc. entitled "Survey Plan Woodlawn Memorial Park Association," dated August 8, 2013 and last revised February 7, 2014, is bounded and described as follows, to wit:

BEGINNING at a found iron pin in line with lands now or formerly A-Town, Inc. (DBV 1361-1147, Tax Map ID 640881144733) and the eastern right-of-way of North Irving Street (TR 638, 16.5 feet from the centerline); thence along said right-of-way, the following two (2) courses:

1. North 13° 12' 26" West, 143.19 feet to a point; thence
2. North 76° 47' 50" East, 13.59 feet to a point, the TRUE PLACE OF BEGINNING; thence

Continuing along said right-of-way, the following two (2) courses:

1. North 13° 12' 14" West, 38.68 feet to a point; thence
2. Along a curve to the right, having a central angle of 95° 35' 10", a radius of 30.00 feet, a chord bearing of North 34° 34' 19" East, a chord distance of 44.44 feet, an arc length of 50.04 feet to a point in line with the southern right-of-way of Lloyd Street (TR 611, 25.00 feet from the centerline); thence

Along said right-of-way, the following three (3) courses:

1. North 82° 21' 24" East, 1112.94 feet to a point; thence
2. North 84° 20' 50" East, 179.85 feet to a point; thence
3. South 05° 39' 10" East, 38.50 feet to a point in line with the right-of-way of Airport Road (SR 1003) and other lands of Woodlawn Memorial Park Association (DBV 1030-214, Tax Map ID 640881641979); thence

Along said other lands of Woodlawn Memorial Park Association, the following three (3) courses:

1. South 84° 20' 50" West, 179.19 feet to a point; thence
2. South 82° 21' 24" West, 1108.52 feet to a point; thence
3. Along a curve to the left, having a central angle of 95° 35' 17", a radius of 30.00 feet, a chord bearing of South 34° 34' 57" West, an arc length of 50.05 feet to a point, said point being the PLACE OF BEGINNING.

Containing 50,944.01 square feet or 1.17 acres.

S:\Projects\Private\Beth-Priv\4057-WoodlawnProperty\Descriptions\02-14-14-WoodlawnMemorialParkAssociation-Kith-LLB.docx

Exhibit "B"

DESCRIPTION OF WOODLAWN MEMORIAL PARK ASSOCIATION PROPERTY
TAX MAP IDS 640881641979 AND 640881312529

ALL THAT CERTAIN parcel or tract of land situated in both the City of Allentown and Hanover Township, Lehigh County and Commonwealth of Pennsylvania, as shown on a plan prepared by Hanover Engineering Associates, Inc. entitled "Survey Plan Woodlawn Memorial Park Association," dated August 8, 2013 and last revised February 7, 2014, is bounded and described as follows, to wit:

BEGINNING at a found iron pin in line with lands now or formerly A-Town, Inc. (DBV 1361-1147, Tax Map ID 640881144733) and the eastern right-of-way of North Irving Street (TR 638, 16.50 feet from the centerline); thence

Along said right-of-way, the following two (2) courses:

1. North $13^{\circ} 12' 26''$ West, 143.19 feet to a point; thence
2. North $76^{\circ} 47' 50''$ East, 13.59 feet to a point, in line with other lands now or formerly Woodlawn Memorial Park Association (DBV 1687-948, Tax Map ID 640881685855); thence

Along said other lands of Woodlawn Memorial Park Association, the following three (3) courses:

1. Along a curve to the right having a central angle of $95^{\circ} 35' 17''$, a radius of 30.00 feet, a chord bearing of North $34^{\circ} 34' 57''$ East, a chord distance of 44.44 feet, an arc length of 50.05 feet to a point; thence
2. North $82^{\circ} 21' 24''$ East, 1108.52 feet to a point; thence
3. North $84^{\circ} 20' 50''$ East, 179.19 feet to a point in line with the western right-of-way of Airport Road (SR 1003); thence

Along said right-of-way, the following four (4) courses:

1. Along a curve to the right, having a central angle of $120^{\circ} 35' 58''$, a radius of 35.00 feet, a chord bearing of South $35^{\circ} 21' 11''$ East, a chord distance of 60.80 feet, an arc length of 73.67 feet to a point; thence
2. Along a curve to the left, having a central angle of $15^{\circ} 48' 09''$, a radius of 1507.69 feet, a chord bearing of South $17^{\circ} 02' 43''$ West, a chord distance of 414.51 feet, an arc length of 415.83 feet to a point; thence
3. South $09^{\circ} 08' 10''$ West, 157.73 feet to a point; thence
4. Along a curve to the right, having a central angle of $65^{\circ} 14' 47''$, a radius of 90.00 feet, a chord bearing of South $41^{\circ} 45' 11''$ West, a chord distance of 97.04 feet, an arc length of 102.49 feet to a point in line with the northern right-of-way of American Parkway; thence

Along said right-of-way, the following five (5) courses:

1. South $74^{\circ} 22' 41''$ West, 868.03 feet to a point; thence
2. South $15^{\circ} 38' 34''$ East, 15.00 feet to a point; thence
3. South $74^{\circ} 22' 41''$ West, 30.00 feet to a point; thence

Exhibit "B"

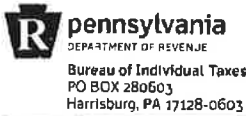
4. North 15° 38' 34" West, 15.00 feet to a point; thence
5. South 74° 22' 41" West, 91.51 feet to a point in line with the right-of-way of North Irving Street (SR 1005, 30 feet from centerline); thence

Along said right-of-way, North 13° 11' 53" West, 364.05 feet to a found iron pin in line with said lands of A-Town, Inc.; thence

Along said lands of A-Town, Inc., the following three (3) courses:

1. North 89° 26' 00" East, 252.99 feet to a point; thence
2. North 07° 22' 30" West, 308.55 feet to a point; thence
3. South 76° 47' 50" West, 291.69 feet to a point, said point being the PLACE OF BEGINNING.

Containing 771905.82 square feet or 17.72 acres.



REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY

State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name KEYSTONE AGENCY, INC.		Telephone Number: (215) 732-3764	
Mailing Address 1525 Locust Street, Suite 301	City Philadelphia	State PA	ZIP Code 19102

B. TRANSFER DATA

Grantor(s)/Lessor(s) STONEMOR HOLDING OF PENNSYLVANIA, LLC		
Mailing Address 311 Veterans Highway, Suite B		
City Levittown	State PA	ZIP Code 19056

C. Date of Acceptance of Document

Grantee(s)/Lessee(s) GOOD MAC AIRPORT ASSOCIATES, L.P.		
Mailing Address 636 Old York Road, 2nd Floor		
City Jenkintown	State PA	ZIP Code 19046

D. REAL ESTATE LOCATION

Street Address Premises "B" and "C", North Irving Street		City, Township, Borough Hanover Township and City of Allentown	
County Lehigh	School District Catasauqua and City of Allentown	Tax Parcel Number See Attached Schedule	

E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration 4,722,500.00	2. Other Consideration + 0.00	3. Total Consideration = 4,722,500.00
4. County Assessed Value 1,186,700.00	5. Common Level Ratio Factor X 1.0	6. Fair Market Value = 1,186,700.00

F. EXEMPTION DATA

1a. Amount of Exemption Claimed 0.00	1b. Percentage of Grantor's Interest in Real Estate 100	1c. Percentage of Grantor's Interest Conveyed 100
---	--	--

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust _____
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 02/25/14
---	------------------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

Addendum to Realty Transfer Tax Statement of Value

<u>Parcel ID</u>	<u>City/Township</u>	<u>Assessment</u>
640881641979 1	Hanover	\$ 364,000.00
640881312529 1	Allentown	\$ 530,500.00
640881641979 2	Hanover	\$ 280,500.00
640881685855 1	Hanover	\$ 11,700.00
TOTAL ASSESSED VALUE		\$ 1,186,700.00

ANDREA E. NAUGLE
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Deborah A. Casciotti, Chief Deputy
Lehigh County Courthouse
455 W. Hamilton Street - Room 122
Allentown, PA 18101-1614
(610) 782-3162

*RETURN DOCUMENT TO:

KEYSTONE AGENCY INC
1525 LOCUST STREET
SUITE 301
PHILADELPHIA, PA 19102

Instrument Number - 2014005401

Recorded On 3/5/2014 At 10:48:01 AM

* Instrument Type - DEED

Invoice Number - 199643

User ID: KCA

*Total Pages - 14

* Grantor - STONEMOR HOLDING OF PENNSYLVANIA LLC

* Grantee - GOOD MAC AIRPORT ASSOCIATES LP

* Customer - KEYSTONE AGENCY INC

* FEES

STATE TRANSFER TAX	\$47,225.00
STATE WRIT TAX	\$0.50
STATE JOS	\$23.50
RECORDING FEES	\$31.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$40.00
ALLENTOWN SCHOOL DISTRICT	\$10,625.63
CATASAUQUA AREA SCHOOL DISTRICT	\$12,986.87
CITY OF ALLENTOWN	\$10,625.63
HANOVER TOWNSHIP	\$12,986.87
TOTAL PAID	\$94,561.50

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



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

LCGIS Registry UPI Certification
On March 5, 2014 By TLL

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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

INSTRUMENT NUMBER - 2014005401



WETLAND CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON DOES NOT CONTAIN ANY WETLANDS AREAS, WATERS OF THE COMMONWEALTH OR WATERS OF THE U.S.

ENGINEER _____ DATE _____

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 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 NINETY (90) DAYS OF THE DATE OF SAID APPROVAL.

OWNER'S SIGNATURE _____

OWNER'S SIGNATURE _____

CERTIFICATION OF LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

LOCAL STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

ALLENTOWN CITY PLANNING COMMISSION APPROVAL

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

CHAIRMAN _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SECRETARY _____ DATE _____

CITY ENGINEER _____ DATE _____

CERTIFICATION OF MUNICIPAL APPROVAL: HANOVER TOWNSHIP PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE TOWNSHIP OF HANOVER, DULY HELD ON _____, 20____, THIS PLAN WAS RECOMMENDED FOR APPROVAL.

CHAIRMAN _____ DATE _____

TOWNSHIP CLERK _____ DATE _____

CERTIFICATION OF MUNICIPAL APPROVAL: HANOVER TOWNSHIP COUNCIL

AT A MEETING OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF HANOVER, DULY HELD ON _____, 20____, THIS PLAN WAS APPROVED.

CHAIRMAN _____ DATE _____

TOWNSHIP CLERK _____ DATE _____

PROOF OF RECORDING

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

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

WITNESS _____

RECORDER OF DEEDS _____

SURVEY NOTES

1. FOR SURVEYED POINTS, PLEASE REFER TO SHEET 201.

GENERAL NOTES

1. PARCEL DATA
PROPERTY ADDRESS: 4501 AIRPORT ROAD, SUITE 100, LEHIGH COUNTY, PENNSYLVANIA 18103
AREA: 1.88 ACRES (80,881 SQ. FT.)
OWNER: A. DUJE PYLE, LLC
100 BUCKLE UP DRIVE, SUITE 100, WEST CHESTER, PA 19381
2. APPLICANT
A. DUJE PYLE, LLC
PO BOX 514
WEST CHESTER, PA 19381
3. SURVEY AND TOPOGRAPHIC INFORMATION: SURVEY FOR AIR TRANSPORTATION TITLE SURVEY PREPARED BY COFFROL PERRY ASSOCIATES, INC. DATED 10/10/2019. FILE NO. 24-0047941.
4. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON GPS OBSERVATIONS UPDATING THE KEYSTONE VAS NETWORK (KEYNETGPS).
5. NO PERSON SHALL REMOVE, DESTROY, OR ALTER ANY STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMP) FACILITIES, AREAS OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL FROM THE TOWNSHIP HAS BEEN OBTAINED.
6. NO PERSON SHALL PLACE ANY STRUCTURE, FULL LANDSCAPE, OR VEGETATION IN A STORMWATER FACILITY OR BMP OR WITHIN A BUFFER ZONE WHICH WOULD LIMIT OR ALTER THE FUNCTIONALITY OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
7. ALL DISTURBED TOPSOIL ON SITES TO BE REHABILITATED ON-SITE IN AREAS NOT COVERED BY APPLICABLE REGULATIONS. NO TYPICAL TOPSOIL FROM A SITE IS ALLOWED TO BE TRANSPORTED BY LOADS FROM TOWNSHIP.
8. DESIGN DOCUMENTS FOR THE PROPOSED STORMWATER SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA. THIS SHALL BE PROVIDED FOR REVIEW BY THE TOWNSHIP PRIOR TO CONSTRUCTION.



LOCATION MAP
SCALE: 1" = 100'

REVISIONS

REV	DATE	COMMENT	BY
1	3.30.2021	TWP/CITY SUBMISSION	AD



MUNICIPAL & AGENCY REVIEW & APPROVAL

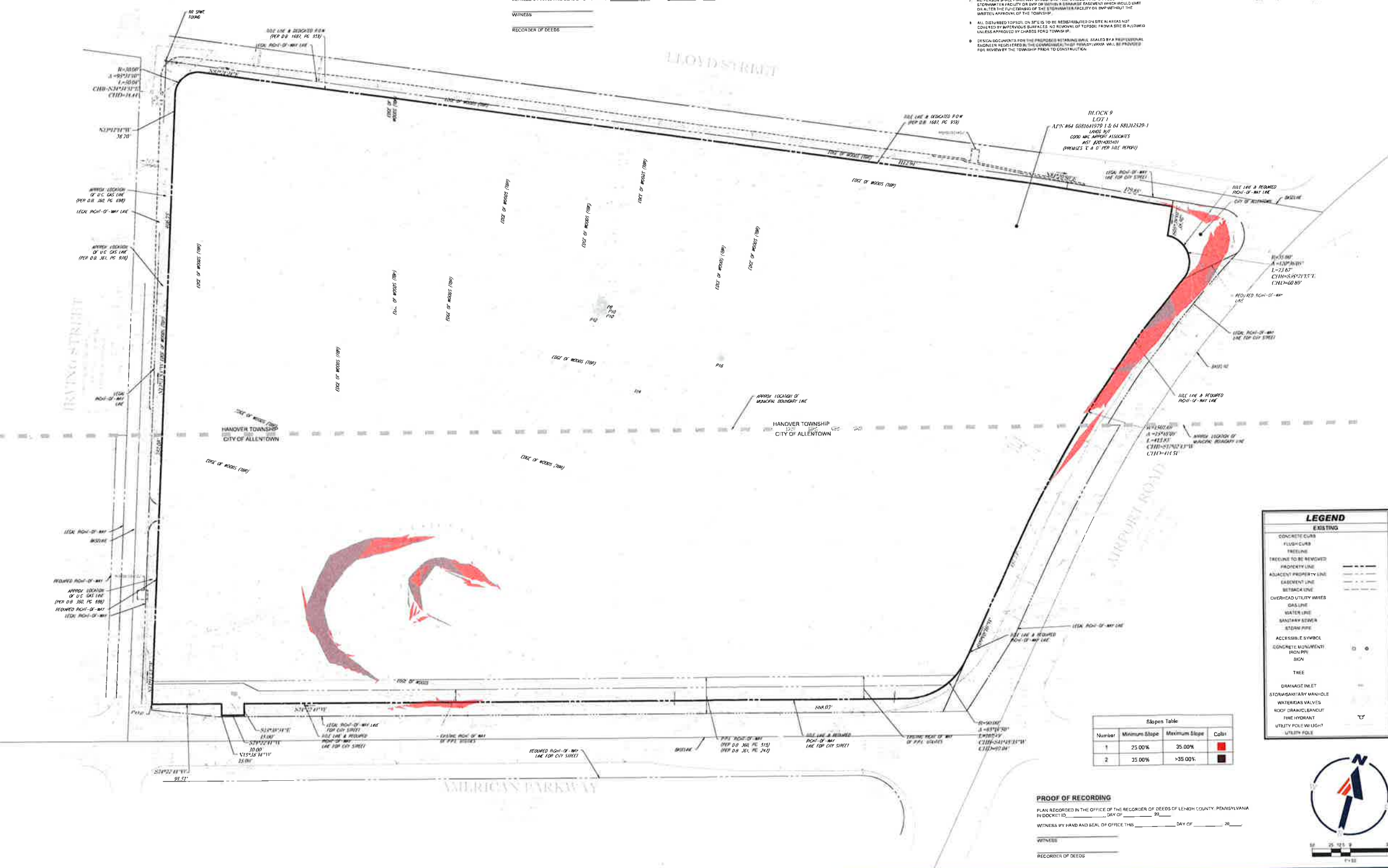
PROJECT NO.: P202253
DRAWN BY: GUY
CHECKED BY: AM
DATE: 12/15/2020
CADD ID: P202253-2021

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR

A. DUJE PYLE, INC.
PROPOSED INDUSTRIAL DEVELOPMENT
AIRPORT RD. & AMERICAN PKWY.
CITY OF ALLENTOWN & HANOVER TOWNSHIP
LEHIGH COUNTY, PA 18108



SHEET TITLE: **EXISTING CONDITIONS! DEMOLITION PLAN**
SHEET NUMBER: **C-201**
REVISION 1 - 3.30.2021



LEGEND

EXISTING

- CONCRETE CURB
- FLOOR CURB
- TRAILLINE
- TREELINE TO BE REMOVED
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- OVERHEAD UTILITY WIRES
- GAS LINE
- WATER LINE
- SANITARY SEWER
- STEAM PIPE
- ACCESSIBLE SYMBOL
- CONCRETE MONUMENT
- IRON PIPE
- IRON
- TREE
- DRAINAGE INLET
- STORMWATER MANHOLE
- WATERVALVE
- ROOF DRAIN/SCOUR
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	25.00%	35.00%	Red
2	35.00%	>35.00%	Black

PROOF OF RECORDING

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

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

WITNESS _____

RECORDER OF DEEDS _____



SANITARY STRUCTURE SCHEDULE				
NAME	TYPE	RIM ELEV. (FT.)	INVERTS	
M1	30" DIA. RCP	100.00	99.50	99.00
M2	30" DIA. RCP	100.00	99.50	99.00
M3	30" DIA. RCP	100.00	99.50	99.00

STORM SEWER PIPE SCHEDULE						
FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE (%)	
99.81	99.81	18"	HDPE	10	1.00	
99.82	99.82	24"	HDPE	16	0.80	
99.83	99.83	24"	HDPE	16	0.80	
99.84	99.84	24"	HDPE	16	0.80	
99.85	99.85	24"	HDPE	16	0.80	
99.86	99.86	24"	HDPE	16	0.80	
99.87	99.87	24"	HDPE	16	0.80	
99.88	99.88	24"	HDPE	16	0.80	
99.89	99.89	24"	HDPE	16	0.80	
99.90	99.90	24"	HDPE	16	0.80	
99.91	99.91	24"	HDPE	16	0.80	
99.92	99.92	24"	HDPE	16	0.80	
99.93	99.93	24"	HDPE	16	0.80	
99.94	99.94	24"	HDPE	16	0.80	
99.95	99.95	24"	HDPE	16	0.80	
99.96	99.96	24"	HDPE	16	0.80	
99.97	99.97	24"	HDPE	16	0.80	
99.98	99.98	24"	HDPE	16	0.80	
99.99	99.99	24"	HDPE	16	0.80	
100.00	100.00	24"	HDPE	16	0.80	
100.01	100.01	24"	HDPE	16	0.80	
100.02	100.02	24"	HDPE	16	0.80	
100.03	100.03	24"	HDPE	16	0.80	
100.04	100.04	24"	HDPE	16	0.80	
100.05	100.05	24"	HDPE	16	0.80	
100.06	100.06	24"	HDPE	16	0.80	
100.07	100.07	24"	HDPE	16	0.80	
100.08	100.08	24"	HDPE	16	0.80	
100.09	100.09	24"	HDPE	16	0.80	
100.10	100.10	24"	HDPE	16	0.80	
100.11	100.11	24"	HDPE	16	0.80	
100.12	100.12	24"	HDPE	16	0.80	
100.13	100.13	24"	HDPE	16	0.80	
100.14	100.14	24"	HDPE	16	0.80	
100.15	100.15	24"	HDPE	16	0.80	
100.16	100.16	24"	HDPE	16	0.80	
100.17	100.17	24"	HDPE	16	0.80	
100.18	100.18	24"	HDPE	16	0.80	
100.19	100.19	24"	HDPE	16	0.80	
100.20	100.20	24"	HDPE	16	0.80	
100.21	100.21	24"	HDPE	16	0.80	
100.22	100.22	24"	HDPE	16	0.80	
100.23	100.23	24"	HDPE	16	0.80	
100.24	100.24	24"	HDPE	16	0.80	
100.25	100.25	24"	HDPE	16	0.80	
100.26	100.26	24"	HDPE	16	0.80	
100.27	100.27	24"	HDPE	16	0.80	
100.28	100.28	24"	HDPE	16	0.80	
100.29	100.29	24"	HDPE	16	0.80	
100.30	100.30	24"	HDPE	16	0.80	
100.31	100.31	24"	HDPE	16	0.80	
100.32	100.32	24"	HDPE	16	0.80	
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100.34	100.34	24"	HDPE	16	0.80	
100.35	100.35	24"	HDPE	16	0.80	
100.36	100.36	24"	HDPE	16	0.80	
100.37	100.37	24"	HDPE	16	0.80	
100.38	100.38	24"	HDPE	16	0.80	
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100.40	100.40	24"	HDPE	16	0.80	
100.41	100.41	24"	HDPE	16	0.80	
100.42	100.42	24"	HDPE	16	0.80	
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100.47	100.47	24"	HDPE	16	0.80	
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100.52	100.52	24"	HDPE	16	0.80	
100.53	100.53	24"	HDPE	16	0.80	
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100.59	100.59	24"	HDPE	16	0.80	
100.60	100.60	24"	HDPE	16	0.80	
100.61	100.61	24"	HDPE	16	0.80	
100.62	100.62	24"	HDPE	16	0.80	
100.63	100.63	24"	HDPE	16	0.80	
100.64	100.64	24"	HDPE	16	0.80	
100.65	100.65	24"	HDPE	16	0.80	
100.66	100.66	24"	HDPE	16	0.80	
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100.69	100.69	24"	HDPE	16	0.80	
100.70	100.70	24"	HDPE	16	0.80	
100.71	100.71	24"	HDPE	16	0.80	
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100.77	100.77	24"	HDPE	16	0.80	
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100.79	100.79	24"	HDPE	16	0.80	
100.80	100.80	24"	HDPE	16	0.80	
100.81	100.81	24"	HDPE	16	0.80	
100.82	100.82	24"	HDPE	16	0.80	
100.83	100.83	24"	HDPE	16	0.80	
100.84	100.84	24"	HDPE	16	0.80	
100.85	100.85	24"	HDPE	16	0.80	
100.86	100.86	24"	HDPE	16	0.80	
100.87	100.87	24"	HDPE	16	0.80	
100.88	100.88	24"	HDPE	16	0.80	
100.89	100.89	24"	HDPE	16	0.80	
100.90	100.90	24"	HDPE	16	0.80	
100.91	100.91	24"	HDPE	16	0.80	
100.92	100.92	24"	HDPE	16	0.80	
100.93	100.93	24"	HDPE	16	0.80	
100.94	100.94	24"	HDPE	16	0.80	
100.95	100.95	24"	HDPE	16	0.80	
100.96	100.96	24"	HDPE	16	0.80	
100.97	100.97	24"	HDPE	16	0.80	
100.98	100.98	24"	HDPE	16	0.80	
100.99	100.99	24"	HDPE	16	0.80	
101.00	101.00	24"	HDPE	16	0.80	

STORM SEWER PIPE SCHEDULE						
FROM	TO	SIZE (IN.)	TYPE	LENGTH (FT.)	SLOPE (%)	
M101	M102	18"	HDPE	10	1.00	
M102	M103	18"	HDPE	10	1.00	
M103	M104	18"	HDPE	10	1.00	
M104	M105	18"	HDPE	10	1.00	
M105	M106	18"	HDPE	10	1.00	
M106	M107	18"	HDPE	10	1.00	
M107	M108	18"	HDPE	10	1.00	
M108	M109	18"	HDPE	10	1.00	
M109	M110	18"	HDPE	10	1.00	
M110	M111	18"	HDPE	10	1.00	
M111	M112	18"	HDPE	10	1.00	
M112	M113	18"	HDPE	10	1.00	
M113	M114	18"	HDPE	10	1.00	
M114	M115	18"	HDPE	10	1.00	
M115	M116	18"	HDPE	10	1.00	
M116	M117	18"	HDPE	10	1.00	
M117	M118	18"	HDPE	10	1.00	
M118	M119	18"	HDPE	10	1.00	
M119	M120	18"	HDPE	10	1.00	
M120	M121	18"	HDPE	10	1.00	
M121	M122	18"	HDPE	10	1.00	
M122	M123	18"	HDPE	10	1.00	
M123	M124	18"	HDPE	10	1.00	
M124	M125	18"	HDPE	10	1.00	
M125	M126	18"	HDPE	10	1.00	
M126	M127	18"	HDPE	10	1.00	
M127	M128	18"	HDPE	10	1.00	
M128	M129	18"	HDPE	10	1.00	
M129	M130	18"	HDPE	10	1.00	
M130	M131	18"	HDPE	10	1.00	
M131	M132	18"	HDPE	10	1.00	
M132	M133	18"	HDPE	10	1.00	
M133	M134	18"	HDPE	10	1.00	
M134	M135	18"	HDPE	10	1.00	
M135	M136	18"	HDPE	10	1.00	
M136	M137	18"	HDPE	10	1.00	
M137	M138	18"	HDPE	10	1.00	
M138	M139	18"	HDPE	10	1.00	
M139	M140	18"	HDPE	10	1.00	
M140	M141	18"	HDPE	10	1.00	
M141	M142	18"	HDPE	10	1.00	
M142	M143	18"	HDPE	10	1.00	
M143	M144	18"	HDPE	10	1.00	
M144	M145	18"	HDPE	10	1.00	
M145	M146	18"	HDPE	10	1.00	
M146	M147	18"	HDPE	10	1.00	
M147	M148	18"	HDPE	10	1.00	
M148	M149	18"	HDPE	10	1.00	
M149	M150	18"	HDPE	10	1.00	
M150	M151	18"	HDPE	10	1.00	
M151	M152	18"	HDPE	10	1.00	
M152	M153	18"	HDPE	10	1.00	
M153	M154	18"	HDPE	10	1.00	
M154	M155	18"	HDPE	10	1.00	
M155	M156	18"	HDPE	10	1.00	
M156	M157	18"	HDPE	10	1.00	
M157	M158	18"	HDPE	10	1.00	
M158	M159	18"	HDPE	10	1.00	
M159	M160	18"	HDPE	10	1.00	
M160	M161	18"	HDPE	10	1.00	
M161	M162	18"	HDPE	10	1.00	
M162	M163	18"	HDPE	10	1.00	
M163	M164	18"	HDPE	10	1.00	
M164	M165	18"	HDPE	10	1.00	
M165	M166	18"	HDPE	10	1.00	
M166	M167	18"	HDPE	10	1.00	
M167	M168	18"	HDPE	10	1.00	
M168	M169	18"	HDPE	10	1.00	
M169	M170	18"	HDPE	10	1.00	
M170	M171	18"	HDPE	10	1.00	
M171	M172	18"	HDPE	10	1.00	
M172	M173	18"	HDPE	10	1.00	
M173	M174	18"	HDPE	10	1.00	
M174	M175	18"	HDPE	10	1.00	
M175	M176	18"	HDPE	10	1.00	
M176	M177	18"	HDPE	10	1.00	
M177	M178	18"	HDPE	10	1.00	
M178	M179	18"	HDPE	10	1.00	
M179	M180	18"	HDPE	10	1.00	
M180	M181	18"	HDPE	10	1.00	
M181	M182	18"	HDPE	10	1.00	
M182	M183	18"	HDPE	10	1.00	
M183	M184					

REVISIONS

REV	DATE	COMMENT	DESIGN
1	3.30.2021	TWP/CITY SUBMISSION	GTV



MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO: PR20201
 DRAWN BY: GTV
 CHECKED BY: 12/15/2020
 DATE: 12/15/2020
 CAD LD: P202001-001

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

A. DUJE PYLE, INC.

PROPOSED INDUSTRIAL DEVELOPMENT
 AIRPORT RD. & AMERICAN PKWY.
 CITY OF ALLENTOWN & HANOVER TOWNSHIP
 LEHIGH COUNTY, PA 18109

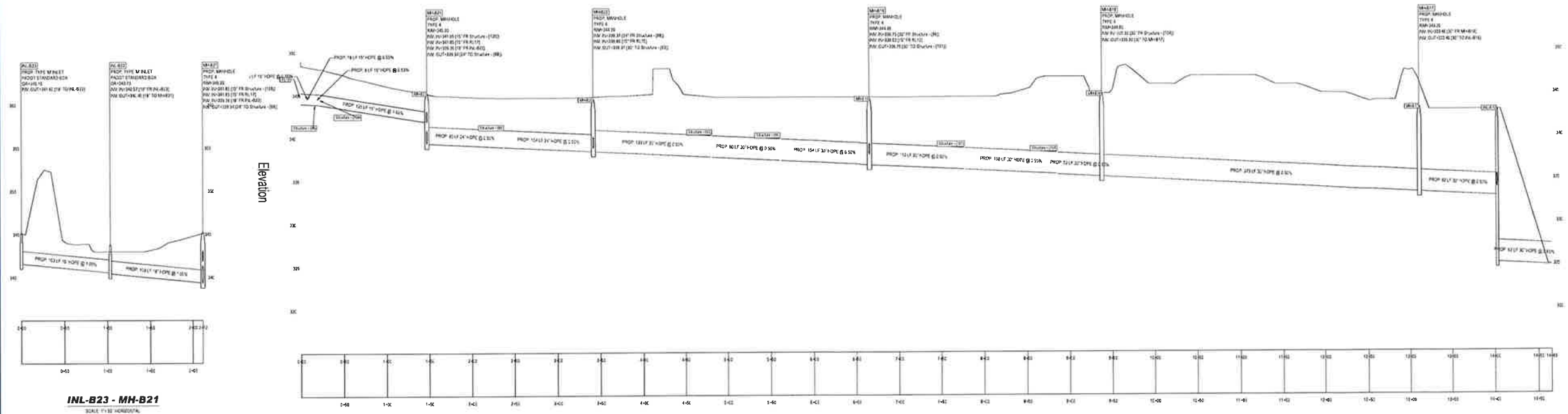
BOHLER
 74 W BRAD STREET, SUITE 500
 BETHLEHEM, PA 18018
 Phone: (610) 750-9971
 Fax: (610) 750-9976
 www.BohlerEngineering.com

J.A. GERVAN
 PROFESSIONAL ENGINEER
 STATE OF PENNSYLVANIA
 LICENSE NO. 14821

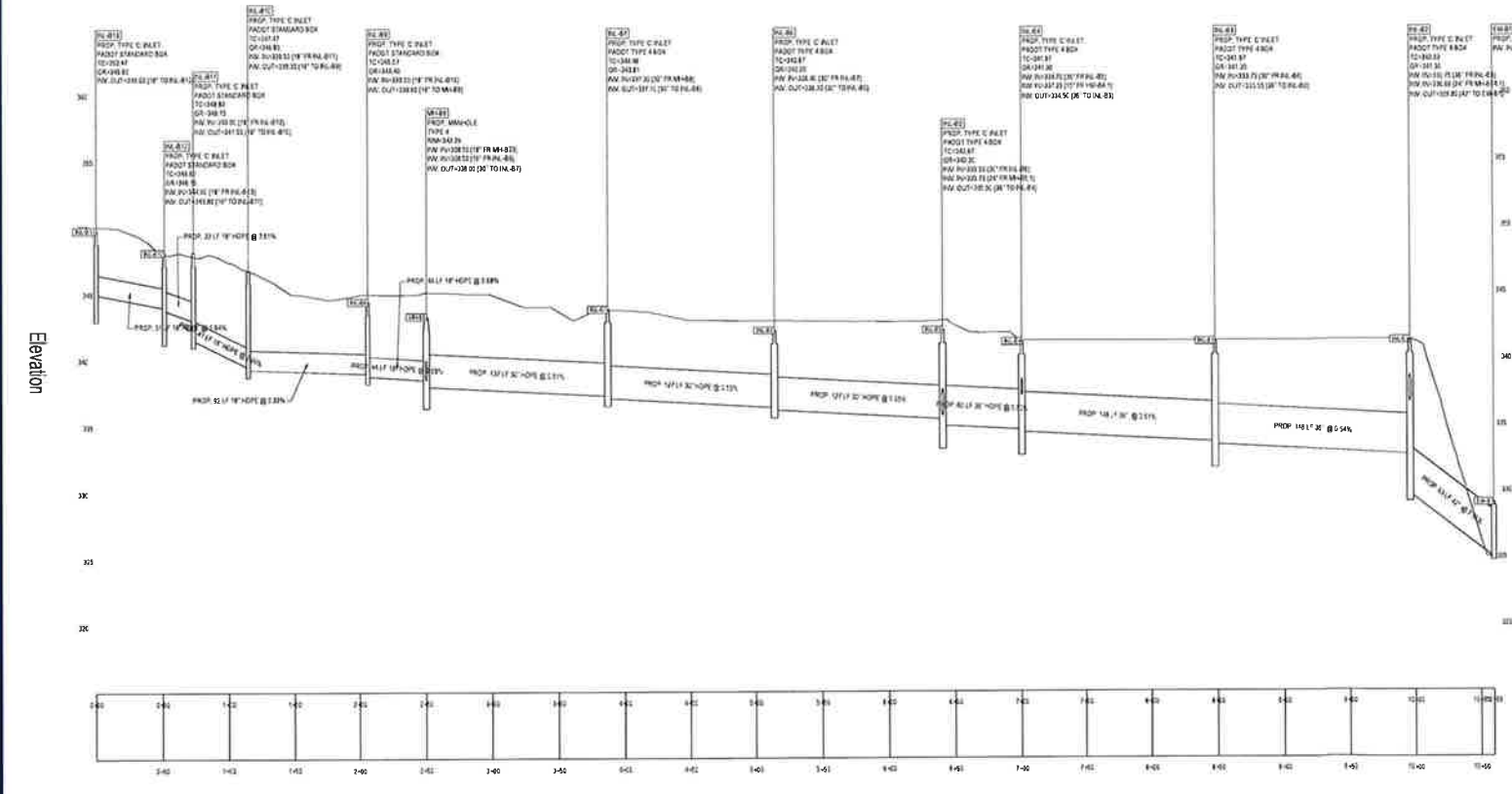
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PROFILES

SHEET NUMBER:
C-801

REVISION 1 - 3.30.2021

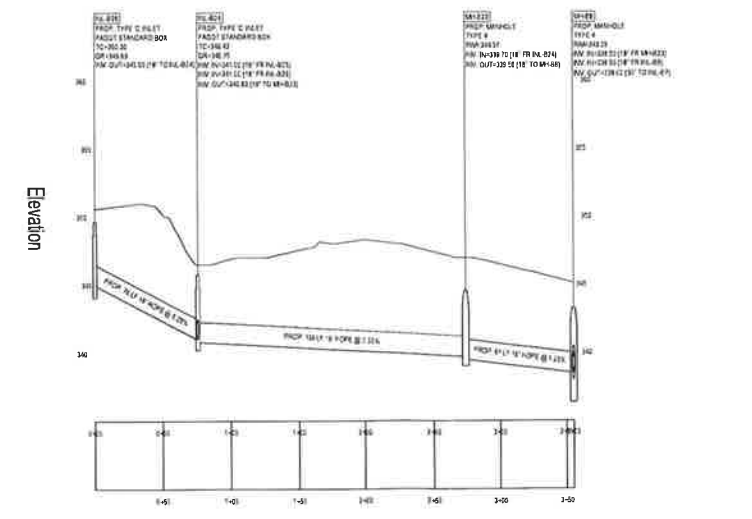


INL-B23 - MH-B21
 SCALE: 1"=10' HORIZONTAL
 1"=1' VERTICAL



INL-B13 - EWB1
 SCALE: 1"=10' HORIZONTAL
 1"=1' VERTICAL

RL18 - EWB2
 SCALE: 1"=10' HORIZONTAL
 1"=1' VERTICAL



INL-B26 - MH-B8
 SCALE: 1"=10' HORIZONTAL
 1"=1' VERTICAL

Section 10

Component - 4A - Hanover Township

Component - 4B – Lehigh County



DEP Code #: 2-39910040-3

**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

A. Duie Pyle, Inc. Warehouse

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

1. Date plan received by municipal planning agency 8/5/2021

2. Date review completed by agency 8/18/2021

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

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

SECTION C. AGENCY REVIEW (continued)

Yes No

- 13. Is this proposal consistent with the ordinance? *With approved waivers
 If no, describe the inconsistencies _____
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
 If no, describe the inconsistencies _____
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
 If yes, describe _____
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- 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 A. Wehr
 Title: Township Manager
 Signature: Melissa A. Wehr
 Date: August 18, 2021
 Name of Municipal Planning Agency: Hanover Township
 Address 2202 Grove Road, Allentown, PA 18109
 Telephone Number: 610-264-1069

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

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

The planning agency must complete this component within 60 days.

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



**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 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
A. Duie Pyle, Inc. Warehouse

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

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

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

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

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <u>N/A</u> |
| <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: Irene Woodward
 Title: Director of Planning
 Signature: Irene Woodward
 Date: 2/21/22
 Name of Municipal Planning Agency: City of Allentown
 Address: 435 Hamilton St., Allentown, PA 18101
 Telephone Number: 610-437-7611

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.



DEP Code #:

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

Lloyd Street Warehouse

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 August 25, 2021
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency September 2, 2021

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 checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>Local Roadway Network Impacts-See MPC review letter dated 2/10/21</u> |
| <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 <u>---</u> |
| <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: <u>---</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact <u>---</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archeological resources be impacted by this project? <u>P4MC determination</u>
If yes, describe impacts <u>---</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>See PNDI results</u>
If yes, describe impacts <u>---</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u>
If no, describe inconsistencies <u>---</u> |

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to City of Allentown or Monroe Township</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <i>N/A</i> If no, describe which requirements are not met ---
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ---
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ---
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ---
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input 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>Susan L. Rockwell</u>		
Title: <u>Senior Environmental Planner</u>		
Signature: <u><i>S L Rockwell</i></u>		
Date: <u>September 2, 2021</u>		
Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>		
Address: <u>961 Marcon Blvd., Suite 310</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.

February 10, 2021

Irene Woodward, AICP
Director of Planning & Zoning
City of Allentown
435 Hamilton Street
Allentown, PA 18101

Mr. Mark Thomas, Chair
Hanover Township Planning Commission
2202 Grove Road
Allentown, PA 18109

**RE: Lloyd Street Warehouse – Land Use of Regional Significance
City of Allentown and Hanover Township
Lehigh County**

Dear Ms. Woodward and Mr. Thomas:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, and we encourage your participation. The LVPC will issue a follow-up letter after the Commission meeting if Commission members have any additional comments. Meeting participation details are below:

- LVPC Comprehensive Planning Committee Meeting
 - February 23, 2021 at 12:00 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - February 25, 2021 at 7:00 PM
 - <https://lvpc.org/meetings.html>

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan*. The subject application proposes a 326,630-square-foot warehouse on 20.75 acres, with 151,193 square feet of the warehouse located in Hanover Township and 175,437 square feet located in the City of Allentown. A lot consolidation is also proposed. The project site is bounded by American Parkway, Airport Road, Lloyd Street and Irving Street (parcel numbers 64881641979, 64881312529, 648808811447733 and 648813125855).

The proposed development is located along two Major Corridors identified in the Transportation Plan of *FutureLV: The Regional Plan*. The project poses substantial impacts to the community and larger area, however careful scrutiny and analysis is required in order to accurately quantify those impacts and ensure the proposal aligns with the goals of the City, Township and overall region. The LVPC offers the following considerations in order to mitigate adverse impacts of the proposal and create a sustainable and resilient development in support of community interests:

High Cube Transload Warehouse Impacts

The submitted traffic impact study (TIS) dated December 23, 2020 calculates the number of daily trips generated by the proposal utilizing land use code 154 High-Cube Transload of the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition.

While the ITE defines high-cube warehouses as those having a high level of on-site automation, recent guidance provided by the LVPC identifies possible discrepancies between ITE calculations and real transportation impacts of automated warehousing developments. These discrepancies occur based on the ITE consideration of 'automation', which often refers to the use of forklifts rather than manual labor to move goods, whereas modern-day automation can incorporate complex racking systems that move products exponentially faster. Truck traffic impacts have a direct relationship to the height of buildings with automated systems due to their greater storage capacity and rapid turn-around for loading and unloading vehicles.

In order for municipalities to assess the impact of freight-based businesses on the entire regional transportation system (of Policy 2.4), the level of automation to be included in the proposed facility must be identified. For more information about the impacts of high cube and automated warehouses on communities, please see the LVPC High Cube and Automated Warehousing Community Guide available at <https://www.lvpc.org/c-guides---model-regs.html>.

Local Roadway Network Impacts

The proposal has potential to be suitable for its location along two Major Corridors in the Transportation Plan and near a major interchange. However, the current site design is generally inconsistent with *FutureLV: The Regional Plan*. Truck traffic to be generated by the development poses significant adverse impacts to Lloyd Street, a posted truck-restricted road, and the only roadway on which an access point is proposed. In order to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1), the LVPC recommends that the applicant seek alternatives to the proposed access point.

The applicant listed on the plans is A. Duie Pyle, a transportation and logistics / warehousing provider who operates other facilities less than one mile from the proposal. If the intent is to accommodate and coordinate freight movements between the proposed and local facilities, the transportation impacts may be more intensive than a common transload warehouse facility and should be considered when assessing traffic generation and roadway network impacts.

The ITE Trip Generation Manual 10th Edition + Supplement estimates 72 trucks will access the proposed facility per day. However, the site plan provides 86 trailer dock spaces, which are often used multiple times per day. As such, the provided truck trip calculations likely do not reflect the actual daily truck trips originating from the facility, and further analysis is required to determine the impact of the proposal on local infrastructure in the surrounding area.

Roadway Safety

The four intersections adjacent to the project location pose substantial safety concerns due to frequent crash incidents. The Pennsylvania Department of Transportation (PennDOT) considers any location with five or more reportable accidents within one year to be a safety concern. Utilizing PennDot's Pennsylvania Crash Information Tool (PCIT) by PennDOT the LVPC identified the following:

- Lloyd Street at Airport Road
 - 16 accidents from 2015 to 2019
 - 5 accidents in 2019
- Irving Street at Lloyd Street
 - 1 accident in 2017
- American Parkway at Irving Street
 - 26 accidents from 2015 to 2019
 - 9 accidents in 2019
- American Parkway at Airport Road
 - 43 accidents from 2015 to 2019
 - 17 accidents in 2019

Due to the above crash history at the intersection of American Parkway and Irving Street it is strongly encouraged to consider adding a left turn arrow signal head to the signalized intersection of American Parkway and Irving Street. The safety improvements will help mitigate the impacts of motorists traveling east on American Parkway turning left on Irving street. The intersection of Lloyd Street and Airport Road is also of significant concern. Questions as to safe vehicle turning movements, signal coordination and timing and pedestrian connectivity and safe are outstanding. Additionally, turning movements at American Parkway and Airport Road will be impacted by this development. Safety, signal coordination and timing and pedestrian safety remain outstanding issues as well.

The truck restriction posted on Lloyd Street for the entire length between Airport Road and Irving Street is a considerable detriment to the proposal. Truck restrictions are typically enacted for safety reasons to direct trucks away from roads that are not sufficient to accommodate them. It is also, highly critical that Lloyd Street be entirely rebuilt to withstand the frequency and weight of freight traffic, especially if this remains the primary entrance to the industrial development site.

The LVPC has significant concerns that Irving Street is not built to withstand the frequency, or weight of the increased truck traffic and will need to be rebuilt.

A traffic circulation plan should be required because tractor trailer movements between the proposed development and the airport along Irving Street, Airport Center Road, Congress Street, Highland Street and other local roads nearby will see an increase in truck traffic. The LVPC urges revisions to the site design that would eliminate the conflict of a truck access point via a roadway with truck restrictions, in order to 'provide a safe, well-maintained transportation network' (Policy 2.2).

Because the proposed warehouse is a gated facility, the LVPC recommends expanding the queuing capacity for both the truck and passenger vehicle access points, in order to prevent vehicles waiting to enter the facility on Lloyd Street.

Emergency Access

The site layout includes an emergency access driveway located west of the two main access driveways on Lloyd Street. Placing the only emergency access point on Lloyd Street is inadvisable. Should an incident occur along Lloyd Street and the street corridor is restricted, the benefit of providing an emergency access may be severely compromised. Revising the site layout plan to propose emergency access on Irving Street would better 'promote safe and secure community design and emergency management' (of Policy 5.1).

Tractor-Trailer Accommodations

The LVPC recommends ensuring adequate overnight parking areas with sufficient amenities such as driver facilities and electrification of truck parking stalls to limit tractor-trailer idling for emission reduction and to support the improvement of air quality. In addition, the municipal government is encouraged to require the facility operator to allow trucks to arrive onsite at any time, stage, rest and park overnight in perpetuity as part of the Development Agreement. These accommodations keep truck drivers safe and eliminate their need to park on road shoulders and in residential areas, and serve to 'strengthen freight mobility to minimize quality of life impacts to residents' (Policy 2.4).

The accumulation of snow and ice on top of tractor-trailers poses a safety hazard to other vehicles on the roadway, potentially resulting in serious injury and death. The 2006 Pennsylvania Snow/Ice Removal Law requires the removal of snow and ice from all vehicles prior to leaving the site. The LVPC recommends the installation of a snow-clearing tool at the site that would easily allow for truck drivers to clean off tractor-trailers to help 'provide a safe, well-maintained transportation network' (Policy 2.2).

Multimodal Connectivity and Job Access

To 'promote safe and secure community design' (Policy 5.1) the LVPC urges substantial improvements to the site design by incorporating pedestrian sidewalk infrastructure along the entirety of the property frontages. Pedestrians are currently prohibited from crossing along Airport Road at American Parkway and Lloyd Street. The lack of legal crossing opportunities emphasizes the need for sidewalks along the frontage of the project especially along Irving Street to facilitate a safe pedestrian corridor for east-west connectivity.

Crosswalk infrastructure and pedestrian signal heads are currently installed at the intersection of American Parkway and Irving Street. Pedestrian accommodations at Airport Road and Lloyd and Airport Road and American Parkway need to be made, as well. The workforce profile at industrial facilities of this type requires a high degree of non-motorized accommodations in order to be successful. In addition, this area is densifying and diversifying land uses, and is at the convergence of residential, tourism and recreation, general commercial, retail and service, cemetery and other industrial land uses. It is critical, when a variety of land uses converge, that the transportation system function in as a diverse manner as the land activities itself. Pedestrian amenities would be strengthened with installation of sidewalks, pedestrian signalization and upgraded to modern Americans with Disabilities Act (ADA) ramp standards and support the use of universal design (of Policy 5.2) and safe mobility.

The Lehigh and Northampton Transportation Authority (LANTA) provides public transit

service directly west of the site, with a bus stop at American Parkway and North Irving Street. Transit service is key to employment in the Lehigh Valley because it plays a critical role in the ability for the workforce to get to and from work. Incorporating pedestrian infrastructure that enables employees to safely move between the LANTA bus stop and building entrances is imperative to the economic success of this development, and to remove barriers to employment (of Policy 4.3).

A motorcycle parking area is proposed adjacent to the employee parking lot. It is recommended that bicycle racks also be provided at the site to further accommodate non-motorized modes of transportation and 'improve connections between mass transit and pedestrian and bicycle infrastructure' (of Policy 2.3).

Landscaping and Sustainable Design

While perimeter landscaping is proposed, increasing internal landscaping would support the environment, improve overall aesthetics and provide consistency with the character of the Township and City. Additionally, providing outdoor seating and recreational areas with supplemental landscaping would support the well-being of employees by 'creating community spaces that promote physical and mental health' (Policy 5.3). These benefits include reduced depression, anxiety and stress in addition to adding value to the property and facility.

The LVPC recommends that the applicant consider the financial benefits of incorporating sustainable systems into facility functionality. Sustainable utilities, such as a geothermal energy systems and greywater reuse for irrigation and plumbing, reduce overhead costs of operation while also 'minimizing environmental impacts of development' (Policy 3.1).

The developer should refer to the LVPC Green Infrastructure Guidelines document as a reference for improving the effectiveness of outdoor green infrastructure design, available at <https://lvpc.org/pdf/2017/Green%20Infrastructure%20Guidelines.pdf>.

Stormwater

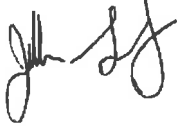
The project site is located within the Catasauqua Creek Watershed. This watershed has a fully implemented Act 167 Stormwater Management Ordinance. Comments relative to our review of the project's stormwater management plan are included as Attachment 1.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

The LVPC has copied appropriate representatives from neighboring municipalities for this land use of regional significance, and from the River Central Multi-Municipal Comprehensive Plan, to 'coordinate land use decisions across municipal boundaries' (Policy 1.4). Additional project partners have been copied to facilitate collaboration across public, private and governmental entities on the effects of land use decision-making on mobility, resiliency and quality of life (of Policy 2.2). The LVPC urges continuation of dialogue between the City of Allentown, Hanover

Township and all project coordination partners to identify and mitigate the impacts of this development on the region. This collaboration is critical to ensure the long-term success of the development, as well as the health and well-being of the community.

Sincerely,



Jillian Seitz
Senior Community Planner

cc: Craig Messinger, City of Allentown Director of Public Works
Melissa Wehr, Hanover Township Manager
Al Kortze, PE, Hanover Township Engineer
Jeffrey Beavan, PE, Bohler Engineering
Rick Molchany, Lehigh County Director of General Services
Molly Wood, LANTA Planner/Land Use Specialist
Derrick Herrmann, PennDOT District 5 Traffic Engineer
Garrett Cook, Lehigh County Conservation District
Lee A. Rackus, Whitehall Township Planning, Zoning & Development Bureau Chief
Darlene Heller, City of Bethlehem Planning Director
Kerry Rabold, Salisbury Township Administrative Assistant
Michael Gibson, Emmaus Borough Planning Commission Chair
George Kinney, South Whitehall Township Community Development Director
Steve Travers, Catasauqua Borough Manager
Brent Green, Manager, East Allen Township
John J. Finnigan, Hanover Township (Northampton) Manager
Peter Paone, President, North Catasauqua Borough Council
LeRoy E. Brobst, Manager, Northampton Borough
Kristen Kostick, PennDOT District 5 and Pennoni
Jessie Sadiua, City of Allentown
Nelson Varughese, City of Allentown
David Petrik, PennDOT District 5
Brian Boyer, PennDOT District 5
Vicky Roth, Hanover Township (Lehigh)
Geoff Reese, LVPC Director of Environmental Planning
Charlie Doyle, LVPC Director of Transportation and Data