

December 5, 2024  
TOC # 2024.0018

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

RE: Resolution Supporting Sewer Planning Module for 445-447 North 7<sup>th</sup> Street in Allentown, PA 18109

+

Dear Mr. Sadiua;

As you are aware the property owner, Mr. Peter Lewnes (Client) is renovating the existing building located at 445-447 N 7th Street, Allentown, PA 18102-2835 and has requested a Sewer Facilities Planning Module for the above referenced project. Please find attached the following materials related to the above referenced project:

- Four (4) copies of the letter from the Pennsylvania Department of Environmental Protection (PA DEP), dated May 28, 2024;
- Four (4) copies of the standard PA DEP Transmittal Letter for Sewage Planning Modules;
- Four (4) copies of the "Resolution for Plan Revision for New Land Development";
- Four (4) copies of the Project Narrative & Alternative Sewage Facilities Analysis (Component 3 H) for the project;
- Four (4) copies of the project Architectural Plan sheets, dated April 4, 2010, no revisions;
- Four (4) copies of the Will-Serve letter, prepared by Lehigh County Authority, dated October 3, 2024;
- Four (4) copies of the Environmental Review Approval Letter, prepared by the PHMC, SHPO, dated May 2, 2024;
- Four (4) copies of the completed "Component 3" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4A" of the Sewage Facilities Planning Module;
- Four (4) copies of the completed "Component 4B" of the Sewage Facilities Planning Module;
- Four (4) copies of the **PNDI** search receipt for the project, dated April 24, 2024

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

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

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

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

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

Sincerely,  
Twin Oaks Consulting, LLC



Alfred G. Handy, PE  
Manager, Civil Engineering

File 2024.0018  
JRA  
PL  
Encl



Date: 5/28/2024

Name: TWIN OAKS CONSULTING  
Address: 820 EVANS STREET  
HAZLE TOWNSHIP, PA 18201

RE: Planning Module for New Land Development  
Subdivision 445-447 N. 7<sup>th</sup> St.  
MULTI-RESIDENTIAL  
CITY OF ALLENTOWN County LEHIGH  
DEP Code No: 2-39001331-3

Dear:

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

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

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

**Clean Water Program**

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

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

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



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

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

Sincerely,

A handwritten signature in black ink that reads "Robert T. Corby, Jr." with a stylized flourish at the end.

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

CERTIFICATION STATEMENT

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

Municipal Address: \_\_\_\_\_  
\_\_\_\_\_

Municipal Telephone Number: \_\_\_\_\_

Signed: \_\_\_\_\_ Municipal Secretary

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

\_\_\_\_\_  
\_\_\_\_\_





## 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** Peter Lewnes has proposed the development of a parcel of land identified as  
land developer

445-447 N 7th Street, Allentown, PA 18102-2835, 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). The conversion of one of the existing commercial units into a residential apartment.

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

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

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

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

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

Municipal Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Seal of  
Governing Body*

Telephone \_\_\_\_\_



**TRANSMITTAL LETTER  
FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
2-39001335-3				

TO: Approving Agency (DEP or delegated local agency)  
PADEP, Bethlehem District Office  
4530 Bath Pike  
Bethlehem, PA 18017-9074

Date 12.05.2024

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Alfred G. Handy PE (consultant)  
(Name)  
Civil Engineer for Owner Peter Lewnes (CLIENT) for 445-447 N 7th Street  
(Title) (Name)  
a subdivision, commercial, or industrial facility located in City of Allentown

Lehigh County.  
(City, Borough, Township)

**Check one**

- (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),
- OR
- (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

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

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

- Resolution of Adoption
- Module Completeness Checklist
- 2 Individual and Community Onlot Disposal of Sewage
- 3 Sewage Collection/Treatment Facilities
- 3s Small Flow Treatment Facilities
- 4A Municipal Planning Agency Review
- 4B County Planning Agency Review
- 4C County or Joint Health Department Review

Municipal Secretary (print)

Signature

Date

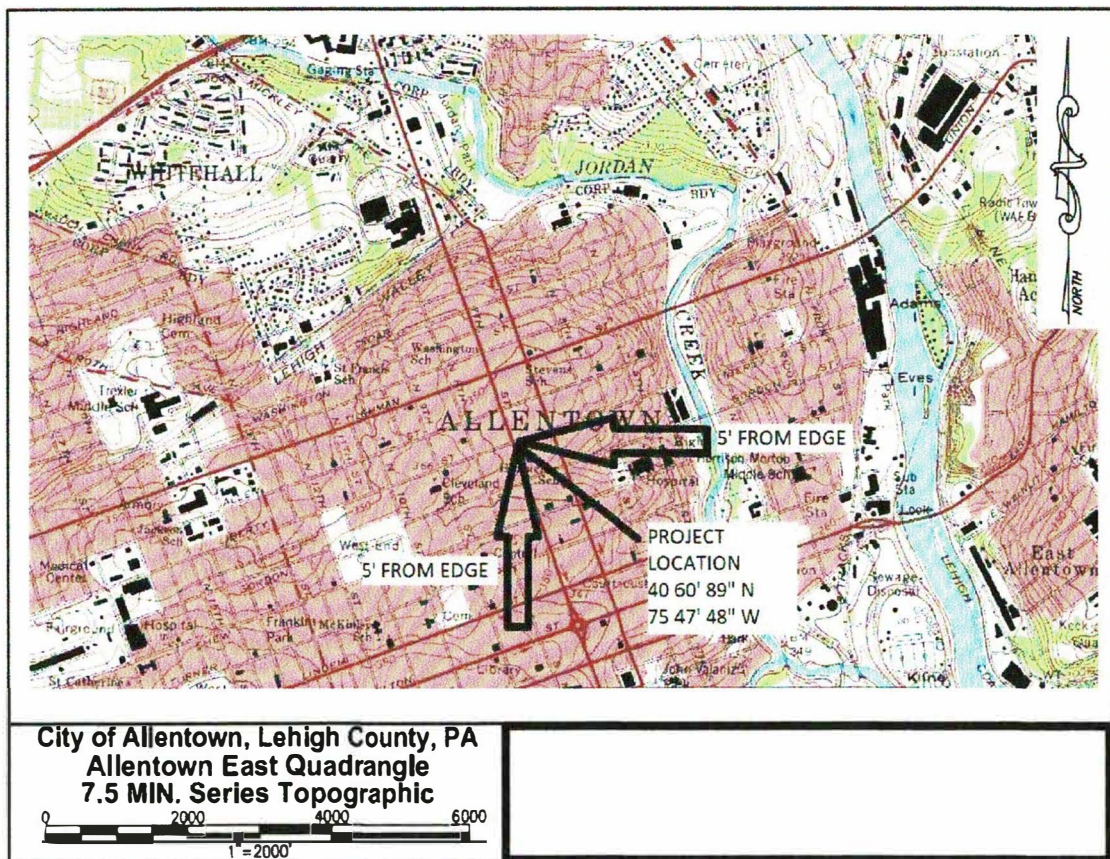
**Component 3- Section F Project Narrative:**

DEP Code 2-39001335-3

445-447 North 7<sup>th</sup> Street

The existing building structure located at 445-447 N 7<sup>th</sup> Street in Allentown, PA is an existing 4-unit building consisting of 2 commercial units, 1 residential unit and one unit which has been used for storage. The building covers the entire 4,920-sf lot and is identified as tax parcel 640702197176 1. Lewnes Ruch LLC is proposing to convert the storage unit into a residential unit. There will be no outside construction, only renovation of the existing storage unit for conversion into a residential unit.

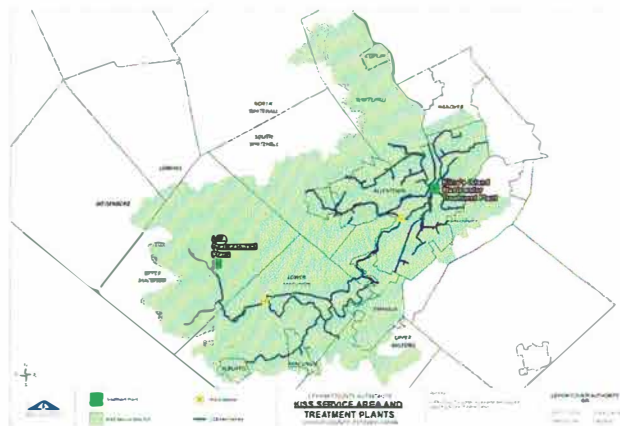
Sewage Facilities Planning is required for the conversion of the commercial unit into a residential unit due to the additional wastewater flow of 238 gpd or the equivalent of 1 edu. The additional residential unit's wastewater flow, along with the 3 existing units in the building, will continue to connect into the City of Allentown Public Sanitary Sewer System for ultimate conveyance to Lehigh County Authority's WWTP for treatment and disposal under NPDES Permit #PA0026000. The storage unit already has existing sewer lines tapped into the existing sewer in the building.



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



Island Wastewater Treatment Plant, where the effluent from the subject building will eventually be processed



The location of the discharge from the subject building will be the subsurface piping network of the LCA sanitary sewer system beneath the City of Allentown streets. The disposal point of the septic effluent will be Kline's Island Wastewater Treatment Plant. Total existing acreage of the proposed land development project is approximately 0.113 Acres.

The adjacent properties or mixed use comprising of residential, commercial, and industrial. The area appears to be completely built and is an urban setting. Any future development cannot be determined at this time.

The City of Allentown can provide the information relative to previous Act 537 planning completed for the subject property.

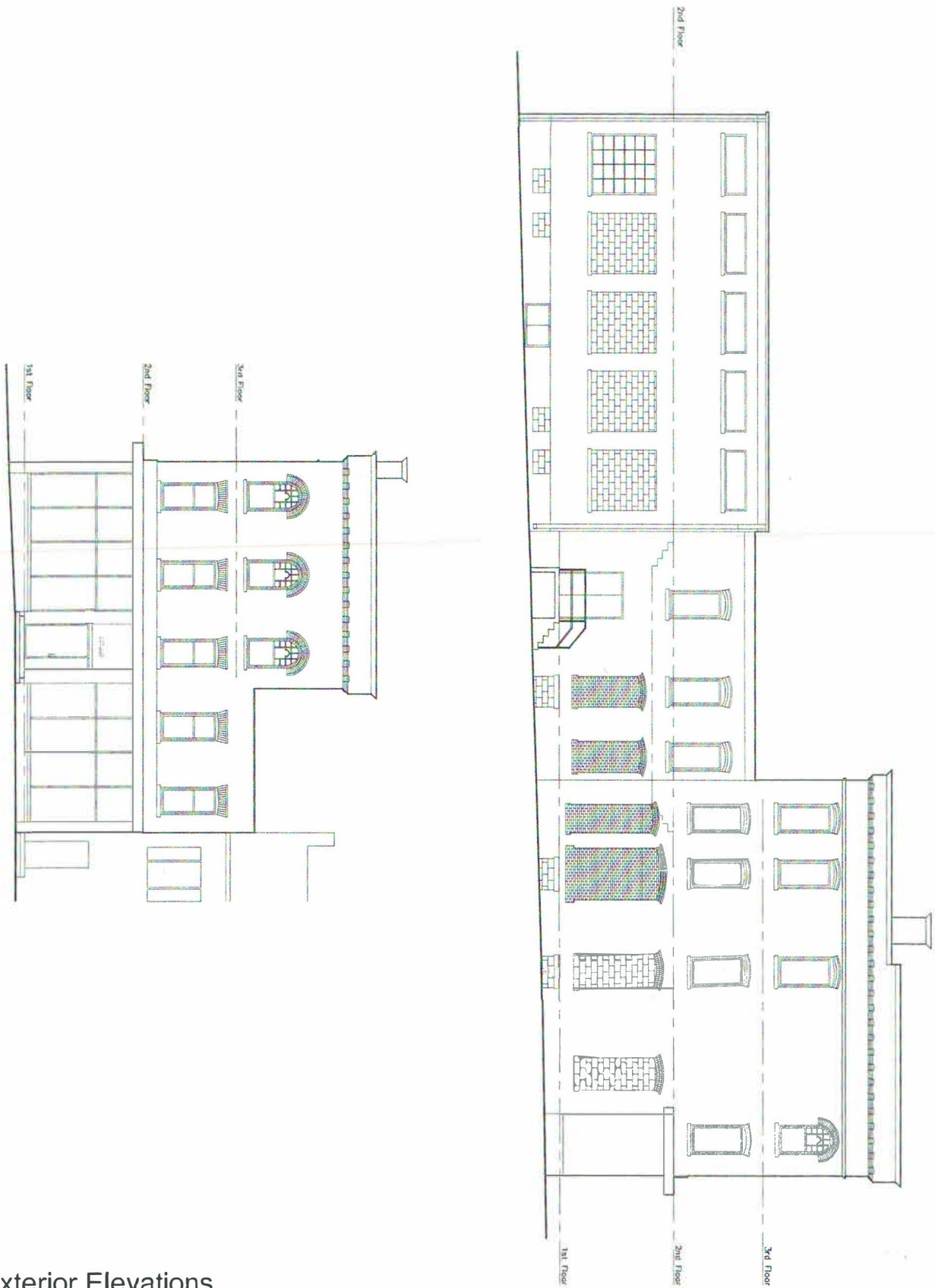
**445-447 N 7th Street**

**Allentown, PA 18102-2835**

Component 3 Section H: Alternatives Analysis

This section is used to document that the proposed sewage disposal method is appropriate for the project both over the short-term (5 years) and long-term (beyond 5 years). Local government officials should be consulted in completing this analysis. The analysis consists of a narrative that describes land uses, sewage disposal methods, sewage management programs and a comparison of existing methods of sewage disposal in the area with the proposed method of sewage disposal. The analysis is used by the municipality and approving agency to determine if the chosen disposal method will have an impact on future municipal sewer service to these areas, and whether other potential methods of sewage disposal could better serve the sewage facilities needs of the area as a whole. Attach the narrative to the planning module and title it "Alternatives Analysis". To complete the analysis, include the information listed below.

1. The chosen disposal method is the existing building sanitary sewer. The daily flow is assumed to be 238 GPD. The chosen method will provide compliance by being treated by the Sewer Authority once it is conveyed to the Authority's sewer system. The number of EDU's associated with this renovation is one (1) EDU.
2. The types of land uses adjacent to the project area consists of a mixed uses Residential, and Commercial each served permanently by the Lehigh County Authority sewer system.
3. The project's sanitary needs are conveyed to the Lehigh County Authority which delivers the effluent to the Kline's Island Wastewater Treatment Plant located within the vicinity of the Lehigh River, under DEP Permit #PA0026000.
4. The sewage disposal method proposed is to tie into the existing building's sanitary system, and ultimately tie into the existing Authority subsurface sewer system.
5. The existing sewage management is provided by the Lehigh County Authority and the existing building is required to tie into the existing sanitary system provided by the Authority. Based on the acceptance of the additional flow from the renovation to the existing structure, the project meets the requirements of the Authority. There are no alternative sanitary systems considered or associated with this renovation, either now or within the future.
6. There are no potential alternative sewage disposal methods that are available for the project.
7. The proposed method was chosen over any of the other methods since the existing structure is served by the existing sanitary system provided by the Authority.
8. The owner of the sanitary facility is the Lehigh County Authority, who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations. The owner of the building will maintain the internal sanitary system within the structure.
9. There were no alternative systems considered, since the existing structure is provided with an existing sewer connection to the Lehigh County Authority's sewer system.



Existing Exterior Elevations

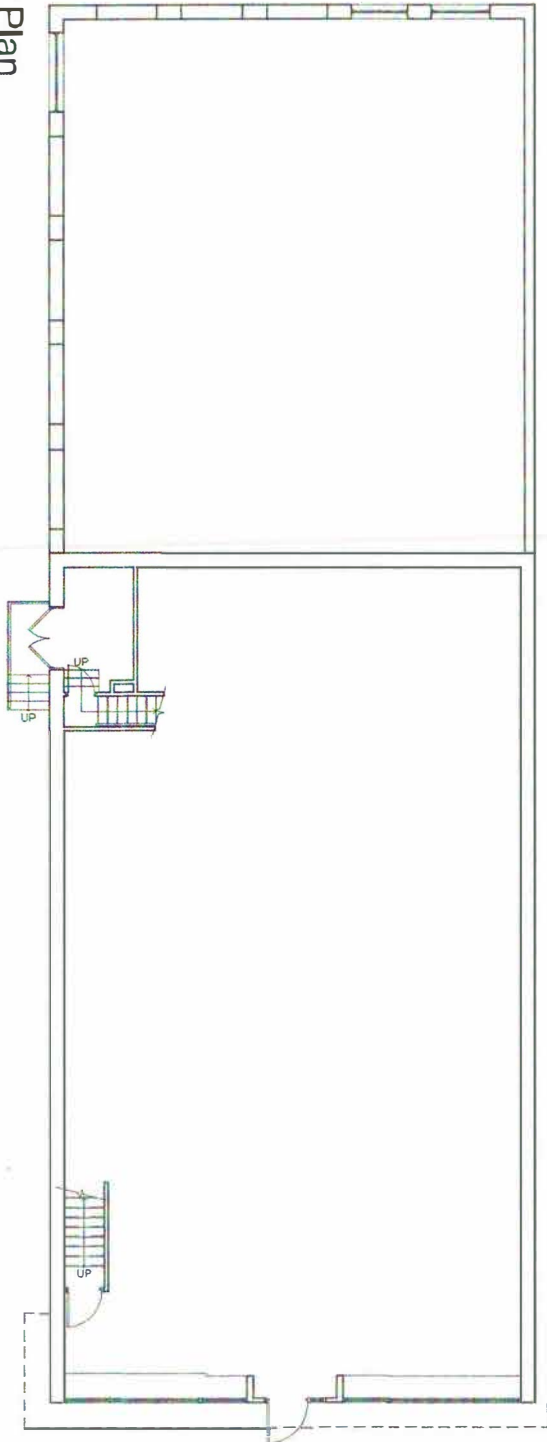


Additions & Alterations to:  
**Lewnes**  
 7th Street & Liberty Street  
 Allentown, PA

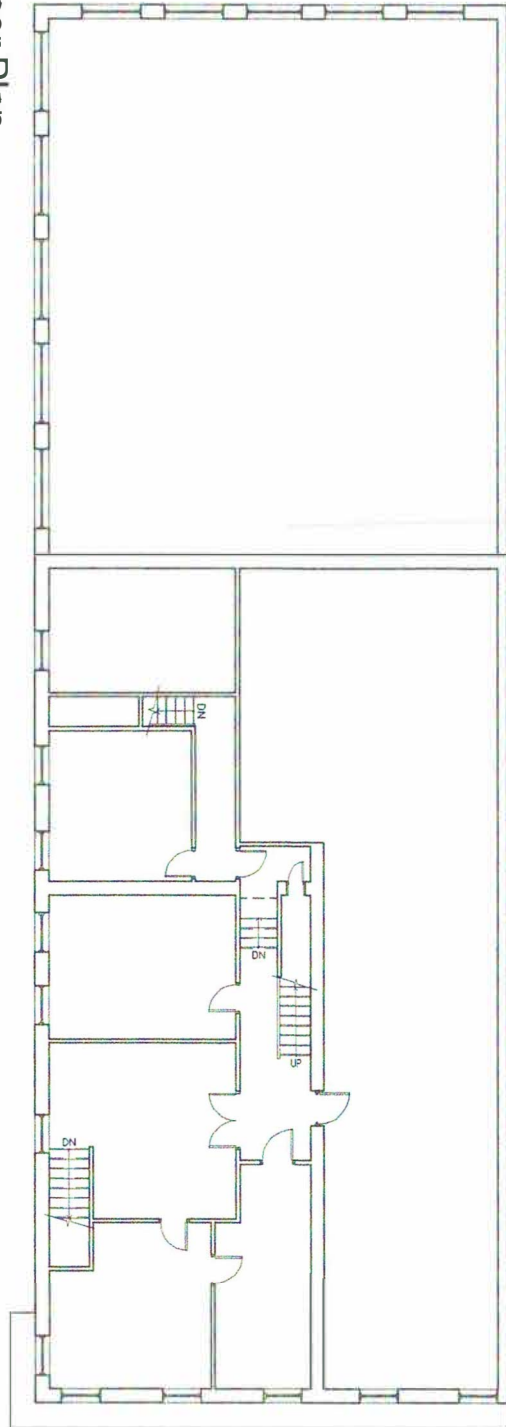
Project No: 03-10  
 Scale: 1/16"=1'-0"  
 Drawn By: jlh  
 Checked By: pf  
 Date: 04.05.10

**the architectural studio**  
 architects · planners · designers  
 seven-thirty-two turner street  
 allentown, pa. 610.437.1737

First Floor Plan



Second Floor Plan



Existing Floor Plans



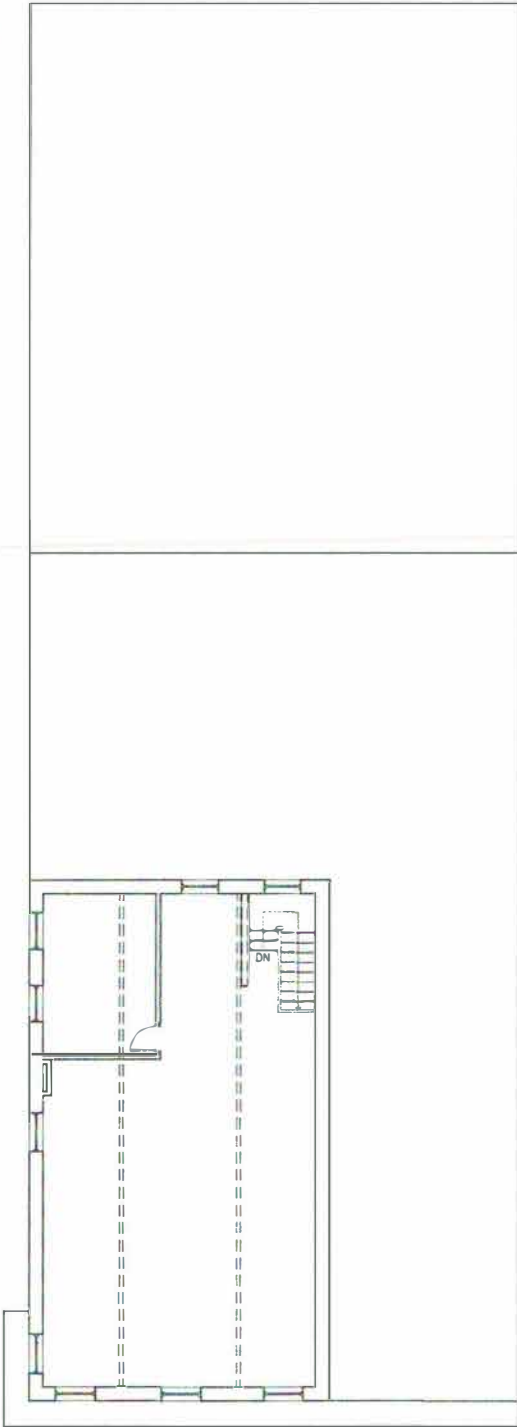
Additions & Alterations to:  
**Lewnes**  
 7th Street & Liberty Street  
 Allentown, PA

Project No. 03-10  
 Scale: 1/16"=1'-0"  
 Drawn By: jlh  
 Checked By: pf  
 Date: 04.06.10

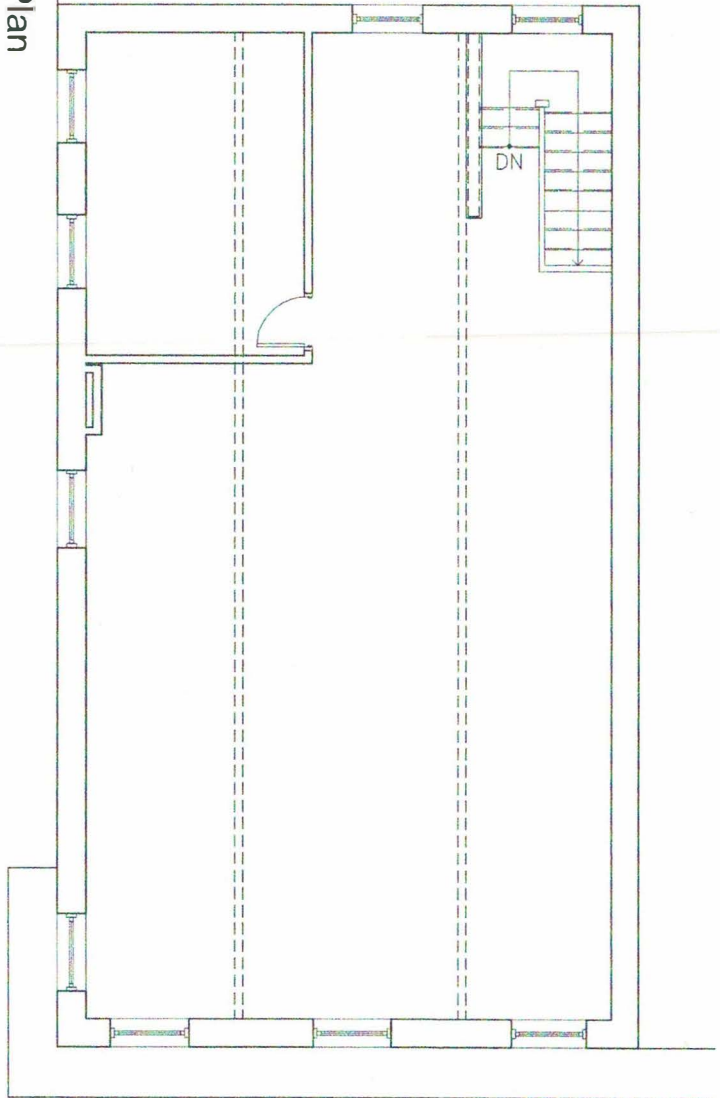
**the architectural studio**  
 architects · planners · designers  
 seven-thirty-two turner street  
 allentown, pa. 610.437.1737



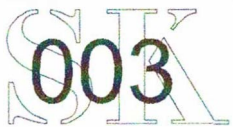
Third Floor Plan  
 scale 1/16" = 1'-0"



Enlarged Third Floor Plan  
 scale 1/8" = 1'-0"



Existing Floor Plans



Additions & Alterations to:  
**Lewnes**  
 7th Street & Liberty Street  
 Allentown, PA

Project No: 03-10  
 Scale: as noted  
 Drawn By: jlh  
 Checked By: of  
 Date: 04.06.10

the architectural studio  
 architects · planners · designers  
 seven-thirty-two turner street  
 allentown, pa. 610.437.1737



**LEHIGH COUNTY AUTHORITY** 1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
610-398-2503 \* FAX 610-398-8413 \* [www.lehighcountyauthority.org](http://www.lehighcountyauthority.org)  
email: [service@lehighcountyauthority.org](mailto:service@lehighcountyauthority.org)

October 3, 2024

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

SUBJECT: Land Development – 445-447 N 7<sup>th</sup> Street  
Will Serve - Water Service

Dear Mrs. Gomez:

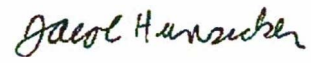
Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 238 GPD to the proposed renovation to the existing building located at 445-447 N 7th Street. LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,



Jacob Hunsicker  
Capital Works Project Specialist

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



## Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

May 2, 2024

*Sent Via PA-SHARE*

RE: ER Project # 2024PR02126.001, 445-447 N 7th Street , Department of Environmental Protection, Allentown City, Lehigh County

Dear Submitter,

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

### **Above Ground Resources**

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

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

For questions concerning above ground resources, please contact Sara-Ladd Manley at [samanley@pa.gov](mailto:samanley@pa.gov).

### **Archaeological Resources**

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

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

For questions concerning archaeological resources, please contact Sara-Ladd Manley at [samanley@pa.gov](mailto:samanley@pa.gov).

Sincerely,

Emma Diehl  
Environmental Review Division Manager





**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](mailto:service@lehighcountyauthority.org)

---

## LETTER OF TRANSMITTAL

---

**Date:** July 31, 2024

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

**Re:** 445-447 North 7<sup>th</sup> Street,  
Allentown, Lehigh County, PA

<u>No. of Copies</u>	<u>Date</u>	<u>Description</u>
1	7/31/24	Completed Sewer Planning Module
1	7/31/24	Plan Showing Path of Sewage to WWTP
1	7/31/24	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)  
Robert Corby, DEP (via email)  
David Petrik, COA (via email)  
Brandon Jones, COA (via email)  
Jesus Sadiua, COA (via email)  
Phil DePoe, LCA (via email)  
Jedediah Bortz, COA (via email)  
Liesel Gross, LCA (via email)  
Alfred Handy, Twin Oaks Consulting (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

July 24, 2024

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

RE: 445-447 North 7<sup>th</sup> Street – 445-447 N 7<sup>th</sup> Street, City of Allentown  
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Gomez,

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

In accordance with the Interim Act 537 Plan submitted by the Kline’s Island Sewer System (KISS) municipalities to the Pa. Department of Environmental Protection and approved on June 25, 2021, an amount equal to the property or development’s wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development’s wastewater flow need, as represented in the attached Sewage Planning Module, is 238 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)	-1,968,611
This submission	-238
<b>Remaining Allocation in KISS Connection Management Plan (as of 7/24/24)</b>	<b>2,648,280</b>

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

Sincerely,

Liesel M. Gross  
Chief Executive Officer

cc: Scott Novatnak, DEP  
Robert Corby, DEP  
Brandon Jones, COA  
Jesus Sadiua, COA  
David Petrik, COA  
Jedediah Bortz, COA  
Phil DePoe, LCA  
Alfred Handy, Twin Oaks Consulting



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

Code No.  
2-39001335-3

## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

#### A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 445-447 North 7th Street

2. Brief Project Description Existing building structure: 4 unit building with three Commercial spaces (one of the spaces is storage) 1 Apartment. Storage will be converted into an apartment

#### 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
Sadiua	Jesus			Chief Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Jones	Brandon			
Municipality Mailing Address Line 1	Mailing Address Line 2			
Bureau of Planning & Zoning City of Allentown				
435 Hamilton St.				
Address Last Line -- City	State	ZIP+4		
Allentown	PA	18101-1603		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
(610) 437-7630 x2865		Jesus.Sadiua@allentownpa.gov		

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project)**

Name 445-447 North 7th Street

Site Location Line 1

Site Location Line 2

Site Location Last Line -- City  
Allentown

State  
PA

ZIP+4  
18102-2835

Latitude  
40.3559

Longitude  
-75.2822

Detailed Written Directions to Site: US-22, Ramp PA-145, head toward 7th Street, Turn left @ PA-145 / Macarthur Rd Turn left onto Liberty St, arrive at Liberty St on the right, is last intersection before your destination is PA-145 / N 7th St, If you reach N Morris St, you've gone too far, 445-447 N 7th St, Allentown, PA 18102

Description of Site Existing building structure: 4 unit building with three Commercial spaces (one of the spaces is storage) 1 Apartment. Storage will be converted into an apartment

**Site Contact (Developer/Owner)**

Last Name	First Name	MI	Suffix	Phone	Ext.
Lewnes	Peter			201 320 7787	

Site Contact Title

Site Contact Firm (if none, leave blank)

Owner

FAX

Email

petelewnes@aol.com

Mailing Address Line 1

445-447 N 7th Street

Mailing Address Line 2

Mailing Address Last Line -- City  
Allentown,

State  
PA

ZIP+4  
18102-2835

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

Last Name	First Name	MI	Suffix
Handy	Alfred		

Title

Consulting Firm Name

Chief Civil Engineer

Twin Oaks Consulting

Mailing Address Line 1

820 Evans Street

Mailing Address Line 2

Address Last Line -- City

Hazle Township

State  
PA

ZIP+4  
18201-2027

Country  
USA

Email

aghandy@twin Oaks.biz

Area Code + Phone  
908 399 4542

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: Leghish County Authority, 1053 Spruce Road, PO Box 3348, Allentown, PA 18106

**F. PROJECT NARRATIVE** (See Section F of instructions)

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

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



**G. PROPOSED WASTEWATER DISPOSAL FACILITIES** (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

**1. COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

- New collection system     Pump Station     Force Main  
 Grinder pump(s)     Extension to existing collection system     Expansion of existing facility

Clean Streams Law Permit Number Pipe Installed 1429 - Agreement Date 1930 (see attached)

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 3 total 1 new  
Connections 1

Name of:

existing collection or conveyance system Lehigh County Authority - City of Allentown

owner City of Allentown

existing interceptor Jordan Creek Interceptor

owner City of Allentown

**2. WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility     Existing facility     Upgrade of existing facility     Expansion of existing facility

Name of existing facility Kline's Island WWT

NPDES Permit Number for existing facility PA 200.0

Clean Streams Law Permit Number 3915403

Location of discharge point for a new facility. Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

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

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

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

Name of Responsible Agent Liesel M. Gross

Agent Signature Liesel M. Gross Date 7/24/2024

(Also see Section I. 4.)

---

**G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)**

---

**3. PLOT PLAN**

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

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

**4. WETLAND PROTECTION**

YES NO

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

**5. PRIME AGRICULTURAL LAND PROTECTION**

YES NO

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

**6. HISTORIC PRESERVATION ACT**

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at [www.dep.state.pa.us](http://www.dep.state.pa.us), select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

**7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

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

Applicant or Consultant Initials AGH

**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 238 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) <sup>MGD</sup>		b. Present Flows (gpd) <sup>MGD</sup>		c. Projected Flows in 5 years (gpd) <sup>MGD</sup> (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	0.29	1.13	0.08	0.25	0.08	0.26
Conveyance	58	81	30	79	31	80
Treatment	40	40	32.3	40	33.4	42

3. Collection and Conveyance Facilities

<sup>(1)</sup> 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 7/24/2024

**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 7/24/2024

4. Treatment Facility

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

YES NO

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

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

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

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

Name of Responsible Agent LIESEL M. GROSS

Agent Signature *Liesel M. Gross*

Date 7/24/2024

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

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

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

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

**L. PERMEABILITY TESTING** (See Section L of instructions)

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

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

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



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

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

**O. SEWAGE MANAGEMENT** (See Section O of instructions)

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

Yes No

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

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

2. Project Flows 238 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.

Peter Lewnes	
Name (Print)	Signature
Owner	
Title	Date
445-447 N 7th Street, Allentown, PA 18102-2835	201 320 7787
Address	Telephone Number

**R. REVIEW FEE** (See Section R of instructions)

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

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$\_\_\_\_\_ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only one** new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for \_\_\_\_\_ County, Pennsylvania

Deed Volume \_\_\_\_\_ Book Number \_\_\_\_\_

Page Number \_\_\_\_\_ Date Recorded \_\_\_\_\_

---

**R. REVIEW FEE** (continued)

---

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$50.00 = \$ \underline{\hspace{2cm}}$$

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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs) X } \$35.00 = \$ \underline{\hspace{2cm}}$$

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

The fee is based upon:

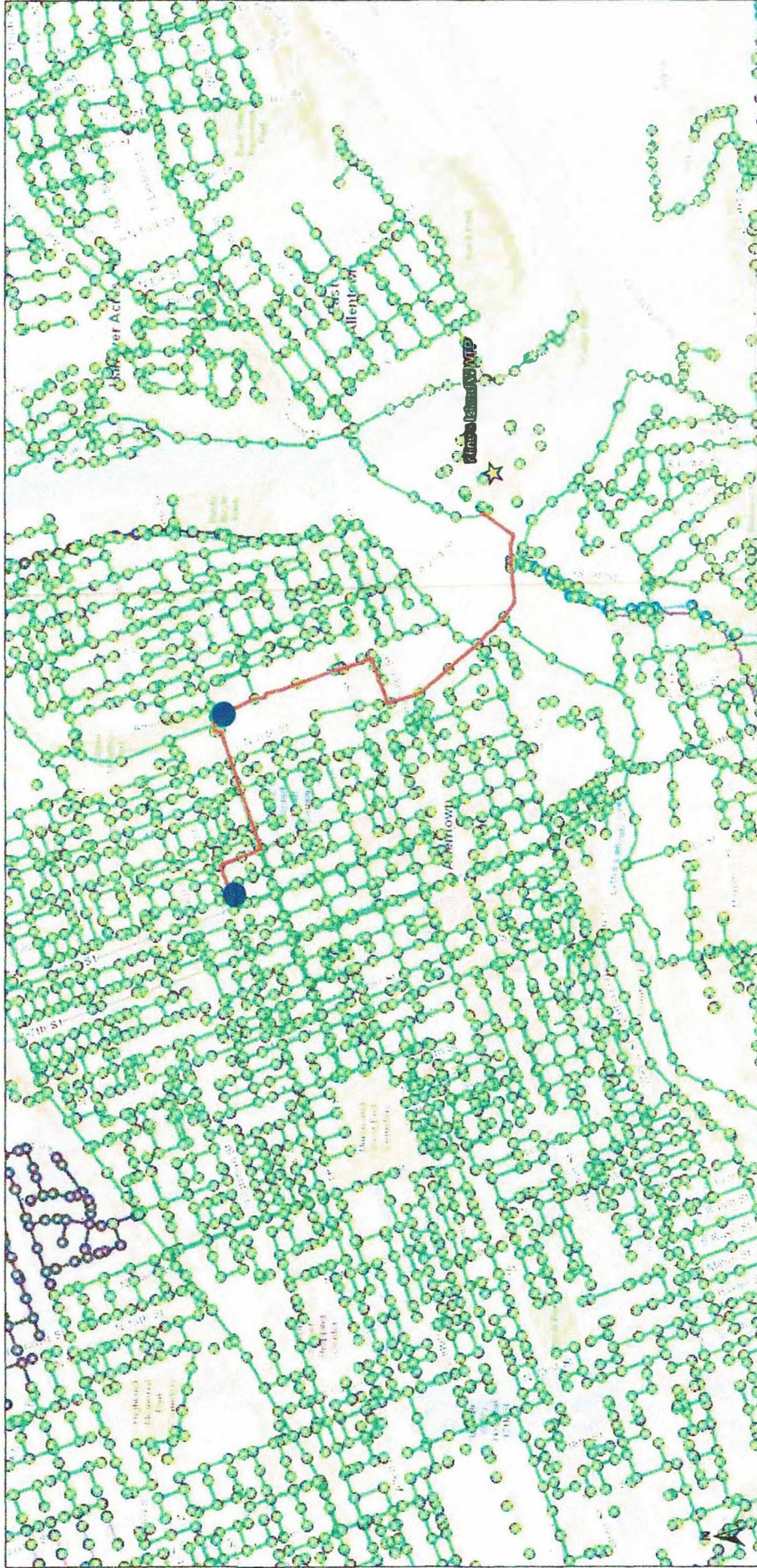
- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- 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)



# LCA Flow Map 445 N 7th St



1:18,056

7/24/2024, 12:56:27 PM

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

Sources: Esri, HERE, Garmin, Intermap, in-  
 GEBCO, USGS, FAO, NPS, NRCAN, Geobase,  
 Ordnance Survey, Esri Japan, METI, Esri China,  
 OpenStreetMap contributors, and the GIS User Community

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



#43

PERMIT  
RELATIVE TO  
SEWERAGE

DIST 8879

ALLENTOWN, LEHIGH COUNTY,  
PENNSYLVANIA

9:47 A.M.

Mr. A. J. ...



DEED BY 100

PPT

LEHIGH COUNTY, P. S.

BEFORE ME, the undersigned authority for the recording of Deeds in

in and for said county, in Miss Deed

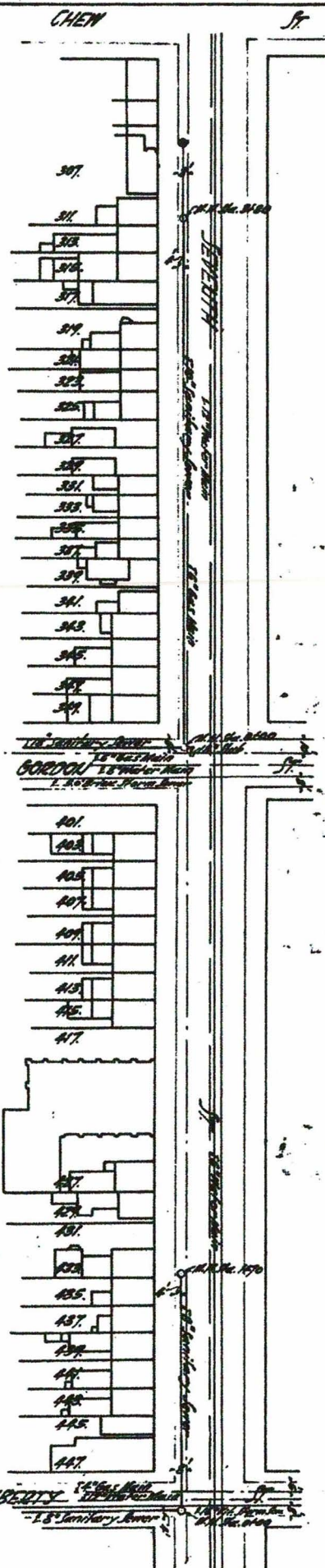
Volume No. 120 Page 690

Witness my hand and seal of office on the 18th

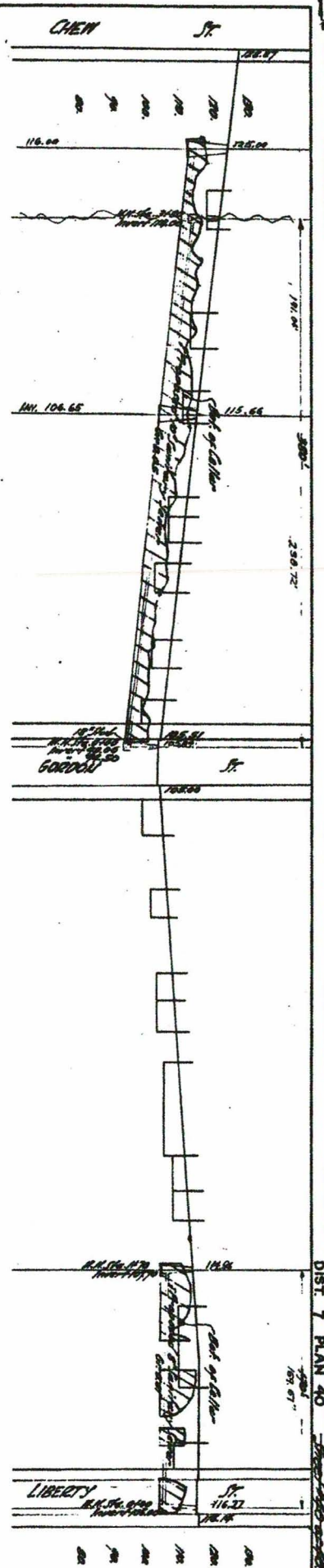
day of Oct Anno Domini 1930

James W. ...





PROFILE



<p>CITY OF ALLENTOWN, PA          DEPARTMENT OF STREET &amp; PUBLIC IMPROVEMENTS          BUREAU OF CURB &amp; GUTTER PLANT &amp; LIGHTS          REPAIRED LIGHTS, JENSEN, DIST. #7          JENSEN ST. E. JOE          CHEW TO LIBERTY ST.</p>			
DATE	APPROVED	DESIGNED	DRAWN
01/19	RENEE D. HALL, Assoc. Engineer	DAVID A. JENSEN, Engineer	DAVID A. JENSEN, Engineer
SCALE	1" = 20'	1" = 20'	1" = 20'

DIST. 7 PLAN 40



## 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

445-447 N 7th Street in Allentown, PA

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

1. Date plan received by municipal planning agency August 14, 2024

2. Date review completed by agency August 14, 2024

### 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?<br>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?<br>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 type="checkbox"/>            | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts <u>No impact expected (see PHMC 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?<br>If yes, describe impacts <u>UNKNOWN. No findings on PNDI provided.</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?<br>If no, describe the inconsistencies _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Is there a municipal subdivision and land development ordinance?   |

**SECTION C. AGENCY REVIEW (continued)**

**Yes**      **No**

           13. Is this proposal consistent with the ordinance?  
 If no, describe the inconsistencies \_\_\_\_\_


           14. Is this plan consistent with the municipal Official Sewage Facilities Plan?  
 If no, describe the inconsistencies \_\_\_\_\_

           15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
 If yes, describe \_\_\_\_\_

           16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? (not applicable)

           If yes, is the proposed waiver consistent with applicable ordinances?  
 If no, describe the inconsistencies \_\_\_\_\_

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

Name: Jesus Sadiya  
 Title: Planner  
 Signature:   
 Date: Aug 14, 2016  
 Name of Municipal Planning Agency: City of Allentown  
 Address: Hamilton Allentown, PA  
 Telephone Number: 610-437-7613 x2865

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

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

The planning agency must complete this component within 60 days.

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





## Lehigh Valley Planning Commission

Chair

CHRISTINA V. MORGAN  
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

November 25, 2024

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

**Re: Act 537 Review - Sewage Facilities Planning Module  
445-447 North 7<sup>th</sup> Street  
City of Allentown, Lehigh County  
DEP Code No. 2-39001331-3**

Dear Mr. Handy:

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

This sewage facilities planning module is intended for the proposed conversion of a storage unit within an existing 4-unit building into a residential unit located at 445-447 North 7<sup>th</sup> Street. The other 3 units of this building consist of two commercial units and one residential unit. The storage unit being converted into a residential unit is proposed to be served by public sewage disposal. The building is currently served by public sewers, with ultimate treatment at the Kline's Island wastewater treatment plant. This proposal aligns with the *FutureLV: The Regional Plan* action to 'match development intensity with sustainable infrastructure capacity' (of Policy 1.1) and 'promote development in areas with public sewer and water capacity' (of Policy 3.2).

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

Sincerely,

Corinne Ruggiero  
Environmental Planner

Enclosure

cc: Brandon Jones, Associate Planner, City of Allentown  
Jedadiah Bortz, Associate Engineer 2, City of Allentown  
Robert Corby, PA Department of Environmental Protection  
Peter Lewnes (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

445-447 North 7<sup>th</sup> Street

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

1. Date plan received by county planning agency ---
2. Date plan received by planning agency with areawide jurisdiction October 30, 2024  
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency November 25, 2024

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <i>Area designated for Development in Future LV General Land Use Plan</i>                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br><i>Generally meets goals and objectives.</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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?<br>If no, describe inconsistencies: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>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><br>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 PNDF results</i><br>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><br>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>Corinne Ruggiero</u>
		Date: <u>November 25, 2024</u>
		Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>
		Address: <u>615 Waterfront Drive, Suite 201, Allentown, PA 18102</u>
		Telephone Number: <u>610-264-4544</u>

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

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

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

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

## 1. PROJECT INFORMATION

Project Name: **445-447 N 7th Street Allentown, Pa 18102**

Date of Review: **4/19/2024 11:27:01 AM**

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

Project Area: **34.02 acres**

County(s): **Lehigh**

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

ZIP Code:

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Lower Jordan Creek**

Decimal Degrees: **40.608829, -75.474029**

Degrees Minutes Seconds: **40° 36' 31.7839" N, 75° 28' 26.5046" W**

## 2. SEARCH RESULTS


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

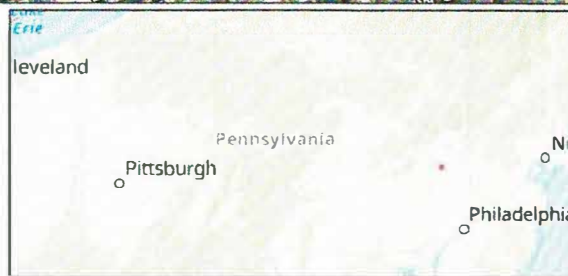
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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



### 445-447 N 7th Street Allentown, Pa 18102



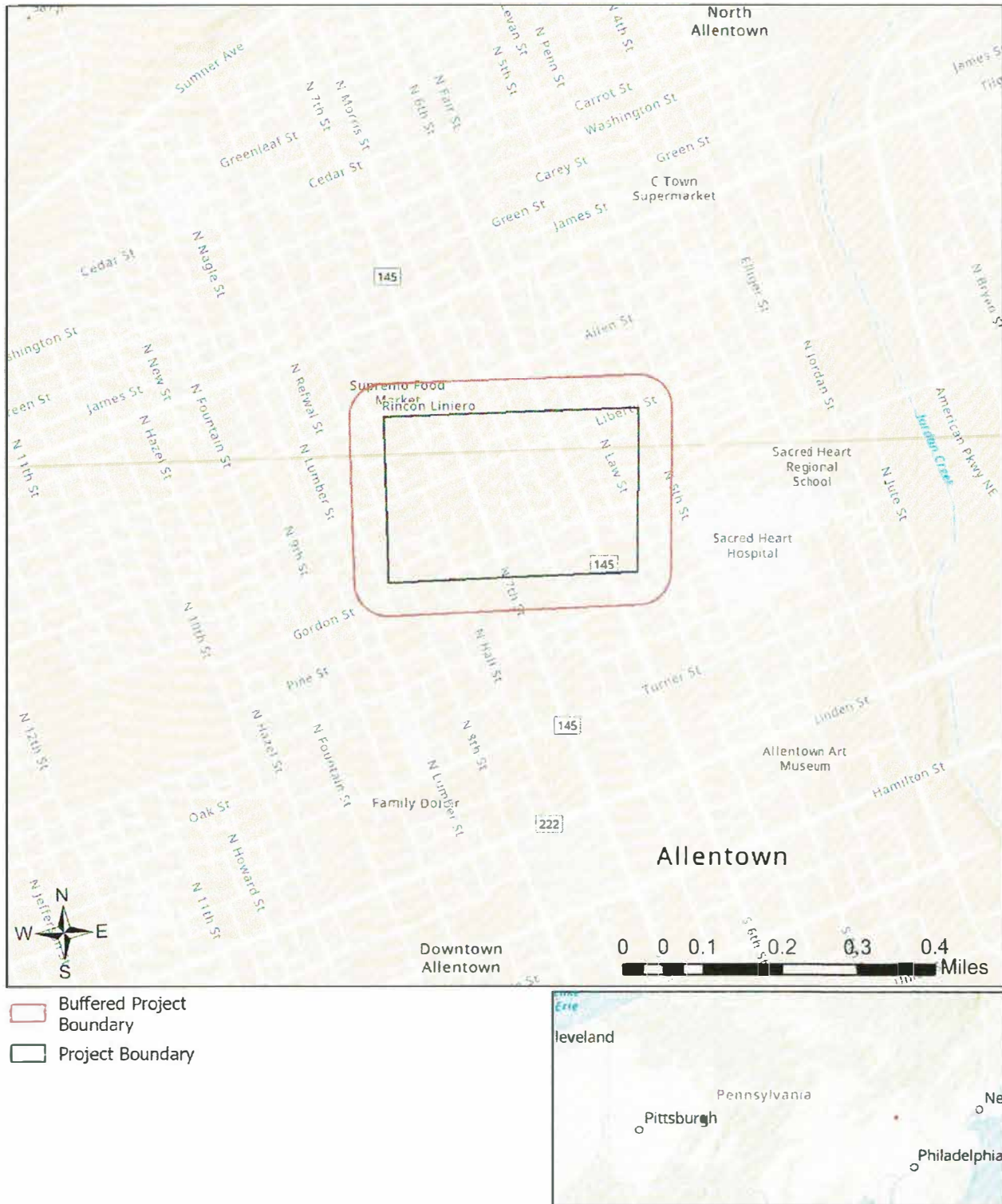
-  Buffered Project Boundary
-  Project Boundary



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



### 445-447 N 7th Street Allentown, Pa 18102



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



## RESPONSE TO QUESTION(S) ASKED

**Q1:** Is tree removal, tree cutting or forest clearing necessary to implement all aspects of this project?

**Your answer is:** No

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

**Your answer is:** zero acres

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

#### U.S. Fish and Wildlife Service

##### RESPONSE:

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

## 4. DEP INFORMATION

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

### 5. ADDITIONAL INFORMATION

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

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://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](mailto:RA-HeritageReview@pa.gov)

**U.S. Fish and Wildlife Service**  
Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

**PA Fish and Boat Commission**  
Division of Environmental Services  
595 E. Rolling Ridge Dr., Bellefonte, PA 16823  
Email: [RA-FBPACENOTIFY@pa.gov](mailto:RA-FBPACENOTIFY@pa.gov)

**PA Game Commission**  
Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

### 7. PROJECT CONTACT INFORMATION

Name: Alfred G Handy, PE  
Company/Business Name: Twin Oaks Consulting  
Address: 820 Evans Street  
City, State, Zip: Hazle Township, PA 18201  
Phone: ( 908 ) 399 4542 Fax: (            )  
Email: aghandy@twinoaks.biz

### 8. CERTIFICATION

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

04.24.2024

applicant/project proponent signature

date