



**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)

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## LETTER OF TRANSMITTAL

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**Date:** December 3, 2020

**To:** Irene Woodward  
City of Allentown  
435 Hamilton Street  
Allentown, PA 18101

**Re:** The Lift Center, 526 S Aubrey Street  
Allentown, Lehigh County, PA

| <b>No. of<br/>Copies</b> | <b><u>Date</u></b> | <b><u>Description</u></b>           |
|--------------------------|--------------------|-------------------------------------|
| 1                        | 12/3/20            | Completed Sewer Planning Module     |
| 1                        | 12/3/20            | Plan Showing Path of Sewage to WWTP |
| 1                        | 12/3/20            | Appendix A Cover Letter             |

☒ As Requested  
☐ For Your Information  
☐ For Your Comments  
☐ For Action By You

☐ Approved  
☐ Approved As Noted  
☐ Revise And Resubmit  
☐ 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)  
Craig Messinger, COA (via email)  
Phil DePoe, LCA (via email)  
Liesel Gross, LCA (via email)  
Christian Brown, Brown Design Corp (via email)



LEHIGH COUNTY AUTHORITY

1053 SPRUCE ROAD \* P.O. BOX 3348 \* ALLENTOWN, PA 18106-0348  
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November 20, 2020

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

RE: The Lift Center, 526 S Aubrey Street, City of Allentown  
Sewer Module - Chapter 94 Consistency Determination – Appendix A

Dear Mrs. Woodward:

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 Corrective Action Plan and Connection Management Plan submitted to the Pa. Department of Environmental Protection by the Kline's Island Sewer System municipalities on December 31, 2019 and approved by DEP on January 17, 2020, an amount equal to the property or development's wastewater flow will be allocated from the Connection Management Plan at the time of approval of the Sewage Facilities Planning Module. This property or development's wastewater flow need, as represented in the attached Sewage Planning Module, is 2,115 gallons per day. Therefore, the Connection Management Plan balance will be adjusted as follows:

|   |                |
|---|----------------|
| Connection Management Plan Allocation (gallons per day)     | 1,500,000      |
| Previously allocated from prior planning module submissions | -777,798       |
| This submission   | -2,115         |
| <b>Remaining Allocation in Connection Management Plan</b>   | <b>720,087</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  
Craig Messinger, COA  
Phil Depoe, LCA  
Christian Brown, Brown Design Corp



## SEWAGE FACILITIES PLANNING MODULE

### Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

#### DEP USE ONLY

| DEP CODE #   | CLIENT ID # | SITE ID # | APS ID # | AUTH ID # |
|--------------|-------------|-----------|----------|-----------|
| 2-39001241-3 |             |           |          |           |

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

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

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

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

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

- Project Name The Lift Center 526 S Aubrey ST
- Brief Project Description Change of use for an existing commercial building originally built as an office and manufacturing facility to a daycare center with projected max clientele of 141 persons per day.

#### 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                       |
| Woodward                                    | Irene                  |                                     |                          | Planning Director           |
| Additional Individual Last Name             | First Name             | MI                                  | Suffix                   | Title                       |
|   |                        |                                     |                          | Dept of Planning and Zoning |
| Municipality Mailing Address Line 1         | Mailing Address Line 2 |                                     |                          |                             |
| 435 Hamilton Street                         |                        |                                     |                          |                             |
| Address Last Line -- City                   | State                  | ZIP+4                               |                          |                             |
| Allentown                                   | PA                     | 18102                               |                          |                             |
| Area Code + Phone + Ext.                    | FAX (optional)         | Email (optional)                    |                          |                             |
| 610-437-7611 ext. 2866                      |                        | Irene.Woodward@allentownpa.gov      |                          |                             |

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

**Site (Land Development or Project) Name**

526 S Aubrey Street

Site Location Line 1

526 S Aubrey Street

Site Location Line 2

Site Location Last Line -- City

Allentown

State

PA

ZIP+4

18109

Latitude

40.601684

Longitude

-75.448625

**Detailed Written Directions to Site**

Hanover Avenue west bound toward Center City Allentown; Hanover becomes E. Hamilton Street; Turn left onto South Bradford Street; turn right onto South Aubrey Street and follow to end of street

**Description of Site**

Previous light industrial facility consisting of existing building, drives and parking lot.

**Site Contact (Developer/Owner)**

Last Name

Hines

First Name

Vendetta

MI

Suffix

Phone

484-221-8284

Ext.

Site Contact Title

Owner

Site Contact Firm (if none, leave blank)

Burnt Offerings LLC

FAX

Email

vendetta@theliftcenter.net

n/a

Mailing Address Line 1

1740 Lynwood Road

Mailing Address Line 2

Mailing Address Last Line -- City

State

PA

ZIP+4

18103

Allentown

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

Last Name

Brown

First Name

Christian

MI

Suffix

Title

Landscape Architect

Consulting Firm Name

Brown Design Corp

Mailing Address Line 1

347 N 9th St

Mailing Address Line 2

Address Last Line -- City

Allentown

State

PA

ZIP+4

18102

Country

USA

Email

cbrown@browndesigncorp.com

Area Code + Phone

610-821-4252

Ext.

Area Code + FAX

n/a

**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, Agent for 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 5.287

Connections ONE (existing)

Name of:

existing collection or conveyance system City of Allentown Collection System

owner City of Allentown/Lehigh County Authority - LESSEE

existing interceptor Lehigh River Trunk Sewer Interceptor

owner City of Allentown/Lehigh County Authority - LESSEE

**2. WASTEWATER TREATMENT FACILITY**

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

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

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

Name of existing facility Kline Island Wastewater Treatment Plant

NPDES Permit Number for existing facility PA-0026000

Clean Streams Law Permit Number N/A

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

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

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

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

Name of Responsible Agent Lieset M. Gross

Agent Signature [Signature]

Date 11/20/2020

(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](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 CJB

## 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 2115 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

|            | a. Design and/or Permitted Capacity (gpd) MGD |      | b. Present Flows (gpd) MGD |                   | c. Projected Flows in 5 years (gpd) MGD (2 years for P.S.) |                     |
|------------|---|------|----------------------------|-------------------|--|---------------------|
|            | Average                                       | Peak | Average                    | Peak              | Average  | Peak                |
| Collection | 0.22  | 0.90 | 0.11                       | 0.72              | 0.12   | 0.74                |
| Conveyance | 15  | 19   | 2.4                        | 18 <sup>(1)</sup> | 2.45   | 18.4 <sup>(1)</sup> |
| Treatment  | 40  | 40   | 32.3                       | 40                | 33.4   | 42                  |

3. Collection and Conveyance Facilities

(1) Peak Hourly Flows - 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/LCA - Agent

Name of Responsible Agent Liese M. Gross

Agent Signature

Liese M. Gross

Date

11/20/2020



☐ **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 11/20/2020

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 11/20/2020

☐ **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 2115 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.

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**P. PUBLIC NOTIFICATION REQUIREMENT** (See Section P of instructions)

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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.

Christian J. Brown

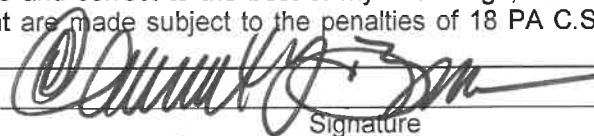
Name (Print)

Project Landscape Architect

Title

347 N 9th Street Allentown, PA 18102

Address



Signature

10/23/20

Date

610-821-4252

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 \$ 264.35 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.

$$\# \underline{5.287} \quad \text{Lots (or EDUs) X \$50.00 = \$ } \underline{264.35}$$

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:

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

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

The fee is based upon:

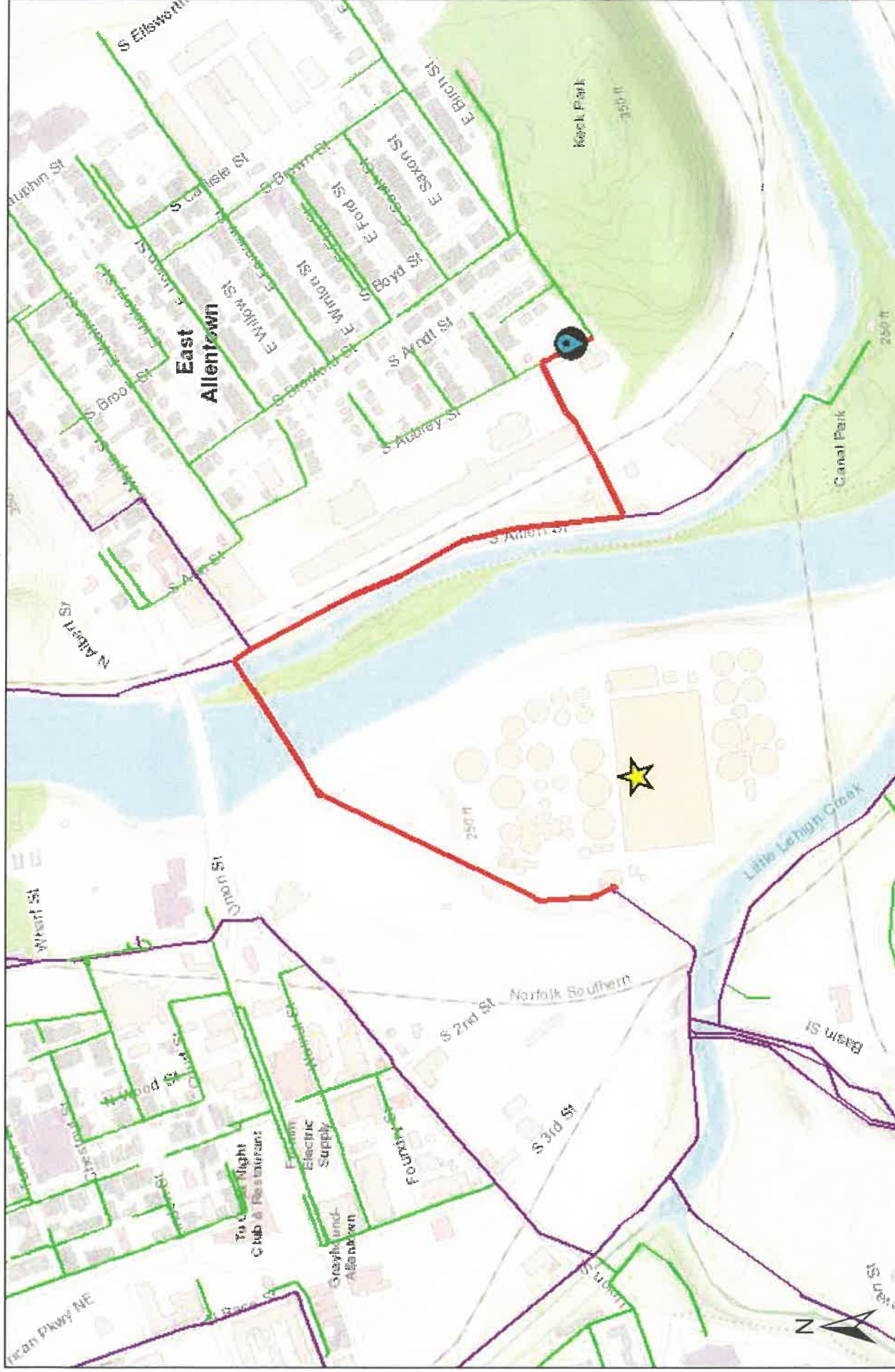
- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- 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 Sewer Flow Map



11/19/2020, 11:43:40 AM

Legend

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



October 23, 2020

## F. PROJECT NARRATIVE

DEP Code # 2-39001241-3  
The Lift Center  
526 S. Aubrey Street

1. The project involves a change of use for an existing commercial building originally built as an office and manufacturing facility of decorative pre-cast concrete products. Over the years the property has housed numerous businesses. The last known use was a single residence and personal storage.

Our client intends to use the property as an adult daycare for persons with special needs with a projected maximum clientele of 60 with 81 employees for a total of 141 persons capacity/occupancy.

2. At 15 gallon per person value we submit 2115 GPD as our maximum projected volume, or 5.287 EDU's
3. Sewage disposal method shall be via the existing public sanitary sewer system currently serving the property.
4. The design capacity/occupancy for the facility is for 60 clients with up to 81 employees. Using the 15 gallon per person per day value as per Title 25 Code, Chapter 73 sewage flow for Day School without cafeteria, gym or showers. The result is a projected maximum of 2115 GPD or 5.287 EDU's.
5. The location of discharge shall remain consistent with Klines Island Waste Water Treatment Plant.
6. Total acreage of proposed development 1.569 acres
7. There are no other acreage or parcels under the same ownership adjacent to the property.
8. The project is more of an adaptive reuse then a land development.



October 23, 2020

## H. ALTERNATE SEWAGE FACILITIES ANALYSIS

DEP Code # 2-39001241-3

The Lift Center

526 S. Aubrey Street

1. The chosen disposal method is to continue with the current public sanitary sewer system currently serving the property and those around it. The existing system is located on the subject property and an existing service lateral is extended into the building. It is intended that this will remain the permanent method of disposal. The projected 2115 GPD/5.287 EDU's is based on the proposed max occupancy of 60 clients and 81 staff. The project will maintain compliance though following approved capacity.
2. The property is among several commercial properties along the western side of S. Aubrey Street all served by the same public sanitary sewer system. To the east and north is a City owned park and high density residential housing. The existing housing is all connected to the public sanitary sewer. It is not known if facilities exist within the City park. It is believed that all adjacent properties are permanently served by public sanitary sewer system.
3. It is believed that the facilities described above are in adequate repair and condition to service this project as proposed. "Will-Serve" letters have been obtained by the authority with no unusual conditions, fees, etc.
4. It is believed that the City of Allentown intends to maintain public sewage collection and treatment as its sole source of sewage disposal.
5. We are not aware of any existing sewage management program within the area other than the City of public sanitary sewer system.
6. We are not aware of viable alternatives of sewage disposal for this project. To our knowledge, development must connect to public systems in the City of Allentown when available. Since an existing connection is present, alternative are not considered.

# PROJECT REVIEW FORM

## Request to Initiate SHPO Consultation on State and Federal Undertakings

|                            |  |                                |
|----------------------------|--|--------------------------------|
| <b>SHPO USE ONLY</b>       |  | Reviewers: _____/_____         |
| DATE RECEIVED: 10/22/2020  |  | DATE DUE: 11/5/2020            |
| ER NUMBER: 2021-0190-077-A |  | HRSF: <input type="checkbox"/> |

REV: 07/2020

### SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? ☒ YES ☐ NO OR ☐ This is additional information for ER Number:

Project Name The Lift Center County Lehigh Municipality Allentown  
Project Address 526 S. Aubrey Street City/State/ Zip Allentown, PA 18109

### SECTION B: CONTACT INFORMATION & MAILING ADDRESS

|                |                      |           |                            |
|----------------|----------------------|-----------|----------------------------|
| Name           | Christian Brown, RLA | Phone     | 610-821-4252               |
| Company        | Brown Design Corp    | Fax       | N/A                        |
| Street/PO Box  | 347 N 9th Street     | Email     | cbrown@browndesigncorp.com |
| City/State/Zip | Allentown, PA 18102  | Email cc: | vendetta@theliftcenter.net |

### SECTION C: PROJECT DESCRIPTION

This project is located on: ☐ Federal property ☐ State property ☐ Municipal property ☒ Private property  
(check all that apply)

| List all federal and state agencies and programs providing funds, permits, licenses. | Agency Type | Agency/Program/Permit Name        | Project/Permit/Tracking Number (if applicable) |
|--|-------------|-----------------------------------|--|
|  | State       | Sewage Facilities Planning Module |  |
|  |             |                                   |  |
|  |             |                                   |  |

### Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply): ☐ Construction ☐ Demolition ☒ Rehabilitation ☐ Disposition

Total acres of project area: 1.5691 Total acres of earth disturbance: 0.89

Are there any buildings or structures within the project area? ☒ Yes ☐ No Approximate age of buildings: 90

Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: <https://gis.penndot.gov/crgis>  
Yes ☐ No ☒ Unsure ☐ Name \_\_\_\_\_  
Key Number \_\_\_\_\_

**Please email this form  
and pdf attachments to:  
[RA-PH-PASHPO-ER@pa.gov](mailto:RA-PH-PASHPO-ER@pa.gov)**

Please be sure to save the Project Review Form so that it remains a digital document and retains its function as a fillable pdf. Do not print the form and scan as a pdf.

### Attachments – Please include the following information with this form

- ☒ **Map** – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect
- ☒ **Description/Scope of Work** – Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources
- ☒ **Site Plans/Drawings** – Indicate location and age of buildings, any proposed improvements, and past and present land use
- ☒ **Photographs** – Digital photographs of all buildings and structures keyed to a site plan. If demolition or exterior changes are proposed to buildings more than 50 years old, please also include Abbreviated HRSF

### SHPO RESPONSE (SHPO USE ONLY)

- ☐ There are **NO HISTORIC PROPERTIES** in the Area of Potential Effect ☐ **SHPO REQUESTS ADDITIONAL INFORMATION** (see attached)
- ☒ The project will have **NO EFFECT** on historic properties
- ☐ The project will have **NO ADVERSE EFFECTS** on historic properties: \_\_\_\_\_ Key# \_\_\_\_\_

DIVISION CHIEF, ENVIRONMENTAL REVIEW:



DATE: 10/23/2020

SHPO REVIEWER: SC

**From:** PH, PA SHPO Environmental Review RA-PH-PASHPO-ER@pa.gov  
**Subject:** RE: [External] 526 S. Aubrey Street SHPO app for Sewage Planning Module  
**Date:** October 21, 2020 at 3:47 PM  
**To:** Christian Brown cbrown@browndesigncorp.com

---



The PA SHPO has received your submission to [RA-PH-PASHPO-ER@pa.gov](mailto:RA-PH-PASHPO-ER@pa.gov). If your submission is to initiate consultation with our office to request review of a project under Section 106 or the State History Code, and you are enclosing the Project Review Form with relevant attachments, this response is your official dated receipt of submission. The PA SHPO will respond to your review request within 30 days.

The Project Review Form is available on PHMC's website [here](#).  
Contact information for Environmental Review staff is [here](#).

**From:** Christian Brown cbrown@browndesigncorp.com  
**Subject:** 526 S. Aubrey Street SHPO app for Sewage Planning Module  
**Date:** October 21, 2020 at 3:42 PM  
**To:** RA-PH-PASHPO-ER@pa.gov  
**Cc:** Vendetta Hines vendetta@theliftcenter.net

Good Afternoon -

Please accept this email transmittal in connection with the Subject Property in Allentown, PA reference above concerning our pursuit of Sewage Planning Module Approval.

Attached you will find the following:

- 1 - COMPLETED APPLICATION FORM
- 2 - 7.5' USGS QUAD LOCATION MAP
- 3 - WRITTEN NARRATIVE/SCOPE OF PROJECT
- 4 - SITE PLAN DRAWINGS
- 5 - SITE PHOTOGRAPHS
- 6 - CRGIS MAP

Please acknowledge receipt and let me know if you need any additional information.

Thank you,

Chris Brown

**Christian J. Brown, RLA, ASLA**  
**BROWN DESIGN CORP.**  
 347 North Ninth Street • Old Allentown, PA 18102  
 610.821.4252

[cbrown@browndesigncorp.com](mailto:cbrown@browndesigncorp.com)  
[www.browndesigncorp.com](http://www.browndesigncorp.com)

|  |  |  |                |           |            |                                |
|--|--|--|----------------|-----------|------------|--------------------------------|
|   | <b>Request to Initiate SHPO Consultation on<br/>State and Federal Undertakings</b> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE RECEIVED:</td> <td style="width: 50%;">DATE DUE:</td> </tr> <tr> <td>CR NUMBER:</td> <td>HRSP: <input type="checkbox"/></td> </tr> </table> | DATE RECEIVED: | DATE DUE: | CR NUMBER: | HRSP: <input type="checkbox"/> |
| DATE RECEIVED:   | DATE DUE:  |  |                |           |            |                                |
| CR NUMBER:   | HRSP: <input type="checkbox"/>   |  |                |           |            |                                |
| <b>SECTION A: PROJECT NAME &amp; LOCATION</b>  |  |  |                |           |            |                                |
| Is this a new submittal? <input checked="" type="radio"/> YES <input type="radio"/> NO OR <input type="radio"/> This is additional information for ER Number:  |  |  |                |           |            |                                |
| Project Name: The Lift Center  |  | County: Lehigh Municipality: Allentown   |                |           |            |                                |
| Project Address: 526 S. Aubrey Street  |  | City/State/ Zip: Allentown 18109   |                |           |            |                                |
| <b>SECTION B: CONTACT INFORMATION &amp; MAILING ADDRESS</b>  |  |  |                |           |            |                                |
| Name: Christian Brown, RLA   |  | Phone: 610-821-4252  |                |           |            |                                |
| Company: Brown Design Corp   |  | Fax: N/A   |                |           |            |                                |
| Street/PO Box: 347 N 9th Street  |  | Email: cbrown@browndesigncorp.com  |                |           |            |                                |
| City/State/Zip: Allentown 18102  |  | Email cc: vendetta@theliftcenter.net   |                |           |            |                                |
| <b>SECTION C: PROJECT DESCRIPTION</b>  |  |  |                |           |            |                                |
| This project is located on: <input type="checkbox"/> Federal property <input type="checkbox"/> State property <input type="checkbox"/> Municipal property <input checked="" type="checkbox"/> Private property<br>(check all that apply) |  |  |                |           |            |                                |
| List all federal and state agencies and programs providing funds, permits, licenses.   | Agency Type  | Agency/Program/Permit Name   |                |           |            |                                |
|  | State  | Sewage Facilities Planning Module  |                |           |            |                                |
|  |  |  |                |           |            |                                |
|  |  | Project/Permit/Tracking Number (if applicable)   |                |           |            |                                |
| <b>Proposed Work – Attach project description, scope of work, site plans, and/or drawings</b>  |  |  |                |           |            |                                |
| Project includes (check all that apply): <input type="checkbox"/> Construction <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Disposition                               |  |  |                |           |            |                                |
| Total acres of project area: 1.5691  |  | Total acres of earth disturbance: 0.89   |                |           |            |                                |



# Request to Initiate SHPO Consultation on State and Federal Undertakings

|                |                                |
|----------------|--------------------------------|
| DATE RECEIVED: | DATE DUE:                      |
| ER NUMBER:     | HRSF: <input type="checkbox"/> |

REV: 07/2020

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Is this a new submittal? ☒ YES ☐ NO OR ☐ This is additional information for ER Number:

|                 |                     |                 |           |              |           |
|-----------------|---------------------|-----------------|-----------|--------------|-----------|
| Project Name    | The Lift Center     | County          | Lehigh    | Municipality | Allentown |
| Project Address | 526 S Aubrey Street | City/State/ Zip | Allentown | 18109        |           |

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(check all that apply)

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|--|-------------|-----------------------------------|--|
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|  |             |                                   |  |
|  |             |                                   |  |

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|   |                           |                                     |                              |                  |
|---|---------------------------|-------------------------------------|------------------------------|------------------|
| Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: <a href="https://gis.penndot.gov/crgis">https://gis.penndot.gov/crgis</a> | Yes <input type="radio"/> | No <input checked="" type="radio"/> | Unsure <input type="radio"/> | Name _____       |
|   |                           |                                     |                              | Key Number _____ |

**Please email this form  
and pdf attachments to:  
[RA-PH-PASHPO-ER@pa.gov](mailto:RA-PH-PASHPO-ER@pa.gov)**

Please be sure to save the Project Review Form so that it remains a digital document and retains its function as a fillable pdf. Do not print the form and scan as a pdf.

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## SHPO RESPONSE (SHPO USE ONLY)

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- ☐ The project will have **NO EFFECT** on historic properties
- ☐ The project will have **NO ADVERSE EFFECTS** on historic properties: \_\_\_\_\_ Key# \_\_\_\_\_

DIVISION CHIEF, ENVIRONMENTAL REVIEW: \_\_\_\_\_

DATE: \_\_\_\_\_

SHPO REVIEWER: \_\_\_\_\_





U.S. DEPARTMENT OF THE INTERIOR  
U. S. GEOLOGICAL SURVEY

**SITE**

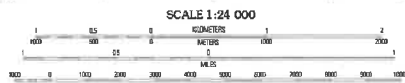
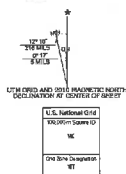


ALLENTOWN EAST QUADRANGLE  
PENNSYLVANIA  
7.5-MINUTE SERIES

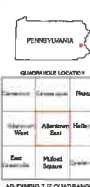


Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1:250,000 scale Universal Transverse Mercator. Zone 18T  
10 000-foot Grid. Pennsylvania Coordinate System of 1983  
(each zone).

Imagery: NAIP, August 2000  
Base: 2000-2010 The Aerial  
Name: 2000-2010 The Aerial  
Hydrography: National Hydrography Dataset, 2000  
Contours: National Elevation Dataset, 2002



CONTOUR INTERVAL TO FEET  
NORTH AMERICAN VERTICAL DATUM OF 1983  
This map is a printout of a computer file version 9.5.17 of the  
data USGS Standard for 7.5-Minute Quadrangle Maps.  
A metadata file associated with this product is data version 9.5.11.



**ROAD CLASSIFICATION**  
Interstate Route  
State Route  
Local Road  
Ramp  
Bypass  
State Route  
State Road

ALLENTOWN EAST, PA  
2010

October 21, 2020



PROJECT NARRATIVE – to accompany PHMC materials as part of Sewage Facilities  
Planning Module

The Lift Center  
526 S. Aubrey Street, Allentown, PA 18109

The project involves a change of use for an existing commercial building originally built as an office and manufacturing facility of decorative pre-cast concrete products. Over the years the property has housed numerous businesses. The last known use was a single residence and personal storage building. The original brick office building dates back to the 1930s. A more recent concrete block addition was constructed later to likely replace previous out-buildings. The buildings shall remain and receive interior modifications and updates as needed to comply with the proposed use as an Adult Daycare for persons with special needs. A substantial concrete parking lot/yard exists and shall be adapted to serve as parking for staff and visitors.

A new water service is proposed to replace existing, the private driveway is being upgraded and minor improvements are proposed to improve storm water collection.

Plans and photos are attached.





**SHEET INDEX:**

PROPOSED 4" WHITE  
LINE TO BE DELETED



--CITY  
PIN



ENDING  
BLACK  
WALL



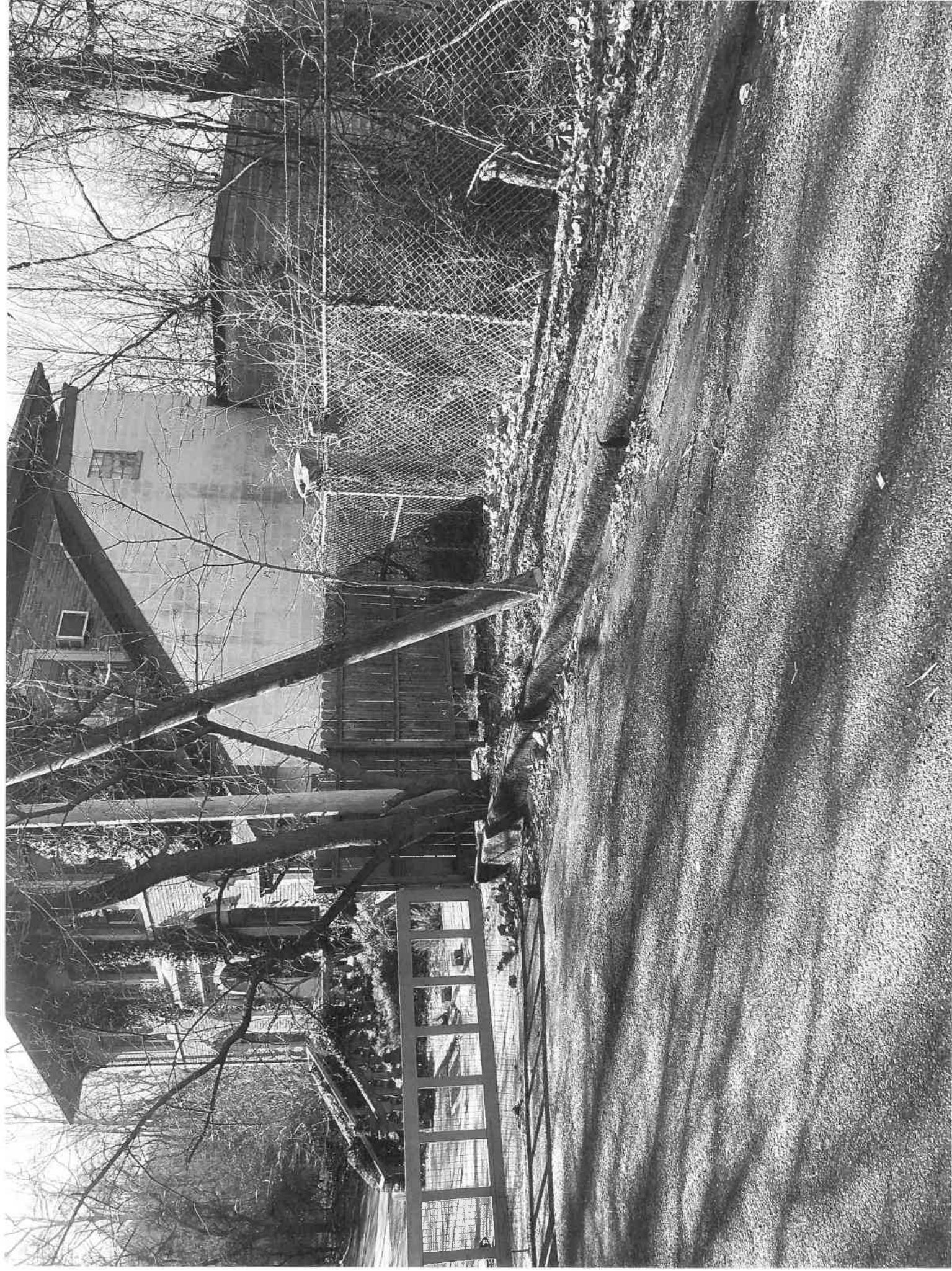
1000



CONCRETE PAVING  
(JACK HAMMER AND  
LEAVE IN PLACE)



| DATE: 10-23-20<br>DRAWN BY: JAC<br>CHECKED BY: JAC<br>DATE: 10-23-20 | LA 2.06 S<br><br>FINAL PLAN<br>SITE DEVELOPMENT PLAN   | 526 S. AUBREY ST.<br>CITY OF ALLENTOWN, PENNSYLVANIA 18109 | LOCATED IN:<br>CITY OF ALLENTOWN<br>LEHIGH COUNTY<br>COMMONWEALTH OF<br>PENNSYLVANIA<br>WARD 14 | <br>Created: J. Kiser |  <b>browndesigncorp</b><br>land architects and planners<br>347 north ninth street<br>allentown pa, 18102<br>phone: 610.621.4252<br>www.browndesign-corp.com | REVISION BLOCK  |                  |
|--|--|--|---|--|--|---|------------------|
|  |  |  |   |  |  | <table border="1"> <thead> <tr> <th>REVISION<br/>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>8-31-20</td> <td>PER CITY OF ALLENTOWN<br/>REVIEW LETTER DATED 7-16-2020</td> </tr> <tr> <td>10-15-20</td> <td>PER CITY OF ALLENTOWN<br/>REVIEW LETTER DATED 9-24-2020</td> </tr> </tbody> </table> | REVISION<br>DATE |
| REVISION<br>DATE   | DESCRIPTION  |  |   |  |  |   |                  |
| 8-31-20  | PER CITY OF ALLENTOWN<br>REVIEW LETTER DATED 7-16-2020 |  |   |  |  |   |                  |
| 10-15-20   | PER CITY OF ALLENTOWN<br>REVIEW LETTER DATED 9-24-2020 |  |   |  |  |   |                  |

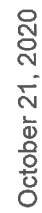












## 1. PROJECT INFORMATION

Project Name: **The Lift Center**

Date of Review: **10/13/2020 04:25:30 PM**

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

Project Area: **1.63 acres**

County(s): **Lehigh**

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

ZIP Code: **18109**

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

Watersheds HUC 8: **Lehigh**

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

Decimal Degrees: **40.601684, -75.448625**

Degrees Minutes Seconds: **40° 36' 6.638" N, 75° 26' 55.508" 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.

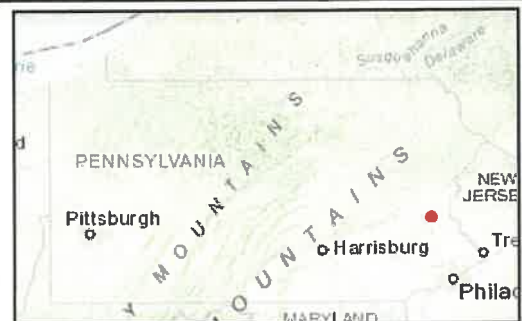


## The Lift Center

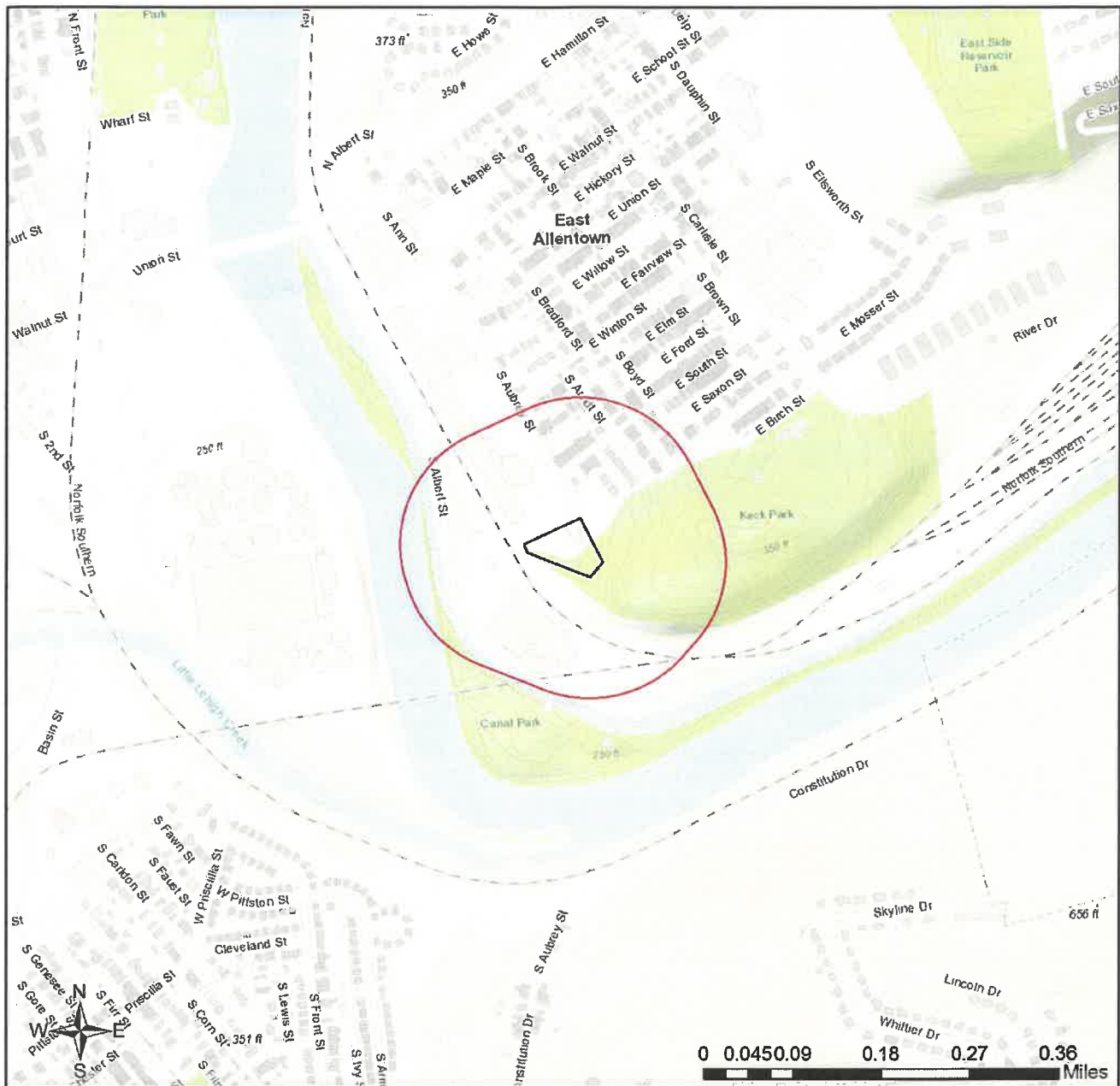




-  Project Boundary
-  Buffered Project Boundary

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

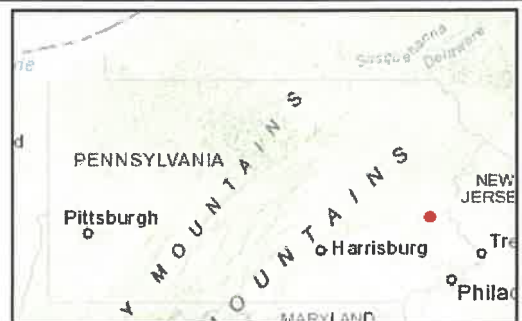


## The Lift Center



-  Project Boundary
-  Buffered Project Boundary

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



## RESPONSE TO QUESTION(S) ASKED

**Q1:** Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

**Your answer is:** The entire project will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

**Q2:** Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

**Your answer is:** No

### 3. AGENCY COMMENTS

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

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

#### PA Game Commission

##### RESPONSE:

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

#### PA Department of Conservation and Natural Resources

##### RESPONSE:

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

#### PA Fish and Boat Commission

##### RESPONSE:

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

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

##### RESPONSE:

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



## 4. DEP INFORMATION

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

## 5. ADDITIONAL INFORMATION

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

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

### 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)

### 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 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](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: \_\_\_\_\_  
Company/Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone:(\_\_\_\_\_) \_\_\_\_\_ Fax:(\_\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

## 8. CERTIFICATION

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

\_\_\_\_\_  
applicant/project proponent signature

\_\_\_\_\_  
date



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 20, 2020

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

SUBJECT: Minor Land Development – 526 S Aubrey Street  
Will Serve – Sewer Service

Dear Mrs. Woodward:

Lehigh County Authority (LCA) is willing to provide public sewer service in the requested amount of 2,115 GPD to the proposed daycare building located at 526 S Aubrey Street. The final GPD total will be reflected on the approved DEP sewer planning module.

LCA has capacity at this time to provide sewer service in our collection system and at the city wastewater treatment plant for this development.

Tapping fees will be based upon the City of Allentown's ordinances and LCA's schedule of rate fees.

Sewer service is conditioned upon the following:

1. The developer obtaining approval of a PA-DEP Sewage Facilities Planning Module.
2. LCA approval of the site and plumbing plans.
3. Developer obtaining any road opening permits from the municipality and/or PA-DOT to construct the sewer mains and/or services.
4. Developer executing a Developer's Sewer System Agreement or a Construction Permit with LCA for construction of the sewer mains and/or services.
5. Developer installation of the sewer system in accordance with the approved plans and applicable LCA policies and regulations, including the current General Specifications for Sewer System Construction.
6. Developer compliance with the terms and conditions of LCA's Rules and Regulations for Sewer Service, including completion of an Application for Sewer Service and payment of applicable fees and charges in its Schedule of Wastewater Rates & Charges. Tapping fees shall be paid to LCA prior to building permits being provided by the City.

Sincerely,

A handwritten signature in black ink that reads "Jacob Hunsicker". The script is cursive and fluid, with the first name "Jacob" and last name "Hunsicker" clearly legible.

Jacob Hunsicker  
Capital Works Project Specialist

cc: Christopher Brown – Brown Design Corp





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

October 20, 2020

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

SUBJECT: Minor Land Development – 526 S Aubrey Street  
Will Serve - Water Service

Dear Mrs. Woodward:

Lehigh County Authority (LCA) is willing to provide public water service in the requested amount of 2,115 GPD to the proposed daycare building located at 526 S Aubrey Street.

LCA has ample capacity to provide water service to this development and the service is presently available in the adjacent streets.

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

Water service is conditioned upon the following:

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

Sincerely,

A handwritten signature in black ink, reading "Jacob Hunsicker". The script is cursive and fluid, with the first name "Jacob" and last name "Hunsicker" clearly legible.

Jacob Hunsicker  
Capital Works Project Specialist

cc: Christopher Brown – Brown Design Corp



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

**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

The Lift Center

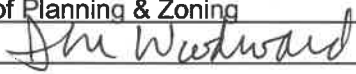
**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency December 6, 20202. Date review completed by agency January 15, 2021

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

| Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<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 checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts _____                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 6. Will any known historical or archaeological resources be impacted by this project? <i>See PHMC determination</i><br>If yes, describe impacts _____       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known endangered or threatened species of plant or animal be impacted by this project? <i>See PNDI report</i><br>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?<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                                  |  |
|---|-------------------------------------|--|
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | 13. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>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?<br>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?<br>If no, describe the inconsistencies _____   |
| 17. Name, title and signature of planning agency staff member completing this section:              |                                     |  |
| Name: <u>Irene Woodward</u>   |                                     |  |
| Title: <u>Director of Planning &amp; Zoning</u>   |                                     |  |
| Signature: <u></u> |                                     |  |
| Date: <u>1/28/21</u>  |                                     |  |
| Name of Municipal Planning Agency: <u>City of Allentown</u>   |                                     |  |
| Address <u>435 Hamilton Street, Allentown, PA 18101</u>   |                                     |  |
| Telephone Number: <u>610-437-7611</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.





GREG ZEBROWSKI  
Chair

STEVEN GLICKMAN  
Vice Chair

PAMELA PEARSON  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

January 11, 2021

Mr. Christian Brown, RLA  
Brown Design Group  
347 North Ninth Street  
Allentown, PA 18102

**Re: Act 537 Review - Sewage Facilities Planning Module for The Lift Center (526 S. Aubrey Street) Redevelopment in the City of Allentown, Lehigh County**

Dear Mr. Brown:

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 redevelopment of a former 7,728 square foot industrial building for use as an adult daycare on approximately 1.6 acres. The redevelopment is proposed to be served by public sewage disposal, with ultimate treatment at the Kline's Island wastewater treatment plant. This sewage facilities planning module is consistent with *FutureLV: The Regional Plan*. According to *FutureLV*, the proposed project is located in an area designated for Development in the General Land Use Plan and aligns with the *FutureLV* action to 'promote development in areas with public sewer and water capacity' (under Policy 3.2).

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

Sincerely,

Susan L. Rockwell  
Senior Environmental Planner

Enclosure

cc: Irene Woodward, AICP, Director of Planning, City of Allentown  
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 county planning agency or planning agency with areawide jurisdiction for their comments.

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

Project Name

The Lift Center (526 S. Aubrey 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 January 4, 2021  
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency January 11, 2021

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <i>See attached MPC review letter dated 10/5/20</i>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<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 PNDI 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? <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 The City of Allentown</i>                                 |
| <input type="checkbox"/>   | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <i>N/A</i><br>If no, describe which requirements are not met ---                              |
| <input type="checkbox"/>   | <input type="checkbox"/>            | 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i><br>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?<br>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.<br>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>Susan L. Rockwell</u>   |                                     |  |
| Title: <u>Senior Environmental Planner</u>   |                                     |  |
| Signature: <u><i>S. L. Rockwell</i></u>  |                                     |  |
| Date: <u>January 11, 2021</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

GREG ZEBROWSKI  
Chair

STEVEN GLICKMAN  
Vice Chair

PAMELA PEARSON  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

October 5, 2020

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

**RE: The Lift Center – Lot Line Adjustment and Land Development  
City of Allentown  
Lehigh County**

Dear Ms. Woodward:

The subject application proposes to redevelop a 7,728-square-foot former industrial building for use as an adult daycare. A lot line adjustment and related site improvements to accommodate parking are proposed. The project is located at 526 South Aubrey Street (parcel numbers 640780444966 and 6407704366792).

This proposal is generally consistent with *FutureLV: The Regional Plan* because it is located in an area designated for Development in the General Land Use Plan. The LVPC commends the project for 'encouraging reuse and redevelopment within urban areas' (of Policy 1.1).

The LVPC offers the following additional comments to improve consistency with *FutureLV*:

### **Multimodal Accessibility**

The LVPC recommends extension of pedestrian facilities with the proposed redevelopment project to 'improve efficiency of existing infrastructure' (of Policy 1.1). Specifically, pedestrian access should be provided from building entrances to South Aubrey Street, as well as along South Aubrey Street to the existing termination at the intersection with East South Street.

### **Landscaping**

The LVPC recommends inclusion of landscaping within the site to 'minimize environmental impacts of development to protect the health, safety and welfare of the public' (Policy 3.2).