



August 20, 2025

VIA ELECTRONIC MAIL:

Blake McMullen, PE
5012 Medical Center Circle
Allentown, PA 18106

Re: Checklist Letter
Sewage Facilities Planning Module Package - Component 3
231 North 7th Street & 232 North Church Street Development
231 North 7th Street & 232 North Church Street
841 GPD Existing/~~550 GPD Proposed~~ 899 GPD Additional Proposed
~~1,391 GPD/5 EDU~~ 1,740 GPD
DEP Code #: 2-39001367-3
City of Allentown, Lehigh County

Dear Blake McMullen:

You are receiving this letter in response to your Sewage Facilities Planning Application Mailer submitted to the Department of Environmental Protection (DEP) for the proposed development specified above. Enclosed with this letter are a checklist and applicable sewage facilities planning module component and supporting forms. The checklist outlines what is required to be completed and submitted to the municipality and the DEP as a complete planning module package. The planning module must be completed and submitted to the municipality in which the project is located for review and, if acceptable, adoption. If the project boundary extends beyond a single municipality and/or county, then sign offs on the appropriate sections of the planning module must be obtained from all applicable municipalities and counties where the project is located. After adoption by the municipality, two (2) copies of the completed planning module package must be submitted to DEP for review and final action. Answer all questions within the planning module. If you feel a question is not applicable, please provide explanation; do not simply answer "N/A" or "Not Applicable".

The applicant and municipality should certify that the submittal is complete and includes all requested items by signing the enclosed Certification Statements. A copy of this letter and the signed Certification Statement should be attached to the planning module upon its submission.

This letter and the enclosed checklist are to be used by the applicant (or the applicant's authorized representative) as a guide when completing the Planning Module and do not supersede the rules and regulations found in Chapter 71.

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

If you have any questions concerning the information required, please contact me at 570.826.2465 or by email at jmondulick@pa.gov.

Sincerely,

Jeffrey Mondulick

Jeffrey Mondulick
Sewage Planning Specialist
Clean Water Program

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

Checklist:

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

<i>Section G: Proposed Wastewater Disposal Facilities</i>		
x	Section G.1.a. The collection system boxes are checked	
x	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
x	Section G.1.b. The questions on the collection system are completed	
x	Section G.2.a. The appropriate treatment facility box is checked	
x	For existing treatment facilities, the name is provided	
x	For existing treatment facilities, the NPDES permit number is provided	
x	For existing treatment facilities, the CSL permit number is provided	
	For new treatment facilities, the discharge location is provided	
x	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
x	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
N/A -EX. FACILITIES	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
	Copies of easement(s) or right-of-way(s) are attached	
x	Section G.4. The boxes are checked regarding Wetland Protection	
x	Section G.5. The boxes are checked regarding Primary Agricultural Land	
x	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
N/A	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
N/A	A return receipt for its submission to the PHMC is attached	
N/A	The PHMC review letter is attached	
x	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
x	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
x	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
x	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
x	A completed PNDI Manual Project Submission Form (PNDI Form) (Form 8100-FM-FR0161) is attached (if applicable) with all supplemental materials and not older than 2 years.	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
x	The Alternative Sewage Facilities Analysis is attached	
x	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
N/A	The box is checked regarding Pennsylvania Waters Designated As Impaired	
N/A	The box is checked regarding Interstate and International Waters	

N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section J: Chapter 94 Consistency Determination</i>		
x	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
x	Section J.1. The Project Flows are provided	
x	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
x	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
x	Section J.3.b. The Collection System information is completed, signed and dated	
x	Section J.3.b. The Conveyance System information is completed, signed and dated	
x	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	
x	Section J.4.b. The Treatment Facility information is completed, signed and dated	
x	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
	Letter indicating the treatment plant is an interim regional treatment facility is attached	
<i>Section K: Treatment and Disposal Options</i>		
N/A	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section L: Permeability Testing</i> *Not Required for this Project		
N/A	The Permeability Testing information is attached	
<i>Section M: Preliminary Hydrogeologic Study</i> *Not Required for this Project		
N/A	The Preliminary Hydrogeologic Study is attached	
N/A	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	

<i>Section N: Detailed Hydrogeologic Study</i>		*Not Required for this Project
N/A	The Detailed Hydrogeologic Study is attached	
N/A	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
N/A	Section O.1. The box is checked indicating municipal or private facilities	
N/A	If municipal, the remainder of Section O is not applicable	
N/A	If private, the required analysis and evaluation of sewage management options is attached	
N/A	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
N/A	Section O.3. The Project Flows for the private facilities are provided	
N/A	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
N/A	Section O.4.b. The private Collection System information is completed, signed and dated	
N/A	Section O.4.c. The private Conveyance System information is completed, signed and dated	
N/A	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
N/A	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
N/A	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
N/A	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
N/A	All Public Notification boxes in this section are checked	
N/A	The public notice is attached, if public notification is necessary	
N/A	All comments received as a result of the notice are attached	
N/A	The municipal responses to these comments are attached	
N/A	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
X	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
X	The correct fee has been calculated	
X	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
X	The module completeness checklist is included	
X	All completeness items have been checked as included by the municipality, as appropriate	
X	The Municipal Official has signed and dated the checklist	

Certification Statement

Sewage Facilities Planning Module Package - Component 3
231 North 7th Street & 232 North Church Street Development
1,351 GPD/5 EDU
DEP Code #: 2-39001367-3
City of Allentown, Lehigh County

CERTIFICATION STATEMENT

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

Signed: *B. E. McManis* Date: 8/28/2025
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary



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.
- N/A Details of chosen financial assurance method.
- N/A 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.
- N/A Information on selected treatment and disposal option.
- N/A Permeability information (if applicable).
- N/A Preliminary hydrogeology (if applicable).
- N/A 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



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency) Date _____
 PA DEP - Northeast Regional Office
 2 Public Square
 Wilkes-Barre, PA 18701-1915

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Keystone Consulting Engineers, Inc
(Name)
Blake E. McMullen, PE for Karamis Holdings LLC
(Title) *(Name)*
 a subdivision, commercial, or industrial facility located in The City of Allentown
Lehigh County.
(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

 Municipal Secretary (print)

 Signature

 Date

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

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

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

WHEREAS Karamis Holdings LLC has proposed the development of a parcel of land identified as
land developer

231 N. 7th Street and 232 N. Church Street Apartment Renovations, 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). Exisintg, Increased flow

WHEREAS, The City of Allentown finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

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

I _____, Secretary, _____
(Signature)

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

Municipal Address:

Allentown City Hall
435 Hamilton Street
Allentown, PA 18101
Telephone 610-439-5999

Seal of
Governing Body



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
2-39001367-3				

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 231 N. 7th Street and 232 N. Church Street Apartment Renovations

2. Brief Project Description The existing 2 dwelling, 1300 square foot retail space, and customer accessible restroom will be renovated to include 5 units, a 615 square foot storage space, a 3125 square foot Ice Cream Parlor, and 1 customer accessible restroom.

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

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

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

231 N. 7th Street and 232 N. Church Street Apartment Renovations

Site Location Line 1

231 N. 7th St and 232 N. Church ST.

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103

Latitude

40.60608

Longitude

-75,47302

Detailed Written Directions to Site Heading West on US 22, take the PA-145 N exit. Turn left onto PA-145S/MacArthur Rd and drive 1.6 mile and the destination will be on your left.

Description of Site An Existing 2 dwelling building with a 1300 squarefootretail space and a restroom for costumers.

Site Contact (Developer/Owner)

Last Name

Karamis

First Name

Timoth

MI

J

Suffix

Phone

215-704-0544

Ext.

Site Contact Title

President

Site Contact Firm (if none, leave blank)

Karamis Holdings, LLC

FAX

Email

Karamisholdingsllc@gmail.com

Mailing Address Line 1

642 Cowpath Road #332

Mailing Address Line 2

Mailing Address Last Line -- City

Lansdale

State

PA

ZIP+4

19446-1563

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

Last Name

McMullen

First Name

Blake

MI

Suffix

Title

Engineer

Consulting Firm Name

Keystone Consulting Engineers, Inc

Mailing Address Line 1

5012 Medical Center Circle

Mailing Address Line 2

Address Last Line -- City

Allentown

State

PA

ZIP+4

18106

Country

United States

Email

bmcullen@kceinc.com

Area Code + Phone

610-395-0971

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

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

Name of water company: Lehigh County Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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



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

October 2, 2025

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

SUBJECT: 231 N 7th St and 232 N Church St Renovations – 231 N 7th St and 232 N Church St
Will Serve - Water Service

Dear Mrs. Gomez:

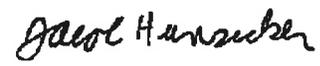
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 899 GPD to the proposed reconfiguration of the existing building to apartment units to the site located at 231 N 7th Street and 232 N Church Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,

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

Jacob Hunsicker
Capital Works Project Specialist

cc: Blake McMullen – Keystone Engineering
Brandon Jones - COA
Jesus Sadiua – COA
Jedariah Bortz – COA
Melissa Velez - COA



Lehigh County Authority 1053 Spruce Road * P.O. Box 3348 * Allentown, PA 18106-0348
 (610) 398-2503 * FAX (610) 398-8413 * Email: service@lehighcountyauthority.org

LETTER OF TRANSMITTAL

Date: September 10, 2025

To: Jennifer Gomez, AICP
 City of Allentown
 435 Hamilton Street
 Allentown, PA 18101

Re: 231 N 7th St and 232 N Church St Renovations – 231 N 7th St and 232 N Church,
 City of Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	9/10/25	Completed Sewer Planning Module
1	9/10/25	Plan Showing Path of Sewage to WWTP
1	9/10/25	Appendix A Cover Letter

- | | |
|--|--|
| <input checked="" type="checkbox"/> As Requested | <input type="checkbox"/> Approved |
| <input type="checkbox"/> For Your Information | <input type="checkbox"/> Approved As Noted |
| <input type="checkbox"/> For Your Comments | <input type="checkbox"/> Revise And Resubmit |
| <input type="checkbox"/> For Action By You | <input type="checkbox"/> For Your Files |

Comments:

LCA has completed the Sewer Planning Module for the subject property. The hard copy will be sent to you in the mail. Please contact me if you have any questions.

From: Jacob Hunsicker
cc: Scott Novatnak, DEP (via email)
 Jeffrey Mondulick, DEP (via email)
 David Petrik, COA (via email)
 Jesus Sadiua, COA (via email)
 Phil DePoe, LCA (via email)
 Jedadiah Bortz, COA (via email)
 Liesel Gross, LCA (via email)
 Blake McMullen, Keystone Consulting Engineers, Inc. (via email)



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

September 7, 2025

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

RE: 231 N 7th St and 232 N Church St Renovations – 231 N 7th St and 232 N Church St,
City of Allentown
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

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

In accordance with the Interim Act 537 Plan submitted by the Kline's Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 899 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

2020 Connection Management Plan Allocation (all numbers in gallons per day)	1,500,000
2021-2025 Connection Management Plan Allocation	3,117,129
Previously allocated from prior planning module submissions (since 1/17/20)	-2,295,230
This submission	-899
Remaining Allocation in KISS Connection Management Plan (as of 9/7/25)	2,321,000

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

Sincerely,


Liesel M. Gross
Chief Executive Officer

cc: Scott Novatnak, DEP
Jeffrey Mondulick, DEP
Brandon Jones, COA
Jesus Sadiua, COA
David Petrik, COA
Jedediah Bortz, COA
Phil DePoe, LCA
Blake McMullen, Keystone Consulting Engineers, Inc

36

P E R M I T
RELATIVE TO
S E W E R A G E

ALLENTOWN, LEHIGH COUNTY,
PENNSYLVANIA.

Contract #1

AMT. 03 50
RECORDED
108 DM

LEHIGH COUNTY, S.S.

RECORDED in the office for the recording of Deeds &c.
and for said County, in Mass Book

Volume No. 112 Page 28 &c.

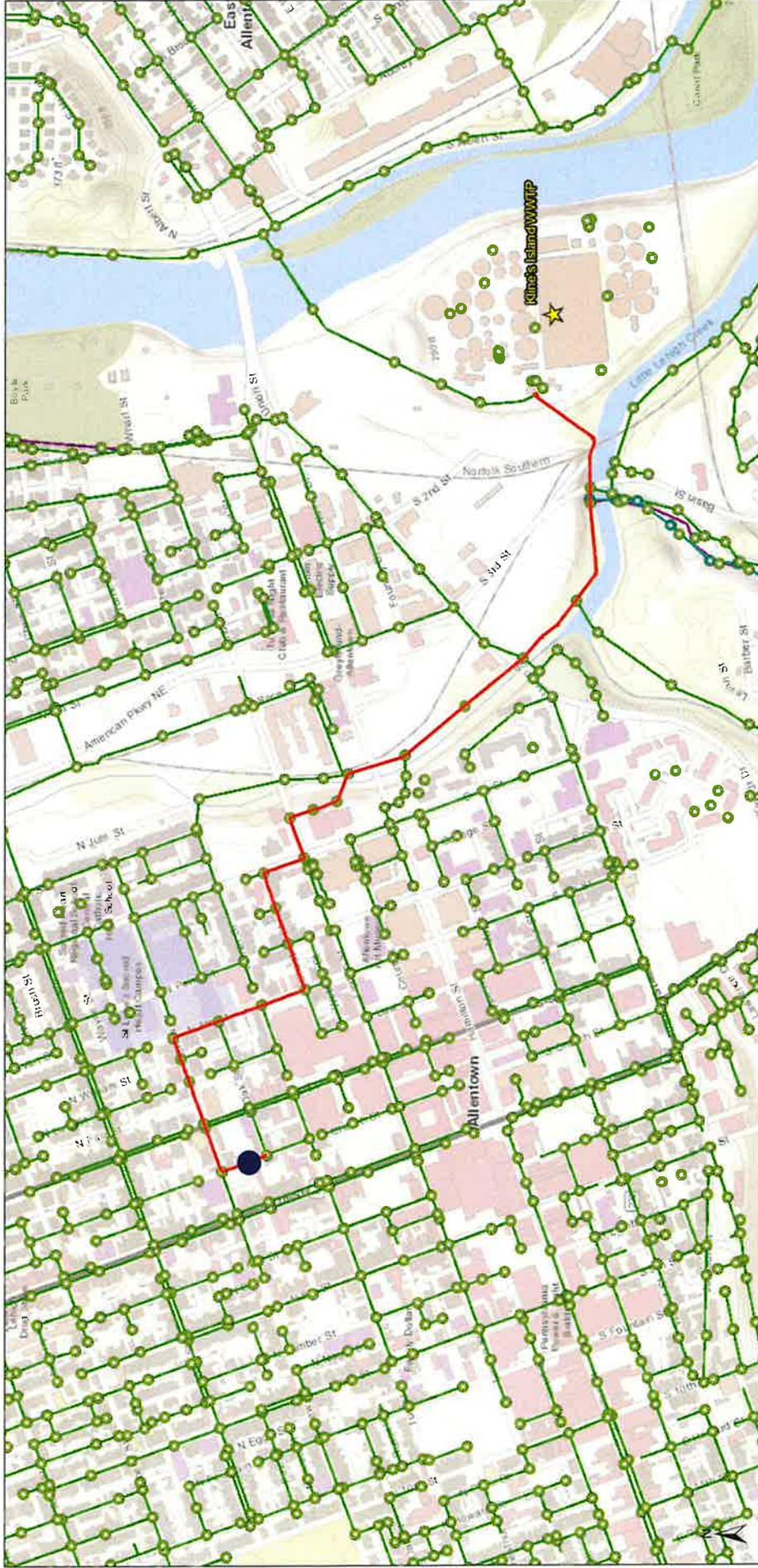
Witness my hand and seal of office, this 24

day of Aug Anno Domini, 1927

Charles P. Linn Recorder.

P. W. H. H. H. H.

LCA Flow Map - 231 N 7th St



9/2/2025, 7:53:23 AM

1:9.028

- Allentown Customer
- COA Manholes
- CWSA Manholes
- Salisbury Manholes
- Manholes
- COA Sanitary Mains
- CWSA Sanitary Mains
- Salisbury Sanitary Mains
- Suburban Force Mains

Sources: Esri, HERE, Garmin, InRoads, GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, Esri Japan, METI, Esri China, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
 Bucks County, PA, Lehigh County PA, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, InRoads, USGS, METUNASA, EPA, USDA |

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 Existing Lateral

Clean Streams Law Permit Number Pipe Installed 1977 ; Permit 1977 + see attached

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 2.25 DEP/ 3.78 COA

Connections 1-Existing

Name of:

existing collection or conveyance system City of Allentown Collection System

owner City of Allentown - Operated by LCA

existing interceptor Jordan Creek Interceptor

owner City of Allentown/LCA

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 City Of Allentown Klines Island Waste Water Treatment Plant

NPDES Permit Number for existing facility 2600

Clean Streams Law Permit Number 39105403

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

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature [Signature] Date 9/7/2025

(Also see Section 1.4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

Applicant or Consultant Initials _____.

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 899 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) ^{MCD}		b. Present Flows (gpd) ^{MCD}		c. Projected Flows in 5 years (gpd) ^{MCD} (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.51	2.02	0.15	0.64	0.16	0.65
Conveyance	58	91	30	78	31	80
Treatment	40	40	32.3	40	33.4	42

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

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

YES NO

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

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

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

- b. Collection System

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

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 9/9/2025

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

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, LCA - Agent
Name of Responsible Agent Liesel M. Gross
Agent Signature *Liesel M. Gross*
Date 9/7/2025

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality City of Allentown, LCA - Agent
Name of Responsible Agent Liesel M. Gross
Agent Signature *Liesel M. Gross*
Date 9/7/2025

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ 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

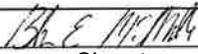
1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess 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.

Blake McMullen	
Name (Print)	Signature
PE/Project Engineer	08/08/2025
Title	Date
5012 Medical Center Circle, Allentown PA, 18106	4847883138
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$112.50 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.

$$\#2.25 \text{ Lots (or EDUs) X } \$50.00 = \$ 112.50$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

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

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

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

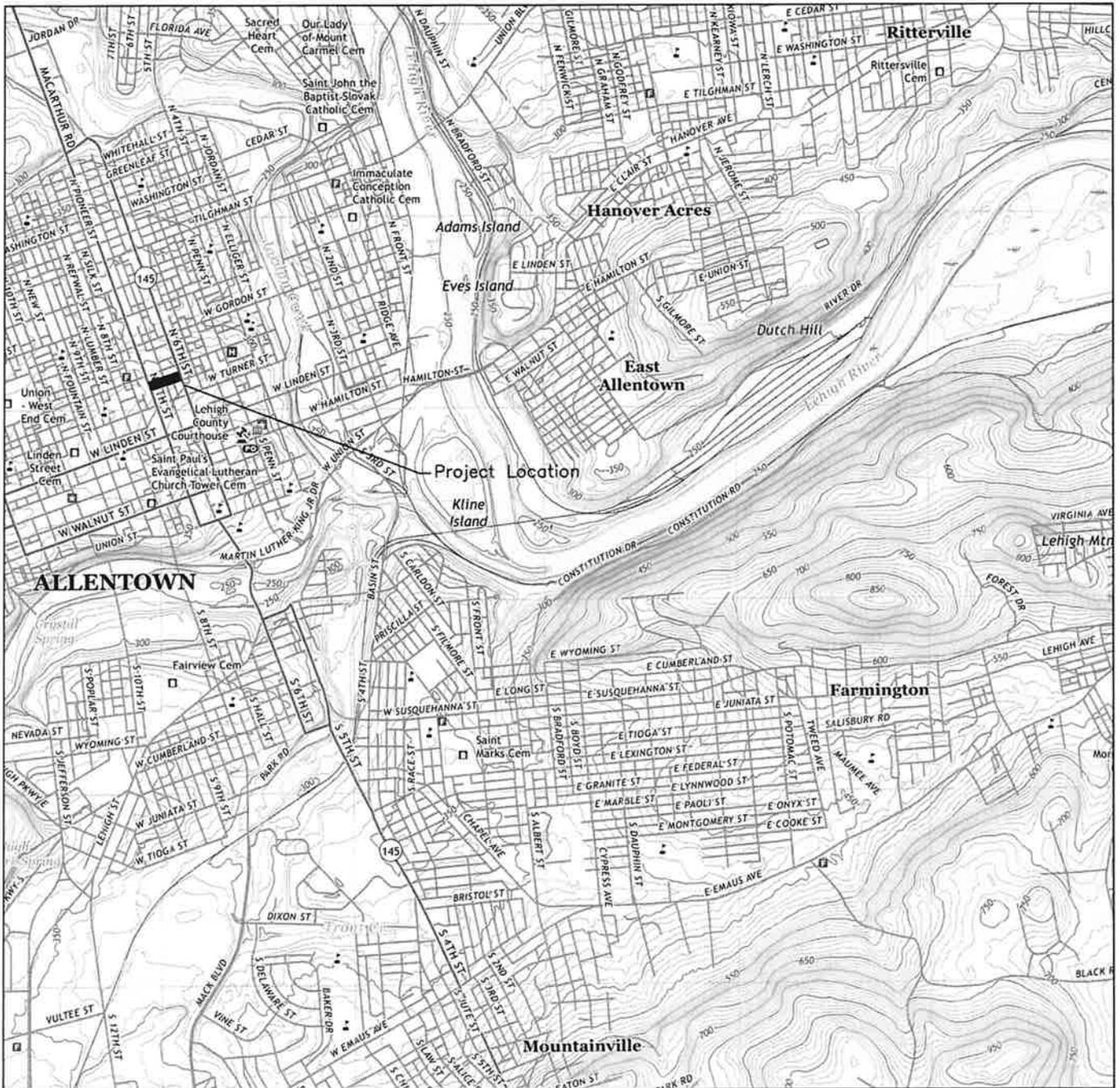
$$\# \text{ Lots (or EDUs) X } \$35.00 = \$$$

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

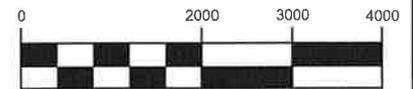
The fee is based upon:

- 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)



GRAPHIC SCALE



(IN FEET)

1 inch = 2000ft.



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www.KCEINC.com

LOCATION MAP

231 N. 7TH ST. & 232 N. CHURCH ST
 APARTMENT RENOVATIONS
 231 N. 7TH ST. & 232 N. CHURCH ST

CITY OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA

DWG. NO. CB-25-066

SCALE: 1:2000

DWN. BY: KCE

DATE: 8/8/25

REVISED: 8/8/25

SHEET: 1 OF 1

Project Narrative

Karamis Holdings LLC is proposing renovations and improvements to an existing 2 dwelling, 13,020 square foot retail space located at 231 N. 7th Street and 232 N. Church Street, City of Allentown in Tax Parcel #640701688010 (R-MH Zoning district). The proposed improvements will include 2 townhome apartments, 3 apartments, 615 square feet for accessory storage, 3,125 square foot ice cream parlor, and one costumer accessible restroom. Further, the existing usage based on historical usage data is 841 gallons per day (GPD) and the proposed total usage for the project is 1,391 GPD or a net increase of 550 GPD. Calculations for the usage are based on 5 residential units at 238 GPD, 238 GPD (1 EDU) for the proposed restroom and similar facility usages obtained from Lehigh County Authority water usages for a Rita's located at 1912 Tilghman Avenue (475 GPD). Calculations are as follows:

- Historical Usage:
 - o 2 Dwellings @ 238 GPD/dwelling = 476 GPD
 - o Retail calculated as 450 sq. ft. per employee @ 10 GPD = 290 GPD
 - o One Restroom @ 1 EDU or 238 GPD (2.03 gal/use @ 117 uses) = 238 GPD
 - o Total Historical Usage = 1,004 GPD

- Proposed Usage:
 - o 2 Townhome Apartments @ 238 GPD = 476 GPD
 - o 3 Apartments @ 238 GPD/apartment = 714 GPD
 - o Ice Cream Parlor (similar usage Rita's) = 475 GPD
 - o One Restroom @ 1 EDU or 238 GPD (2.03 gal/use @ 117 uses) = 238 GPD
 - o Total Proposed Usage = 1,903 GPD

- Net Increase = Proposed – Historical = 1,903 GPD – 1,004 GPD = 899 GPD
- EDU Net Increase (238 GPD/EDU for COA & 400 GPD/EDU for DEP) = 3.78 EDU-COA
2.25 EDU-DEP

The project proposes the use of the existing sewer infrastructure with no proposed additional connections. The project ultimately discharges into the City of Allentown's Sewage Collection System and will be conveyed and treated at the City of Allentown's Klines Island Wastewater Treatment Plant (PA-002600).

Blake McMullen

From: Mondulick, Jeffrey <jmondulick@pa.gov>
Sent: Thursday, February 26, 2026 1:47 PM
To: Blake McMullen
Subject: 231 N. 7th Street & 232 N. Church Street

Hi Blake,

Per our phone conversation, it was proposed to present one public bathroom at 1 municipal EDU (238 GPD) for a proposed sewer connection project. The Department is willing to accept this proposal.

Jeffrey Mondulick | Sewage Planning Specialist
Department of Environmental Protection
Northeast Regional Office | Clean Water Program
2 Public Square | Wilkes-Barre, PA 18701-1915
Phone: 570.826.2465 | Fax: 570.830.3016
www.dep.pa.gov

DEP is now accepting permit and authorization applications electronically through the ePermitting Electronic Forms Upload tool. This provides the public with a streamlined and expedient process for the submission of permit applications and documents for which ePermitting options do not currently exist. Please use this link to access the feature: [ePermitting \(pa.gov\)](http://ePermitting(pa.gov))

PRIVILEGED AND CONFIDENTIAL COMMUNICATION:

The information transmitted is intended only for the person or entity to whom it is addressed and may contain confidential and/or privileged material. Any use of this information other than by the intended recipient is prohibited. If you receive this message in error, please send a reply e-mail to the sender and delete the material from any and all computers.

Water Meter Readings (Rita's) Provided by Lehigh County Authority

Read Date	Read Code	Current	Usage	Bill Usage	Bill Amt	Charge Amt	Avg Cons	Use Days	Meter #
05/05/2025	A	423,029	40,838	40,838	523.27	209.03	458.854	89	52758670
02/05/2025	A	382,191	2,468	2,468	146.14	12.26	25.708	96	52758670
11/01/2024	A	379,723	41,415	41,415	502.83	201.94	450.163	92	52758670
08/01/2024	A	338,308	77,585	77,585	836.92	378.31	862.056	90	52758670
05/03/2024	A	260,723	42,649	42,649	514.24	207.96	495.919	86	52758670
02/07/2024	A	218,074	5,501	5,501	157.37	25.83	61.809	89	52758670
11/10/2023	A	212,573	41,819	41,819	461.05	190.81	426.724	98	52758670
08/04/2023	A	170,754	70,028	70,028	703.58	319.51	795.773	88	52758670
05/08/2023	A	100,726	41,735	41,735	460.32	190.42	443.989	94	52758670
02/03/2023	A	58,991	9,976	9,976	176.91	43.05	114.667	87	52758670
11/08/2022	O	1,049,015	52,170	52,170	501.47	216.86	532.347	98	52758670
08/02/2022	A	996,845	81,500	81,500	731.58	338.77	905.556	90	52758670
05/04/2022	A	915,345	42,689	42,689	427.10	177.45	469.110	91	52758670
02/02/2022	A	872,656	8,839	8,839	147.42	35.15	97.132	91	52758670
11/03/2021	A	863,817	54,628	54,628	474.38	211.67	593.783	92	52758670
08/03/2021	A	809,189	75,137	75,137	624.43	291.14	844.236	89	52758670
05/06/2021	A	734,052	47,615	47,615	423.08	184.50	535.000	89	52758670

736,592

1,549

Total= (Total Bill)/(Total Days)= 476 GPD

Alternative Analysis

The proposed method of sewage disposal for the additional sewage flows to accommodate the renovations is via the existing lateral infrastructure and existing connection to the existing City of Allentown's Collection System. The project is located at 231 N. 7th Street and 232 N. Church Street, City of Allentown in Tax Parcel #640701688010 and R-MH Zoning district and is already serviced by public sewer and water utilities. The Project will be ultimately discharged and conveyed to the City of Allentown's Klines Island Wastewater Treatment Plant.

Since the building is already connected to the existing collection system and is within the Public Act 537, therefore no other methods of sewage disposal were considered.

1. PROJECT INFORMATION

Project Name: **231 N. 7th Street & 232 N. Church Street**
Date of Review: **8/13/2025 03:06:47 PM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **0.16 acres**
County(s): **Lehigh**
Township/Municipality(s): **Allentown City**
ZIP Code:
Quadrangle Name(s): **ALLENTOWN EAST**
Watersheds HUC 8: **Lehigh**
Watersheds HUC 12: **Lower Jordan Creek**
Decimal Degrees: **40.606097, -75.472917**
Degrees Minutes Seconds: **40° 36' 21.9487" N, 75° 28' 22.5020" W**

2. SEARCH RESULTS

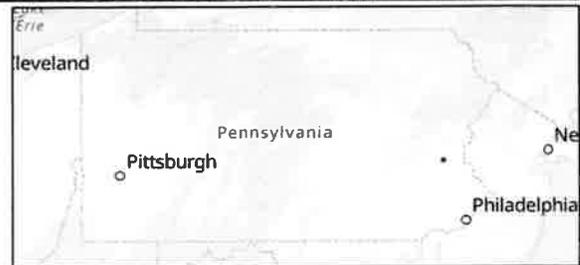
Agency	Results	Response
PA Game Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

231 N. 7th Street & 232 N. Church Street

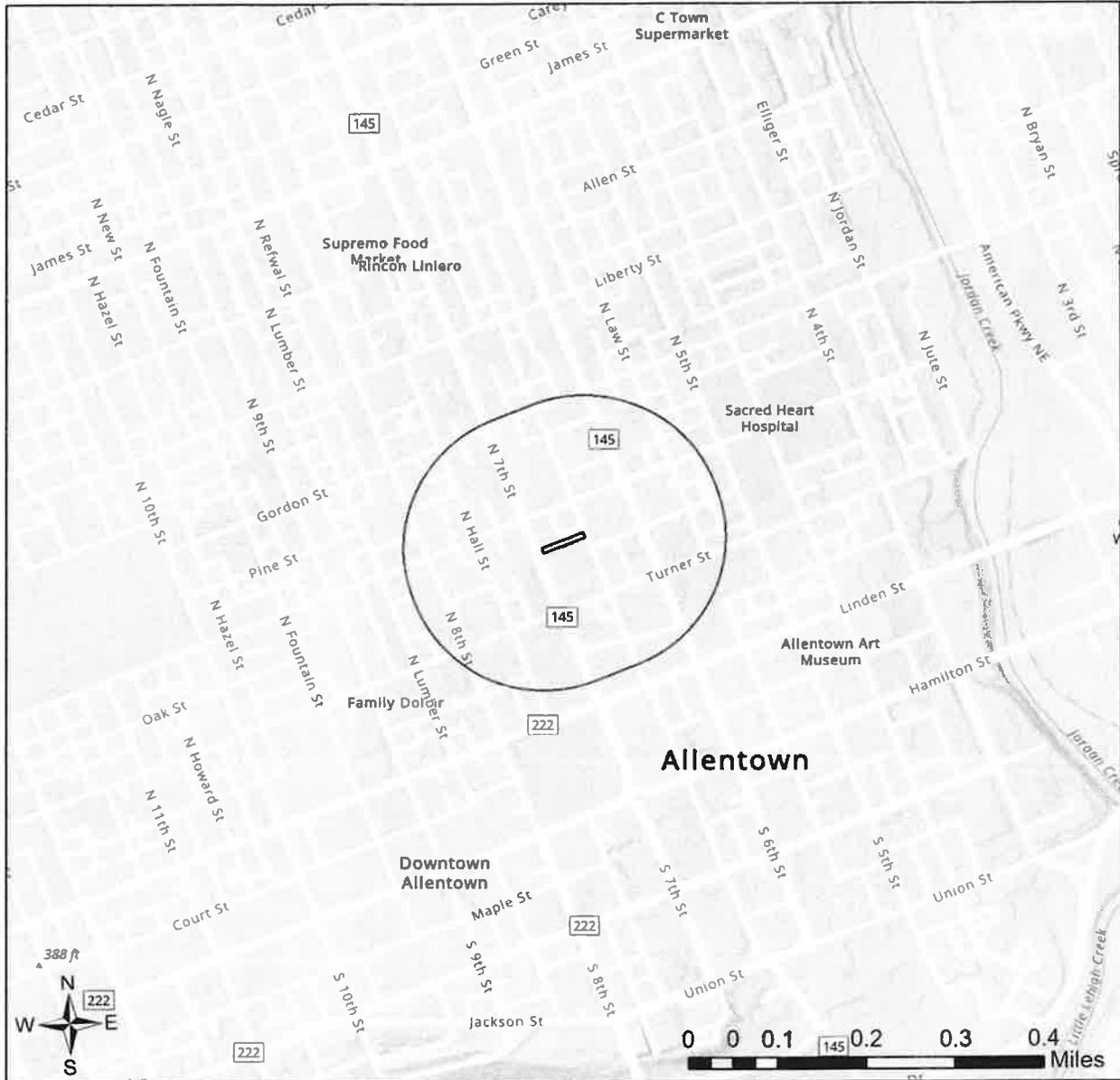


-  Buffered Project Boundary
-  Project Boundary

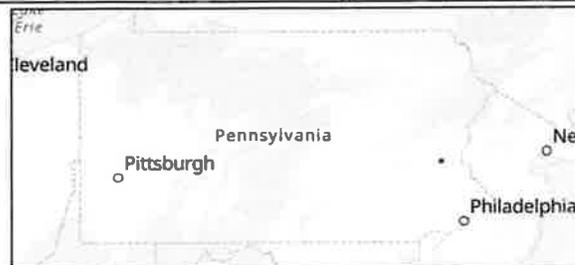


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

231 N. 7th Street & 232 N. Church Street



-  Buffered Project Boundary
-  Project Boundary



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

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

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:

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

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

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

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

*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

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

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

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

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

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

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

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Blake McMullen
Company/Business Name: Keystone Consulting Engineers, Inc.
Address: 5012 Medical Center Circle
City, State, Zip: Allentown, PA 18106
Phone: (610) 395-0971 Fax: (610) 391-8942
Email: bmcullen@kceinc.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

8/15/2025

date



PENNSYLVANIA GAME COMMISSION

BUREAU OF WILDLIFE MANAGEMENT

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

September 29, 2025

Jason Schweyer
Keystone Consulting Engineers, Inc.
5012 Medical Center
Suite 1
Allentown, Pennsylvania 18106
jschweyer@kceinc.com

Project Search ID: PNDI- 846718

PNDI Receipt: *project_receipt_231_n_7th_street_232_n_ch_846718_FINAL_1.pdf*

Re: 231 N. 7th Street & 232 N. Church Street Development Project

City of Allentown; Lehigh County, PA

Dear Jason Schweyer:

Thank you for submitting the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt *project_receipt_231_n_7th_street_232_n_ch_846718_FINAL_1.pdf* for review. The Pennsylvania Game Commission (PGC) screened this project for potential impacts to species and resources of concern under PGC responsibility, which includes birds and mammals only.

No Impact Anticipated – PNDI Species

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

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

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

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

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

Sincerely,



Sue Guers
Environmental Review Lead
Bureau of Wildlife Management
Phone: 717-787-4250, Extension 73412
Fax: 717-787-6957
E-mail: suguers@pa.gov

A PNHP Partner



Pennsylvania Natural Heritage Program

SLG/slg



DEP Code #:
2-39001367-3

**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

231 N. 7th Street & 232 N. Church Street Apartment Renovations

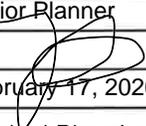
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency February 16, 2026
2. Date review completed by agency February 17, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe the inconsistencies _____ |
| <input 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 PMHC Letter</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 PNDI results</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 checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section:		
Name: <u>Melissa Velez</u>		
Title: <u>Senior Planner</u>		
Signature: 		
Date: <u>February 17, 2026</u>		
Name of Municipal Planning Agency: <u>City of Allentown</u>		
Address: <u>435 Hamilton St, Allentown, PA 18101</u>		
Telephone Number: <u>610-437-7630 x2860</u>		

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

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

The planning agency must complete this component within 60 days.

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



Lehigh Valley Planning Commission

CHRISTINA "TORI" MORGAN
Chair

ARMANDO MORITZ-CHAPELLIQUEN
Vice Chair

PHILLIPS ARMSTRONG
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

February 10, 2026

Mr. Blake McMullen, PE
Keystone Consulting Engineers
5012 Medical Center Circle, Suite 1
Allentown, PA 18106

**Re: Act 537 Review - Sewage Facilities Planning Module
231 N. 7th St. & 232 N. Church St. Apartment Renovations
City of Allentown, Lehigh County
DEP Code No. 2-39001367-3**

Dear Mr. McMullen:

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

This sewage facilities planning module is intended for the proposed renovations and improvements of an existing two-story, two dwelling, 13,020 square-foot retail space and a one customer accessible restroom at 231 N. 7th Street and 232 N. Church Street. The proposed improvements at 231 N. 7th Street include a 3,215 square-foot ice cream parlor, one customer accessible restroom and 615 square feet of accessory storage space on the first floor and three, two-bedroom apartment units on the second floor. The proposed improvements at 232 N. Church Street will include two, two-story townhouse dwelling units. The existing building is currently served by public sewer and water, and sewage flows from the previous uses are 841 gallons per day (gpd). The newly renovated building consisting of three, two bedroom apartment units, 615 square feet of accessory storage space, a 3,125 square foot ice cream parlor, one customer accessible restroom and two townhouse dwelling units is proposed to also be served by public sewage disposal by utilizing the existing connection to the public sewer system owned by the City, with ultimate treatment at Kline's Island wastewater treatment plant. The existing sewage flows of 841 gpd are proposed to increase to 1,740 gpd, which is an 899 gpd increase from the previous use.

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

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

Sincerely,

Corinne Ruggiero, SEO
Environmental Planner

Enclosure

cc: Jesse Sadiua, Chief Planner, City of Allentown
Brandon Jones, Planner, City of Allentown
Jedariah Bortz, Associate Engineer 2, City of Allentown
Jeffrey Mondulick, PA Department of Environmental Protection
Timothy Karamis (Applicant)



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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

231 N 7th Street & 232 N Church Street Apartment Renovations

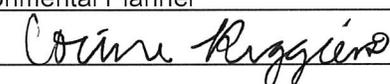
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction December 12, 2025
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency February 10, 2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <u>N/A</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a county or areawide subdivision and land development ordinance? <u>Not applicable to the City of Allentown</u>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? <u>N/A</u> 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? <u>See municipal interpretation</u> 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? <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 ---
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:		
Name: <u>Corinne Ruggiero</u>		
Title: <u>Environmental Planner</u>		
Signature: <u></u>		
Date: <u>February 10, 2026</u>		
Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>		
Address: <u>615 Waterfront Drive, Suite 201, Allentown, PA 18102</u>		
Telephone Number: <u>610-264-4544</u>		

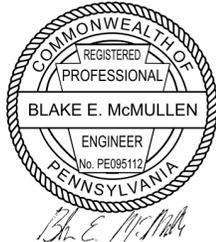
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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

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

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

SITE DATA	
RECORD OWNER:	KARAMIS HOLDINGS LLC
PROPERTY ADDRESS:	231 N 7TH STREET & 232 N CHURCH ST ALLENTOWN, PA 18102 (COA WARD 5)
PARCEL I.D.:	640701688010 (COA WARD 5)
LOT AREA:	6,992 S.F. / 0.1605 AC.
WATER:	PUBLIC
SANITARY SEWER:	PUBLIC
CITY OF ALLENTOWN ZONING DISTRICT:	LIMITED BUSINESS/RESIDENTIAL (B1R) MEDIUM HIGH DENSITY RESIDENTIAL (R-MH)



For Sewer Planning Purposes Only

LEGEND	
	UTILITY POLE
	STREET LIGHT
	SANITARY MANHOLE
	SIGN
	DECIDUOUS TREE
	PARKING METER
	BOUNDARY
	ZONING BOUNDARY
	ULTIMATE RIGHT-OF-WAY
	ADJOINER PROPERTY LINE
	EDGE OF PAVEMENT
	CURB
	GAS LINE
	OVERHEAD WIRES
	SANITARY SEWER
	TELEPHONE LINE
	WATER LINE



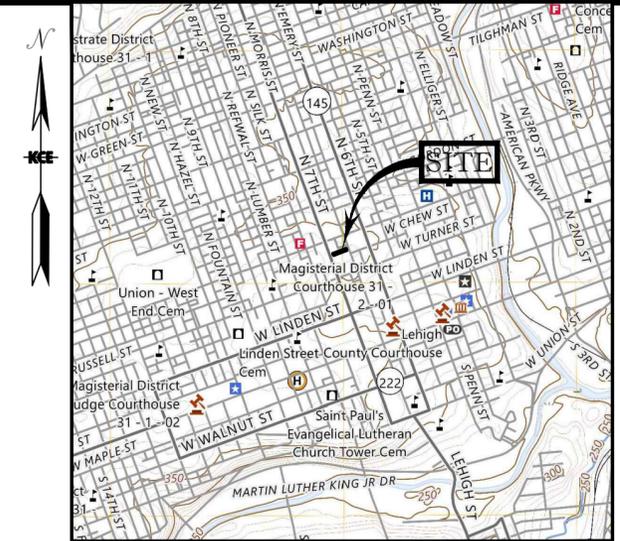
DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM PRELIMINARY DESIGN SERIAL NUMBERS
20253080237 -000
20253080274 -000

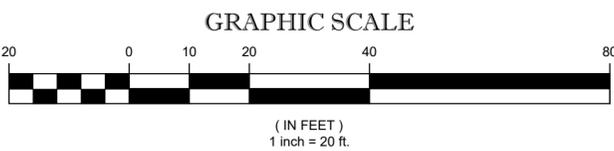
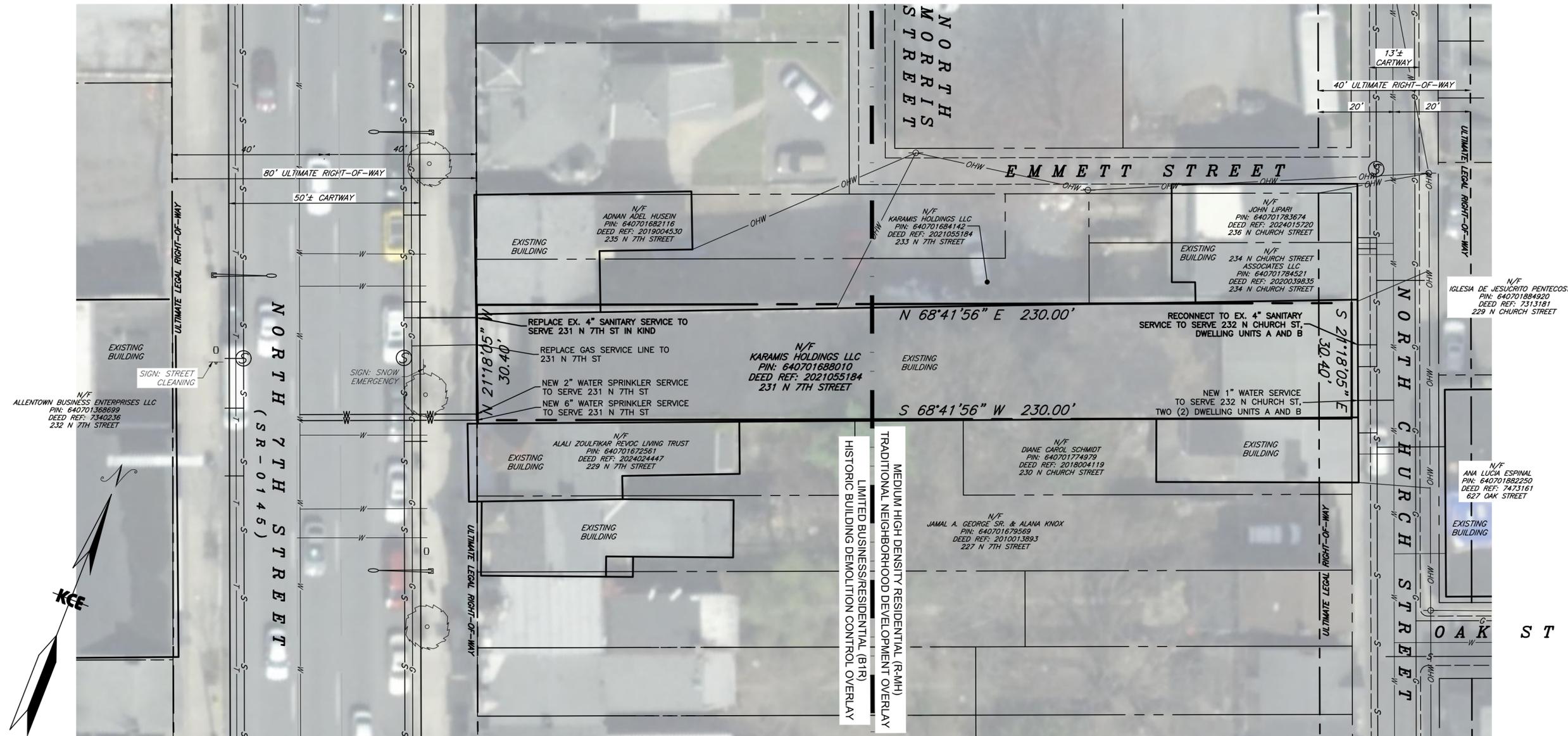
PENNSYLVANIA ONE CALL SYSTEM FINAL DESIGN SERIAL NUMBER
0000000000-000

KEYSTONE CONSULTING ENGINEERS, INC., HAS PREPARED THESE TOPOGRAPHIC DRAWINGS FOR THE PURPOSE OF THE DESIGN OF THE SUBDIVISION OR LAND DEVELOPMENT IMPROVEMENTS SHOWN. PURSUANT TO THE REQUIREMENTS OF PA ACT 287 OF 1974, AS AMENDED, KEYSTONE CONSULTING ENGINEERS, INC., HAS:

1. REQUESTED THE LINE AND FACILITY INFORMATION FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. SHOWN UPON THE DRAWINGS THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE, INCLUDING THE FACILITY OWNER'S NAME, OFFICE ADDRESS AND TELEPHONE NUMBER AS SHOWN ON THE LIST MAINTAINED BY THE ONE-CALL SYSTEM;
3. MADE A REASONABLE EFFORT IN PREPARATION OF THE CONSTRUCTION DRAWINGS TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH THE FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES;
4. SHOWN UPON THE DRAWINGS THE SERIAL NUMBER AND DATE OF THE ONE CALL NOTICE. KEYSTONE CONSULTING ENGINEERS, INC., MAKES NO REPRESENTATION, ASSURANCE OR GUARANTEE THAT THE INFORMATION OBTAINED AS NOTED ABOVE AND ILLUSTRATED HEREON ACCURATELY DEPICTS FIELD CONDITIONS. ALL CONTRACTORS PERFORMING ACTUAL EXCAVATION OR DEMOLITION WORK ON THIS SITE ARE HEREBY ALERTED TO THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ONE-CALL SYSTEM AS REQUIRED BY ACT 287, AS AMENDED.



LOCATION MAP
ALLENTOWN EAST QUADRANGLE
1"=2000'



UTILITY CONSTRUCTION NOTE:
CONTRACTOR SHALL SOFT DIG BY POTHOLES ALL UTILITY CONNECTION AND CROSSING LOCATIONS TO CONFIRM UTILITY LOCATIONS AND DEPTHS PRIOR TO EXCAVATION.

PROPOSED USES:
231 N 7TH ST 3,215 SF COMMERCIAL - ICE CREAM PARLOR
THREE (3) 2-BEDROOM APARTMENTS
232 N CHURCH ST TWO (2) TOWNHOUSE DWELLING UNITS

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020 610-865-4555
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEINC.com



SITE & UTILITIES PLAN
KARAMIS HOLDINGS LLC
231 N. 7TH STREET & 232 N. CHURCH STREET
ALLENTOWN, PA 18102
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

DESIGNED BY:	SCD
DRAWN BY:	ANH
CHECKED BY:	SCD
DATE:	11/14/2025
SCALE:	1" = 20'
JOB NUMBER:	CB-25-066
SHEET:	1 OF 1