

Date 3/27/2012

Name LIBERTY ENGINEERING, INC.
Address 7150 WINDSOR DRIVE, SUITE 5
ALLENTOWN, PA 18106

RE: Planning Module for New Land Development
Subdivision Allentown Commerce Park
Warehouse 8000 GPD
City of Allentown, LEHIGH County
DEP Code No: 2-39001195-3

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.

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

Materials required Municipal Checklist

DEP
Completeness
Review

_____ Socio-economic justification _____

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

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

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

Sincerely,



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

CERTIFICATION STATEMENT

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

Municipal Address City of Allentown

435 Hamilton Street, Allentown, PA 18101

Municipal Telephone Number 610-437-7611

Signed: _____, Municipal Secretary

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

Liberty Engineering, Inc.

7150 Windsor Drive, Suite 5, Allentown, PA 18106



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) 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 Allentown Commerce Park Corp. has proposed the development of a parcel of land identified as
land developer

Allentown Commerce Park, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, 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:

City of Allentown
435 Hamilton Street
Allentown, PA 18101
Telephone 610-437-7611

*Seal of
Governing Body*



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 2-39001195-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date _____

DEP-Bethlehem District Office

4530 Bath Pike

Bethlehem, PA 18017

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by J. Michael Preston

(Name)

Professional Civil Engineer of Liberty Engineering, Inc.

(Title)

for Allentown Commerce Park

(Name)

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

Lehigh

(City, Borough, Township)

County.

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 type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input 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



SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE # 2-39001195-3	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 Allentown Commerce Park
2. Brief Project Description This project proposes the revitalization of approximately 96 acres located in and around the former Mack Trucks World Headquarters facility that will include new buildings, car parking and truck parking. The project will be served by public water and sewer.

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

Municipality Name	County	City	Boro	Twp
Allentown	Lehigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1 435 Hamilton Street		Mailing Address Line 2		
Address Last Line -- City Allentown		State PA	ZIP+4 18101	
Area Code + Phone + Ext. 610-437-7611	FAX (optional)	Email (optional)		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Allentown Commerce Park

Site Location Line 1

950 Mack Blvd., 1401 and 1601 S.12th St.

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18103

Latitude

40-34-48

Longitude

75-28-18

Detailed Written Directions to Site Get on US-22 E, Take PA-309 S and I-78 E to Lehigh St in Allentown. Take exit 57 from I-78 Continue on Lehigh St. Drive to S 12th St. Turn left onto Lehigh St. Turn right onto Downyflake Ln. Turn left onto S 12th St, arrive at 1601 South 12th Street

Description of Site The site of the project is the former Mack Trucks World Headquarters. The existing 1,168,973 SF building and industrial grounds are not fully occupied due to the fact that the site and building are aging and in need of repair.

Site Contact (Developer/Owner)

Last Name

Schepker

First Name

Dennis

MI

Suffix

Phone

973-428-0065

Ext.

110

Site Contact Title

Controller

FAX

Site Contact Firm (if none, leave blank)

Eden Wood Realty

Email

Mailing Address Line 1

47 Parsippany Road

Mailing Address Line 2

Mailing Address Last Line -- City

Whippany

State

NJ

ZIP+4

07981

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

Last Name

Preston

First Name

J. Michael

MI

Suffix

Title

Civil Engineer

Consulting Firm Name

Liberty Engineering, Inc.

Mailing Address Line 1

7150 Windsor Drive

Mailing Address Line 2

Suite 5

Address Last Line -- City

Allentown

State

PA

ZIP+4

18106

Country

USA

Email

mpreston@libertyengr.com

Area Code + Phone

484-223-1761

Ext.

118

Area Code + FAX

484-223-1768

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~~ City of Allentown

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 _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 20

Connections 3

Name of:

existing collection or conveyance system 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 WWTP

NPDES Permit Number for existing facility PA 0026000

Clean Streams Law Permit Number _____

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, Lehigh County Authority,

Name of Responsible Agent Liesel M. Grass Agent

Agent Signature [Signature] Date 8/3/2017

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- ☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
- The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- ☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- ☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- ☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- ☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 8000 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) <i>MGD</i>		b. Present Flows (gpd) <i>MGD</i>		c. Projected Flows in 5 years (gpd) <i>MGD</i> (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	<i>4.43</i>	<i>17.73</i>	<i>1.33</i>	<i>4.59</i>	<i>1.34</i>	<i>4.62</i>
Conveyance	<i>58</i>	<i>81</i>	<i>30</i>	<i>78⁽¹⁾</i>	<i>31</i>	<i>80⁽¹⁾</i>
Treatment	<i>40</i>	<i>52</i>	<i>32.3</i>	<i>40</i>	<i>33.4</i>	<i>42</i>

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. ☐ ☒ 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, Lehigh County Authority*

Name of Responsible Agent *Liesel M. Grass* Agent

Agent Signature *[Signature]* Date *8/3/2017*

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

c. Conveyance System

Name of Agency, Authority, Municipality City of Allentown, Lehigh County Authority,
Name of Responsible Agent Liesel M. Gross Agent
Agent Signature [Signature]
Date 8/3/17

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality City of Allentown, Lehigh County Authority,
Name of Responsible Agent Liesel M. Gross Agent
Agent Signature [Signature]
Date 8/3/17

☐ **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 sponsor), 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 8000 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.

J. Michael Preston

Name (Print)

Professional Civil Engineer

Title

7150 Windsor Drive, Suite 5, Allentown, PA 18106

Address

J. Michael Preston

Signature

8/18/17

Date

4842231761

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 \$1000 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.

$$\#20 \text{ Lots (or EDUs) } \times \$50.00 = \$1000.00$$

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:

$$\begin{aligned} & \$1,500 \text{ per submittal (non-municipal)} \\ & \$500 \text{ per submittal (municipal)} \end{aligned}$$

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

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

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:

$$\begin{aligned} & \$1,500 \text{ per submittal (non-municipal)} \\ & \$500 \text{ per submittal (municipal)} \end{aligned}$$



LIBERTY ENGINEERING, INC.

CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL • PLUMBING

SECTION F – PROJECT NARRATIVE

The project is the redevelopment of a 96 acre industrial tract of land in the City of Allentown. The site is the former Mack Trucks assembly plant. The development proposes to demolish an existing 1,000,000 sq.ft. building currently used as a warehouse and replace it with a new 1,100,000 sq.ft. warehouse and also construct a new 160,000 sq.ft. warehouse and a 54,000 sq.ft. warehouse on current vacant land.

We are requesting 8,000 gallons per day of sewer capacity.

Each building will connect to existing public lines with individual laterals.

Total size of property is approximately 98 acres.

Lands surrounding this development are residential, commercial, and industrial use.

There are no wetlands or flood plains on this site.



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SECTION H – ALTERNATIVE SEWAGE FACILITIES ANALYSIS

1. The current site is served by public sewer and the redevelopment will maintain public sewer. There are three (3) lots total and the flow requested is 8,000 gallons per day.
2. Properties adjacent to this site are currently connected to public sewer.
3. The current facilities are adequate for our use.
4. The ACT 537 plan shows this area being public sewer.
5. There are no known sewage management facilities.
6. There is no other available method for sewage disposal.
7. Public sewer service was chosen because it is currently on-site.
8. The property owner will own and maintain the proposed sewer lateral connections.

1. PROJECT INFORMATION

Project Name: **1671-Allentown Commerce Park**

Date of Review: **8/4/2016 03:35:01 PM**

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

Project Area: **101.40 acres**

County(s): **Lehigh**

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

ZIP Code: **18103**

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

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Little Lehigh Creek-Lehigh River**

Decimal Degrees: **40.580156, -75.471928**

Degrees Minutes Seconds: **40° 34' 48.5630" N, 75° 28' 18.9399" 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.

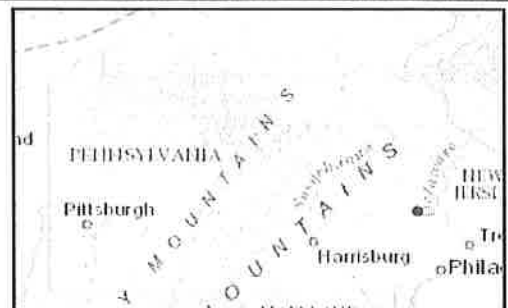
Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

1671-Allentown Commerce Park

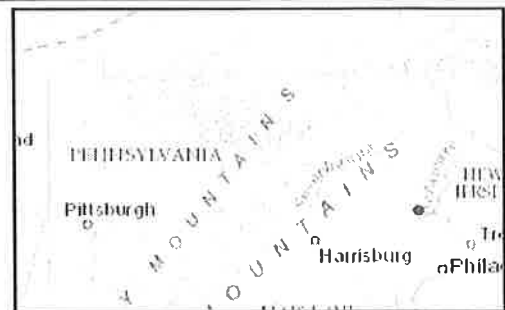


- ☐ Project Boundary
- ☐ Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,



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



3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov
Fax: (717) 772-0271

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, 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
NO Faxes Please

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: STEFANIE C. CRUZ
Company/Business Name: LIBERTY ENGINEERING INC.
Address: 7150 WINDSOR DRIVE SUITE 5
City, State, Zip: ALLENTOWN PA 18106
Phone: (484) 223-1761 Fax: (484) 223-1768
Email: SCRUZ@LIBERTYENGR.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.

Stefanie C. Cruz
applicant/project proponent signature

8/4/16
date



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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

Allentown Commerce Park

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

1. Date plan received by municipal planning agency 8/21/2017
2. Date review completed by agency 8/22/2017

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<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>DAVID KIMMERLY</u>		
Title: <u>CHIEF PLANNER</u>		
Signature: <u>David Kimmerly</u>		
Date: <u>8/22/2017</u>		
Name of Municipal Planning Agency: <u>CITY OF ALLENTOWN</u>		
Address: <u>435 HAMILTON ST. ALLENTOWN, PA 18101</u>		
Telephone Number: <u>610-437-7613</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

1671

LIESEL DREISBACH
Chair

STEPHEN REPASCH
Vice Chair

JOHN DIACOIANIS
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

SCANNED ✓

September 12, 2017

Mr. J. Michael Preston, PE
Liberty Engineering, Inc.
7150 Windsor Drive, Suite 5
Allentown, PA 18106

**Re: Act 537 Review - Sewage Facilities Planning Module for the Allentown
Commerce Center in the City of Allentown, Lehigh County, DEP Code No. 2-
39001195-3**

Dear Mr. Preston:

The Lehigh Valley Planning Commission (LVPC) reviewed the above-referenced planning module pursuant 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 redevelopment of the former Mack Trucks industrial site into three new warehouses on 96 acres. The development is proposed to be served by public sewage disposal and community water supply. This planning module is consistent with the county comprehensive plan. According to the county plan, the proposed development is located in an area recommended for public sewer service.

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

Sincerely,

Susan L. Rockwell
Senior Environmental Planner

Enclosure

cc: City of Allentown Council
Robert Corby, PA Department of Environmental Protection



**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 existing county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

Allentown Commerce Park

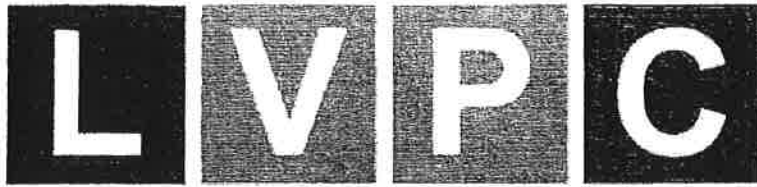
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. ----
2. Date plan received by planning agency with areawide jurisdiction August 28, 2017
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency September 12, 2017

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <i>See attached Act 247</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? <i>Review letter dated 1/6/17</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>See PHMC response</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> |
| <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 ---- |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
<input type="checkbox"/>	<input type="checkbox"/>	11.	Have all applicable zoning approvals been obtained? <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Is there a county or areawide subdivision and land development ordinance? <i>Not applicable to</i>
<input type="checkbox"/>	<input type="checkbox"/>	13.	Does this proposal meet the requirements of the ordinance? <i>N/A</i> <i>The City of Allentown</i> If no, describe which requirements are not met ----
<input type="checkbox"/>	<input type="checkbox"/>	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? <i>See municipal interpretation.</i> If no, describe inconsistency ----
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ----
<input type="checkbox"/>	<input type="checkbox"/>	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies ----
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		If yes, will this project plan require the implementation of storm water management measures?
18. Name, Title and signature of person completing this section:			
Name: <u>Susan L. Rockwell</u>			
Title: <u>Senior Environmental Planner</u> Signature: <u><i>S L Rockwell</i></u>			
Date: <u>September 12, 2017</u>			
Name of County or Areawide Planning Agency: <u>Lehigh Valley Planning Commission</u>			
Address: <u>961 Marcon Blvd, Suite 310, Allentown PA 18109</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.			



Lehigh Valley Planning Commission

LIESEL DREISBACH
Chair

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Vice Chair

JOHN DIACOGIANNIS
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BECKY A. BRADLEY, AICP
Executive Director

January 6, 2017

Mr. Steve Neratko, Planning Director
City of Allentown, City Hall
435 Hamilton Street
Allentown, Pennsylvania 18101

**RE: Allentown Commerce Park – Land Development Plan
City of Allentown
Lehigh County**

Dear Mr. Neratko:

The gross area for this proposed land development is over 500,000 square feet, which exceeds the threshold under which the Lehigh Valley Planning Commission (LVPC) considers Storage Facilities to be Land Uses of Regional Significance (page 52 in the County Comprehensive Plan). As a Land Use of Regional Significance, the plan and this review letter are required to go before the LVPC's Comprehensive Planning Committee as a presentation on January 24 at noon at the LVPC offices. However, this date exceeds the 30-day review period allotted to county planning agencies as stipulated by the Municipalities Planning Code (MPC). Thus, we are sending this letter now; if the Comprehensive Planning Committee or full Commission has additional comments, we will issue a second letter after January 26. Additionally, as indicated in the carbon copy list, neighboring municipalities will also receive this review letter.

Consistency with Comp Plan

The plan for the subject tract of 96 acres includes the demolition of the former Mack Truck headquarters: an existing, long-underutilized facility and one mostly vacant auxiliary building, totaling over 1.1 million square feet. The plan's intent is to replace the former building with three new facilities in a different configuration on the tract, which will total over 1.3 million square feet. The largest of the three buildings, measuring 1.1 million square feet, will sit to the east of a Norfolk Southern rail line and will front Mack Boulevard. The two smaller buildings will front 12th Street, at the northwest corner of the parcel. The general land use plan category for the development site is urban development, and our data indicates no significant slope or topographical issues regarding future construction on the site. Thus, the proposal is consistent with the County Comprehensive Plan.

The LVPC commends the applicant for using a previously developed site for this new proposal, which has the possibility to serve as a major employer and economic engine for the south side of Allentown and surrounding areas. This redevelopment will restore a sizable tract to a level of economic activity potentially comparable to its era as the headquarters for Mack Trucks, Inc. Per the County Comprehensive Plan, "[t]he LVPC supports the renewal, redevelopment and

retrofitting of existing shopping centers, industrial sites and office complexes in preference to the development of new facilities on greenfield sites" (page 52). While the optimal situation would involve restoration of the existing structures, the LVPC nonetheless applauds the applicant for significant investment in a site already well-served by infrastructure and in close proximity to residential districts.

LANTA Observations

The Lehigh and Northampton Transportation Authority (LANTA) had previously reviewed the submitted preliminary/final land development plan for Allentown Commerce Park located at 1950 Mack Boulevard, 1401 S 12th Street, and 1601 S 12th Street, and provided comments in a letter to the Allentown Planning Department dated September 12, 2016. The comments below reflect LANTA's recommendations exclusively for the Lehigh Valley Planning Commission's review of this Land Use of Regional Significance:

- LANTA currently operates one bus route east of the project site on Mack Boulevard and Dixon Street, with four pairs of eastbound-westbound bus stops along Dixon Street yielding high ridership. LANTA also operates three bus routes west of the project site on Lehigh Street, South 12th Street, and South Jefferson Street, with three pairs of northbound-southbound bus stops at the Lehigh Street/Vultee Street intersection, Lehigh Street/South Jefferson Street/Liberator Avenue intersection, and South 12th Street/South Jefferson Street intersection. These bus stops also yield high ridership.
- There are currently sidewalks along the eastern side of the length of Mack Boulevard, as well as both sides of South 12th Street. This land development plan does propose a new sidewalk along the entire western length of Mack Boulevard along the property, however it does not connect internally into the project site. The proposed project does not include any sidewalk connectivity from the project site to the surrounding neighborhood on both Mack Boulevard and South 12th Street. LANTA recommends providing a crosswalk at the southern portion of the intersection of South 12th Street and the proposed main entrance driveway to the Allentown Commerce Center to allow pedestrians to connect from the west side of South 12th Street to the project site. LANTA recommends the installation of ADA accessible pathways from South 12th Street to the parking areas of Tract 1 and Tract 3, followed by crosswalks in said parking areas, to provide a shortcut pedestrian connection to the main entrances of the 54,000-square-foot and 160,160-square-foot buildings along South 12th Street.
- LANTA also recommends restriping the crosswalk at the intersection of Mack Boulevard, Dixon Street, and the secondary entrance to the Allentown Commerce Center, and the installation of a pedestrian pathway from this crosswalk/curb improvement and the proposed sidewalk to the proposed parking area, followed by a crosswalk in the parking area, to provide a safe pedestrian connection to the main entrance of the 1,102,000-square-foot building on Tract 2 of the project site.
- This site is very well served by LANTA at this time and the surrounding neighborhood is quite walkable. Improved pedestrian connections would be useful as we will expect to see an increase in ridership from employees of the Allentown Commerce Center.

Transportation Section Observations

Additionally, a staff transportation review of the Transportation Impact Study (TIS) yielded the following comments:

- This project is located within close proximity to a current congested corridor (W. Emmaus Avenue from 31st Street SW to Mack Boulevard) and a future 2040 congested corridor (W. Emmaus Avenue from Harrison Street to Cypress Avenue) and will be impacted by this development. The LVPC recommends multimodal congestion relief improvements be considered.
- Sidewalks are given little discussion within the traffic impact study. Three LANta fixed routes operate in the vicinity. Route 210 and 323 serves Lehigh Street to the west of the site while Route 103 serves Dixon Street and Mack Boulevard east of the site. Given the urban location of this development and the potential for non-motorized travel, practical pedestrian and bicycle accommodations should be considered to provide linkage from the street to the buildings. Such improvements would meet regional policy for multi-modal improvements.
- The traffic impact study documents 4,998 total weekday trips (generated from all 3 building) which considered a 60% warehousing and 40% light manufacturing usage distribution. The former Mack facility generated about 4,536 weekday trips when operating (based upon the Institute of Transportation Engineers Trip Generation Manual – 9th Edition manufacturing land use). The net increase in trips resulting from this development is nearly 500 trips per day at buildout.
- We support the Dixon Street driveway being utilized to only allow truck access to and from Mack Boulevard to the south.
- Improvements to the Lehigh Street/Downyflake Lane intersection are suggested and include a developer financial contribution towards the construction of a Lehigh Street northbound right turn lane and Downyflake Lane westbound right turn lane. The City should consider these improvements which could alleviate the short queue length at the westbound approach of Downyflake Lane at Lehigh Street.

Other Comprehensive Planning Considerations

One issue to consider regarding the proximity of residential districts is the incorporation of planned vegetation and privacy screening options along the northern portion of the tract, where there are extensive dwelling units consisting primarily of duplexes and single family units. This consideration would coincide with protecting neighborhoods from adverse impacts such as visual blight or noise pollution, in accordance with page 62 of the Comprehensive Plan. The residences directly north of the Phase 4 proposed building seem to face the most potential impact with this new construction.

The LVPC also notes that a proposed small rail spur extends east-northeast off of the Norfolk Southern railroad that traverses through the site, directly alongside the proposed building site identified for Phase 2, and this was confirmed as a potential option by the plan engineer. The LVPC commends the option of utilizing existing railways within the vicinity as a potential source of cargo transport. The main railroad corridor through the site is active and splits the proposed buildings in Phase 1 and 2 from the buildings in Phase 3 and 4. However, the sites are connected by an overpass over the railroad that also contains a pedestrian walkway.

The LVPC also recognizes that changing regulations of commerce and the rapid growth of warehouse developments along major corridors have led to the need for overnight truck parking, staging, and rest areas, as well as space for idle vehicles waiting to make freight transfers. As of yet, few of the proposed warehouses in the Lehigh Valley have included dedicated space for these critical operations, and the LVPC encourages developers of these sites to address the escalating need for overnight tractor trailer parking and staging space. Municipalities can also address these rarely accommodated land uses through their Zoning Ordinances and Subdivision and Land Development Ordinances (SALDO). Requirements to provide off-street waiting/staging, parking, and designated rest areas for truckers in proposed warehouse development plans will help mitigate what may become a growing unmet need in the region. Equally important is that the design of these staging areas are sensitive of their possible impacts on surrounding residential neighborhoods—a particularly salient concern at the Allentown Commerce Park, due to the numerous residences nearby. While space constraints at this tract may make such provisions particularly challenging, the LVPC recognizes that including overnight parking and trucking services could also help improve a warehouse's long-term viability and marketability.

Final Conclusions

The Allentown Commerce Park proposal is a suitable land development from a Community Planning standpoint that overwhelmingly aligns with the provisions of the County Comprehensive Plan. The project site is located within the Little Lehigh Creek watershed. The watershed has a fully implemented Act 167 Stormwater Management Ordinance. We have enclosed our review of the project's stormwater management plan as an attachment.

Our review does not include an in-depth examination of the plan relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Feel free to call me if you have any questions about this review.

Sincerely,



Justin Barclay
Senior GIS Planner

cc: Craig Messinger, PE, City of Allentown
J. Michael Preston, PE, Liberty Engineering, Inc.
Garrett Cook, Lehigh County Conservation District
Cynthia Sopka, Salisbury Township
Michael Gibson, Borough of Emmaus
Gerald Harbison, South Whitehall Township
Lee R. Rackus, Whitehall Township
Sandra Pudliner, Hanover Township (Lehigh County)
Darlene Heller, AICP, City of Bethlehem