



Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

August 9, 2022

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township
Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Farmhouse Village Hanover
6292 Hanoverville Road
Planning Module
Hanover Project H19-21

Dear Jay:

Enclosed please find three (3) copies of the Planning Module documents for the above referenced subdivision. This module is ready for adoption by the Board of Supervisors via the resolution contained in each copy.

Following action by the Board, please have the secretary sign all documents where indicated and forward two (2) copies to Robert Corby at DEP.

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING



Brien R. Kocher, PE
Township Engineer

brk:jlw2

S:\Projects\Municipal\HanoverTwp\H19-21-FarmhouseVillageSubdivision\Docs\08-09-22-FarmhouseVillage-PlanningModule.doc

Enclosure(s)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER



RECEIVED

APR 11 2022

TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY

DEP CODE # 2-4820075-3	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
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TO: Approving Agency (DEP or delegated local agency)

Date _____

DEP - BETHLEHEM DISTRICT OFFICE
4530 BROAD PIKE
BETHLEHEM, PA 18017

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by sue kandil, PE

(Name)

Project Manager _____ for 6292 Hanoverville Road - Minor Subdivision

(Title)

(Name)

a subdivision, commercial, or industrial facility located in Hanover TownshipNorthampton County.

(City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Hanover Township
(TOWNSHIP) (BOROUGH) (CITY), Northampton 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 Airport Road Partners LP has proposed the development of a parcel of land identified as
land developer

6292 Hanoverville Road - Minor Subdivision, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

WHEREAS, Hanover Township, Northampton County finds that the subdivision described in the attached
municipality

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

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

I _____, Secretary, _____
(Signature)

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

Municipal Address:

Seal of

Governing Body

Telephone _____

Date 3/14/2022

Name PENN TECHNOLOGY CONSULTING

Address PO BOX 66
FOGELSVILLE, PA 18051

RE: Planning Module for New Land Development

Subdivision 6292 HANOVERVILLE ROAD

RESIDENTIAL

(Township)

NORTHAMPTON (County)

HANOVER TOWNSHIP - 2-48920075-3

DEP Code No: EAST ALLEN TOWNSHIP - 2-48915079-2

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 completed module package to the Department, (see end of letter for certification statement).

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

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

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

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.

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

CERTIFICATION STATEMENT

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

Municipal Address _____

Municipal Telephone Number _____

Signed: _____, Municipal Secretary

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

City of Bethlehem

INDUSTRY ■ EDUCATION ■ RELIGION ■ MUSIC ■ RECREATION
AN EQUAL OPPORTUNITY EMPLOYER
DEPARTMENT OF WATER & SEWER RESOURCES

August 13, 2019

Mr. Brien Kocher, P.E.
Hanover Engineering
252 Brodhead Road, Suite 100
Bethlehem, Pa. 18017

Dear Mr. Kocher,

Based upon a copy of the information provided to me regarding Farmhouse Village, 6292 Hanoverville Road; no overload condition will exist at the City of Bethlehem's Wastewater Treatment Plant within the next 5 years.

Respectfully,



Jack J. Lawrence
WWTP Superintendent

JJL:cms

Cc: E. Boscola
M. Dorner
J. Finnigan, Hanover Township
S. Kandil, Penn Technology Consulting
Z. Sayegh



CITY OF BETHLEHEM

DEPARTMENT OF PUBLIC WORKS INTEROFFICE MEMORANDUM

TO: Jack J. Lawrence, WWTP Superintendent

FROM: Matthew Dorner, Deputy Director of Public Works/Chief Engineer

RE: Farmhouse Village, 6292 Hanoverville Rd, Hanover Township, Northampton County

DATE: May 30, 2019

The total new estimated sewage to be discharged from this development is 4,830 gpd. An analysis utilizing the InfoWorks model shows sufficient capacity in the sanitary sewer conveyance system from the point of discharge into the system, to the WWTP. Based on the above, the present capacity of the sewer collection system is adequate and no overload is projected in this system within the next five years.

Please check the plant capacity to verify its adequacy with regard to this request. Upon determination of adequate plant capacity, please sign off in Part 8.d. of the Planning Module form and return completed Sewage Facilities Planning Module Exemption to Hanover Township and copy the applicant.

If you have any questions, please let me know.

MDD

cc: M. Alkhal
E. Boscola
Z. Sayegh
file/xc

By: 

Title: Deputy Director PW/Chief Engineer



Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

July 24, 2019

Mr. Peter D. Hepler
Bureau of Engineering
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

RE: Farmhouse Village
6292 Hanoverville Road
Sanitary Sewer Planning Module
Exemption Request
Hanover Project H19-21

Dear Mr. Hepler:

Attached please find two (2) copies of a Sewage Facilities Planning Module Exemption Request for the proposed Farmhouse Village Subdivision and Land Development located at 6292 Hanoverville Road, Bethlehem, PA.

The request is for 4,830 GPD for the proposed twenty-one (21) single-family dwelling units located within Hanover Township only. The Hanover Township collection and conveyance system has adequate capacity to convey the projected flows from the proposed project in Hanover Township only. Separate sanitary sewage planning will be required for the East Allen Township portion of the project.

Also, please find attached two (2) copies each of the following documents and plans for your reference:

- Estimated Water & Sewage Flows for Farmhouse Village (Hanover Township only), prepared by Sue Kandil, PE and dated June 24, 2019.
- Pennsylvania Department of Conservation and Natural Resources PNDI Receipt, dated January 28, 2019.
- Farmhouse Village Subdivision Plan, Sheet 2 of 21, prepared by Penn Technology Consulting, LLC and dated March 12, 2019.
- Farmhouse Village Record Plan Matchline A, B and C, Sheets 3, 4 and 5 of 21, prepared by Penn Technology Consulting, LLC and dated March 12, 2019.
- Farmhouse Village Grading & Utility Plan Matchline A, B and C, Sheets 8, 9 and 10 of 21, prepared by Penn Technology Consulting, LLC and dated March 12, 2019.

Upon the City's acceptance of the projected flows, please endorse the enclosed Sewer Exemption Mailer and return to the undersigned such that we can forward to the PADEP for processing along with the conveyance and wastewater treatment capacity letters.

Mr. Peter D. Hepler
City of Bethlehem

2

July 25, 2019

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

Respectfully,

HANOVER ENGINEERING



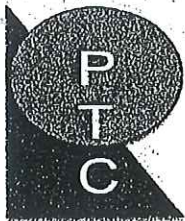
Brien R. Kocher, PE
Township Engineer

brk:kjc:ab

S:\Projects\Municipal\HanoverTwp\H19-21-FarmhouseVillageSubdivision\Docs\07-24-19 FarmhouseVillage-HeplerSewerPlanningModuleJ.tr.doc

Enclosure(s)

cc: Mr. Jay Finnigan Jr., Township Manager
Ms. Sue Kandil, PE, Penn Technology Consulting, LLC



PENNTC TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 suekandil3@gmail.com <http://penntc.com>

Land Development /Site/Civil Engineering

Estimated Water & Sewage Flows

Prepared by: Sue Kandil, P.E.

For

Farmhouse Village (Hanover Township only)

6292 Hanoverville Road

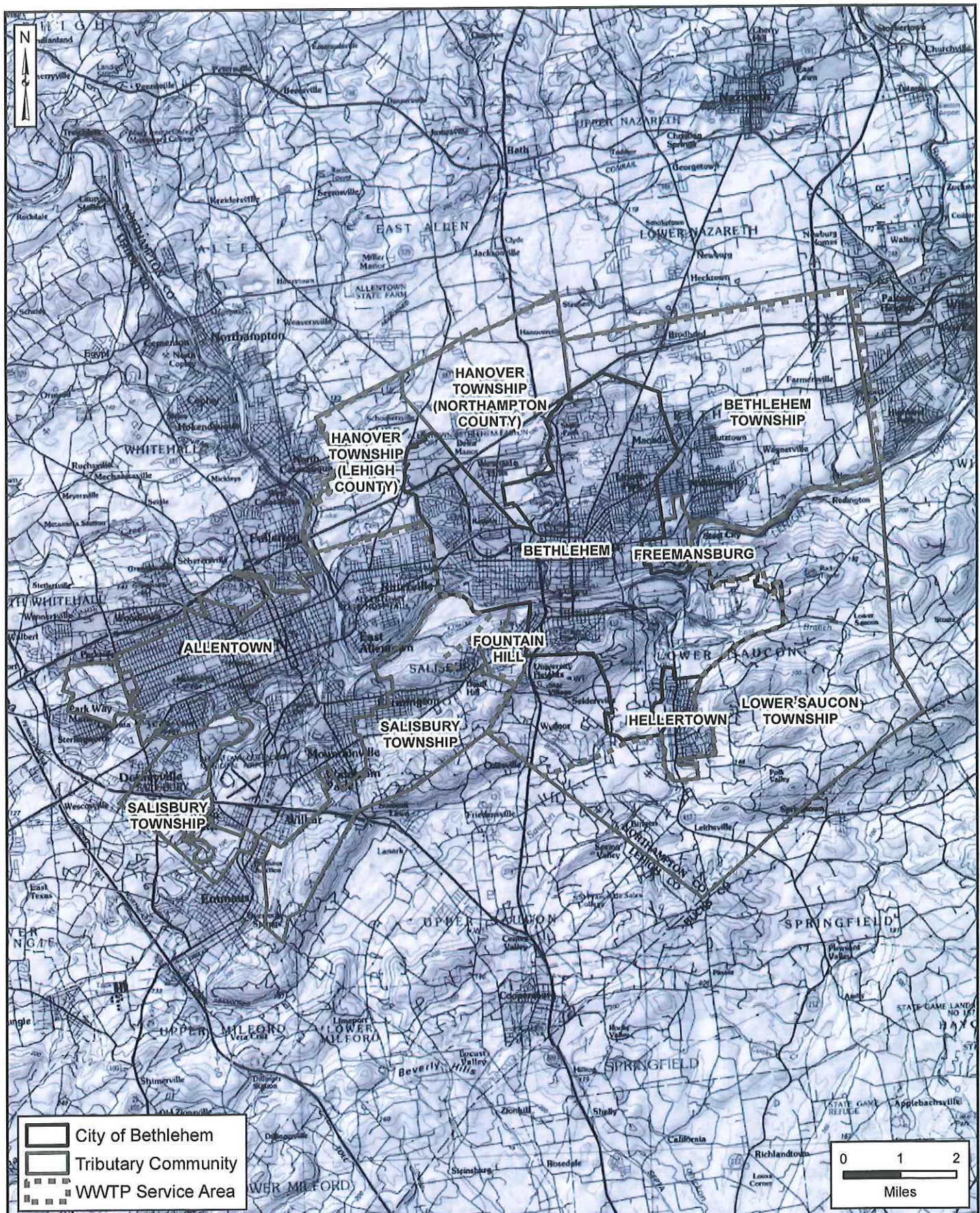
Bethlehem, PA 18017

East Allen & Hanover Townships, Northampton County

Project No. PTC180723

6/24/2019

Single Family Residences	21	Home	230	gal/day =	4,830.0 gal/day	21.00 EDU
Total Proposed Flows =					4,830.0 gal/day	21.00 EDU





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

Code No.

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 #
248920075-3				

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 6292 Hanoverville Road - Minor Subdivision

2. Brief Project Description The project will subdivide the existing tract into two (2) lots. Proposed lot 1 will be located predominantly in East Allen Township and proposed lot 2 will be located predominantly in Hanover Township. No proposed use for the proposed Lot 1. Lot 1 will be served by public water and onlot sanitary system. lot 2 will be served by public water and public sanitary. Lot 2 will be subdivided to 21 residential lots.

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

Municipality Name	County	City	Boro	Twp
Hanover Township	Northampton	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Kutz	Yvonne	D		Zoning & Code Enforcement Officer
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
3630 Jacksonville Road				
Address Last Line -- City	State	ZIP+4		
18017	PA	18017		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-866-1140 ext. 226	610-758-9116	zoning@hanovertpw-nc.org		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

6292 Hanoverville Road - Minor Subdivision

Site Location Line 1

6292 Hanoverville Road

Site Location Line 2

Site Location Last Line -- City

Bethlehem

State

ZIP+4

18017

Latitude

40.68245

Longitude

-75.40931

Detailed Written Directions to Site From East Allen Township : Head south on Penn Dr toward Keystone Dr, Turns slightly left and becomes Keystone Dr, Turn right onto PA-987 S, Turn left onto Hanoverville Rd, The site will be on the right.

Description of Site Vacant tract located at 6292 Hanoverville Road

Site Contact (Developer/Owner)

Last Name

Atiyeh

First Name

Abraham

MI

Suffix

Phone

610-972-7777

Ext.

Site Contact Title

Managing Memeber

Site Contact Firm (if none, leave blank)

Airport Road Partners LP

FAX

Email

abe7777@icloud.com

Mailing Address Line 1

1177 6th Street

Mailing Address Line 2

Mailing Address Last Line -- City

Whitehall

State

PA

ZIP+4

18052

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

Last Name

Kandil

First Name

Sue

MI

Suffix

Title

Project Manager

Consulting Firm Name

Penn Technology Consulting, LLC

Mailing Address Line 1

P.O. Box 66

Mailing Address Line 2

Address Last Line -- City

Fogelsville

State

PA

ZIP+4

18051

Country

USA

Email

Suekandil3@gmail.com

Area Code + Phone

610-730-9809

Ext.

Area Code + FAX

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Bethlehem City

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 21

Connections 21

Name of:

existing collection or conveyance system Hanover Township Collection System

owner Hanover Township

existing interceptor Monocacy Interceptor

owner Hanover Township

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 _____

NPDES Permit Number for existing facility _____

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 _____
(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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

(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 SK

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 4830 _____ 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)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	334,000	835,000	74,750	186,875	79,580	198,950
Conveyance	1,803,333	5,410,000	1,650,000	4,950,000	1,654,830	4,964,490
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

Name of Agency, Authority, Municipality Hanover Township

Name of Responsible Agent John J. Finnigan, Jr.

Agent Signature  Date 6/14/2022

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

c. Conveyance System

Name of Agency, Authority, Municipality Hanover Township

Name of Responsible Agent John J. Finnigan, Jr.

Agent Signature [Signature]

Date 6/14/2022

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 _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

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

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

3. ☐ ☐ Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. ☐ ☐ If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

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

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. ☐ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

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

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

1. ☐ ☒ Does the project propose the construction of a sewage treatment facility ?
2. ☐ ☒ Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. ☐ ☒ Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. ☐ ☒ Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. ☐ ☒ Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. ☐ ☒ Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. ☐ ☒ Does the project involve a major change in established growth projections?
8. ☐ ☒ Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

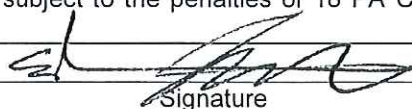
9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☒ ☐ Will sewage facilities discharge into high quality or exceptional value waters?
- ☐ Attached is a copy of:
- ☐ the public notice,
 - ☐ all comments received as a result of the notice,
 - ☐ the municipal response to these comments.
- ☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Sue Kandil, PE

Name (Print)


Signature

Project Manager

4/8/2022

Title

Date

P.O. Box 66, Fogelsville, PA 18051

6107309809

Address

Telephone Number

R. REVIEW FEE (See Section R of instructions)

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

- ☐ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- ☒ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$1,050.00 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.

$$\#21 \quad \text{Lots (or EDUs)} \times \$50.00 = \$1,050.00$$

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:

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

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

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

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:

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
2-48920075-3

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

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

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

Project Name

6292 Hanoverville Road - Minor Subdivision

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

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

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

Yes No

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

SECTION C. AGENCY REVIEW (continued)

Yes

No



13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____



14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____



15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____



16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?



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: BARRY CHECKTitle: CHAIRMAN PLANNING COMMISSIONSignature: [Signature]Date: 7-11-2022Name of Municipal Planning Agency: HADDSBURG TWP. PLANNING COMMISSIONAddress: 3630 JACKSONVILLE RD, BETHLEHEM, PA 18017Telephone Number: 610-266-1140**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

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

June 27, 2022

Ms. Sue Kandil, PE
Penn Technology Consulting, LLC
P.O. Box 66
Fogelsville, PA 18051

Re: Act 537 Review - Sewage Facilities Planning Module
Farmhouse Village Hanover
Hanover Township, Northampton County
DEP Code No. 2-48920075-3

Dear Ms. Kandil:

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 subdivision of a 12.7 acre parcel, creating 21 lots for the construction of a single-family dwelling on each lot. The development is proposed to be served by public sewage disposal, with ultimate treatment at the City of Bethlehem wastewater treatment plant. The proposed project aligns with the *FutureLV: The Regional Plan* 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: Yvonne Kutz, Zoning Officer, Hanover Township
Robert Corby, PA Department of Environmental Protection
Abraham Atiyeh (Applicant)



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

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name

Farmhouse Village Hanover

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 June 20, 2022
Agency name Lehigh Valley Planning Commission
3. Date review completed by agency June 27, 2022

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained? <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 Hamour Township</i>
<input type="checkbox"/>	<input type="checkbox"/>	13. Does this proposal meet the requirements of the ordinance? If no, describe which requirements are not met ---
<input type="checkbox"/>	<input type="checkbox"/>	14. Is this proposal consistent with the municipal Official Sewage Facilities Plan? <i>See municipal interpretation</i> If no, describe inconsistency ---
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe ---
<input type="checkbox"/>	<input type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? <i>N/A</i> 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>June 27, 2022</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.



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY	
DATE RECEIVED:	Reviewers: _____/_____
DATE DUE:	
ER NUMBER:	HRSF: <input type="checkbox"/>

REV: 07/2020

SECTION A: PROJECT NAME & LOCATIONIs this a new submittal? ☒ YES ☐ NO OR ☐ This is additional information for ER Number:

Project Name Farmhouse Village Hanover County Northampton Municipality Hanover & East Allen
Project Address 6292 Hanoverville Road City/State/ Zip Bethlehem, PA 18017

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Sue Kandil, PE Phone (610) 730-9809
Company Penn Technology Consulting, LLC Fax
Street/PO Box P.O. Box 66 Email Suekandil3@gmail.com
City/State/Zip Fogelsville, PA 18051 Email cc:

SECTION C: PROJECT DESCRIPTIONThis 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	Planning Module	
	State	NPDES Permit	
	State		

Proposed Work – Attach project description, scope of work, site plans, and/or drawingsProject includes (check all that apply): ☒ Construction ☐ Demolition ☐ Rehabilitation ☐ Disposition

Total acres of project area: 17.4 Total acres of earth disturbance: 17.4

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

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

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: _____

SHPO REVIEWER: _____

SHPO Responses

Decision	Reviewer	Type	Assigned	Completed
No Above Ground Concerns	Emma Diehl	Above Ground Review	02/18/2021	03/03/2021
No Archaeological Concerns	Casey Hanson	Archaeology Review	02/18/2021	03/02/2021

Reviews: 2

SHPO Response Help

The Decision field includes the overall review decision on the submission. For Environmental Review projects, a decision for both the Above Ground and Archaeology reviews will be provided.

SHPO Comments

Type	Reviewer	Date	Comment	External SHPO Response
Above Ground Review	Emma Diehl	03/03/2021	Environmental Review - No H...	Thank you for submitting information concerning the above-referenced project. Based on the information received and available in our files, it is our opinion that there are no above ground historic properties present in the project area of potential effect. Should new information be brought to your attention regarding historic properties located within the project area of potential effect, please notify the PA SHPO at pashare@pa.gov for reconsideration of the project.
Archaeology Review	Casey Hanson	03/02/2021	Environmental Review - No Ef...	Thank you for submitting information concerning the above-referenced project. There is a high probability that archaeological resources are located in this project area. Based on the information received and available in our files, in our opinion, the activity described in your proposal should have no effect on such resources. Should the scope of the project be amended to include additional ground disturbing activity and/or should you be made aware of historic property concerns, you will need to notify the PA SHPO at pashare@pa.gov. A Phase I Archaeological Survey may be necessary to locate all potentially significant archaeological resources.

External Sign Off: 2

SHPO Comments Help

If the External SHPO Response column indicates "Please see SHPO Response Letter in PA-SHARE, found under Attachments on the Response screen", you will need to retrieve the letter from the Attachments section below.

Submission Details

Submission Type
Initial

Submission Description
Initial Submission

Submitted By
John Gardosik

[GO TO PROJECT](#)

Status

Submission Status
Closed

Submitted Date
02/18/2021

Closed Date
03/03/2021

Closed By
Emma Diehl

Status
Closed

Due Date
No data

SHPO Responses

Decision	Reviewer	Type	Assigned	Completed
No Above Ground Concerns	Emma Diehl	Above Ground Review	02/18/2021	03/03/2021
No Archaeological Concerns	Casey Hanson	Archaeology Review	02/18/2021	03/02/2021

Reviews: 2

SHPO Response Help

The Decision field includes the overall review decision on the submission. For Environmental Review projects, a decision for both the Above Ground and Archaeology reviews will be provided.

SHPO Comments

Type	Reviewer	Date	Comment	External SHPO Response
Above Ground Review	Emma Diehl	03/03/2021	Environmental Review - No HL	Thank you for submitting information concerning the above-referenced project. Based on the information received and available in our files, it is our opinion that there are no above ground historic properties present in the project area of potential effect. Should new information be brought to your attention regarding historic properties located within the project area of potential effect, please notify the PA SHPO at pashare@pa.gov for reconsideration of the project.
Archaeology Review	Casey Hanson	03/02/2021	Environmental Review - No EL	Thank you for submitting information concerning the above-referenced project. There is a high probability that archaeological resources are located in this project area. Based on the information received and available in our files, in our opinion, the activity described in your proposal should have no

SHPO Comments Help

If the External SHPO Response column indicates "Please see SHPO Response Letter in PA-SHARE, found under Attachments on the Response screen", you will need to retrieve the letter from the Attachments section below.

4/29/2021

Gmail - PA-SHARE Environmental Review Initial Submission Requires Additional Information to Complete Submission



sue kandil <suekandil3@gmail.com>

PA-SHARE Environmental Review Initial Submission Requires Additional Information to Complete Submission

PA-SHARE <RA-phpasharednr@pa.gov>
To: suekandil3@gmail.com

Mon, Apr 26, 2021 at 3:45 PM

This is an automated notification sent by the Pennsylvania State Historic Preservation Office (PA SHPO) from the Pennsylvania's Historic and Archaeological Resource Exchange (PA-SHARE). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Your Submission HFHUK1U58AJJ is insufficient to be reviewed by PA SHPO, as outlined below. **Further action is required to re-submit the requested information.** Please return to PA-SHARE and resubmit.

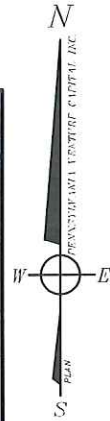
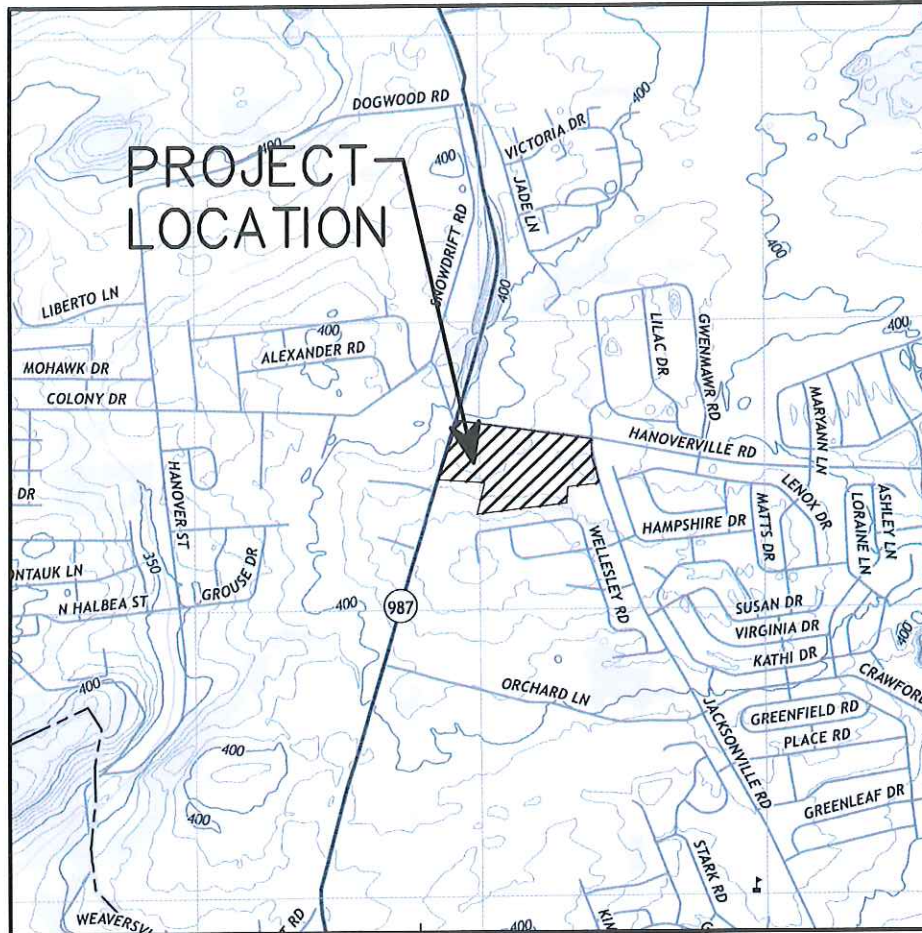
Comments by PA SHPO: Hi Sue-- this appears to be the same as a project submitted to us in February that lists you as the contact. The PA-SHARE Project # is 2021PR02720 and it should appear in your "SHPO Responses" queue. If this is a different project, please provide information to differentiate the two projects. If this is additional information for 2021PR02720, please submit it using the "Project Supplement". Thanks!

<https://share.phmc.pa.gov/pashare/home/my-submissions/>

If you feel you have received this email in error or have questions about why you are receiving this email, please visit the PA-SHARE help page at <https://share.phmc.pa.gov/pasharehelp/> or contact the PA-SHARE Help Desk at pashare@pa.gov.

Thank you,

PA SHPO



Quadrangle Name(s): CATASAUQUA

PROJECT: **FARMHOUSE VILLAGE**

**EAST ALLEN & HANOVER TOWNSHIPS
NORTHAMPTON COUNTY
PENNSYLVANIA**

PENN TECHNOLOGY CONSULTING, LLC
P.O. BOX 68, FOGELSVILLE, PA 18051
PHONE: 610-730-8809
E-MAIL: SUEKANDIL3@GMAIL.COM
WEBSITE: HTTP://PENNTC.COM



PENNSYLVANIA
VENTURE CAPITAL INC.

823 3rd Street, Whitehall, PA. 18052 (610) 403-6666

SHEET TITLE:	DATE:	SCALE:	DRAFTER:
USG MAP	03/12/19	1"=2000'	BLF



PENN TECHNOLOGY CONSULTING, LLC

6292 Hanoverville Road - Minor Subdivision Lot 2

6292 Hanoverville Road, Bethlehem, PA 18017
Hanover Township, Northampton County, PA
PTC Project No. PTC180723

PROJECT NARRATIVE

April 8, 2022

The project will subdivide the existing tract into two (2) lots. proposed lot 1 will be located predominantly in East Allen township and proposed lot 2 will be located predominantly in Hanover township. no proposed use for the proposed Lot 1. Lot 1 will be served by public water and onlot sanitary system. Lot 2 will be served by public water and public sanitary. Lot 2 will be subdivided to 21 residential lots. The sewer system information are as follows:

1. The proposed sewage disposal method is public sewer served by City of Bethlehem.
2. Sewage disposal method shown on the City of Bethlehem's Official Sewage Facilities Plan for the subject site is public sewer.
3. The estimated extra daily sewage flow rate for the proposed land development equals 4,830 gallons, 21 equivalent dwelling units (EDUs). The site will be served by the 8" proposed sewer extension line that will be connected to the existing 8" on Hampshire Dr.
4. The owner of the subject tract doesn't own any parcels adjacent to this site.
5. We do not have any other relevant information to add to the Project Narrative.



PENN TECHNOLOGY CONSULTING, LLC

6292 Hanoverville Road - Minor Subdivision Lot 2

6292 Hanoverville Road, Bethlehem, PA 18017
Hanover Township, Northampton County, PA
PTC Project No. PTC180723

ALTERNATIVE ANALYSIS

April 8, 2022

The project will subdivide the existing tract into two (2) lots. proposed lot 1 will be located predominantly in East Allen township and proposed lot 2 will be located predominantly in Hanover township. no proposed use for the proposed Lot 1. Lot 1 will be served by public water and onlot sanitary system. Lot 2 will be served by public water and public sanitary. Lot 2 will be subdivided to 21 residential lots. The alternative sewage facilities information is as follows:

1. The proposed sewage disposal method is public sewer served by City of Bethlehem. The estimated extra daily sewage flow rate for the proposed land development equals 4,830 gallons, 21 equivalent dwelling units (EDUs). The site will be served by the 8" proposed sewer extension line that will be connected to the existing 8" on Hampshire Dr. The site will be served by public water by City of Bethlehem.
2. The site is in Single Family Residential Suburban District (R1-S). The immediately surrounding land uses are generally Residential. All the adjacent properties are currently served by City of Bethlehem.
3. Sewage disposal method shown on the City of Bethlehem's Official Sewage Facilities Plan for the subject site is public sewer.
4. There are currently no other reasonable alternatives to provide sewage disposal to this site other than the method indicated.
5. Other information supporting the chosen disposal method is not needed.

1. PROJECT INFORMATION

Project Name: **Farmhouse Heights**

Date of Review: **1/28/2019 12:26:49 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **66.93 acres**

County(s): **Northampton**

Township/Municipality(s): **EAST ALLEN; HANOVER**

ZIP Code: **18017; 18109**

Quadrangle Name(s): **CATASAUQUA**

Watersheds HUC 8: **Lehigh**

Watersheds HUC 12: **Catasauqua Creek; Monocacy Creek**

Decimal Degrees: **40.681356, -75.412871**

Degrees Minutes Seconds: **40° 40' 52.8832" N, 75° 24' 46.3341" 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

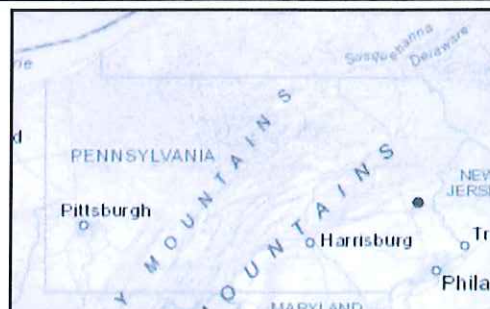
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with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

Farmhouse Heights

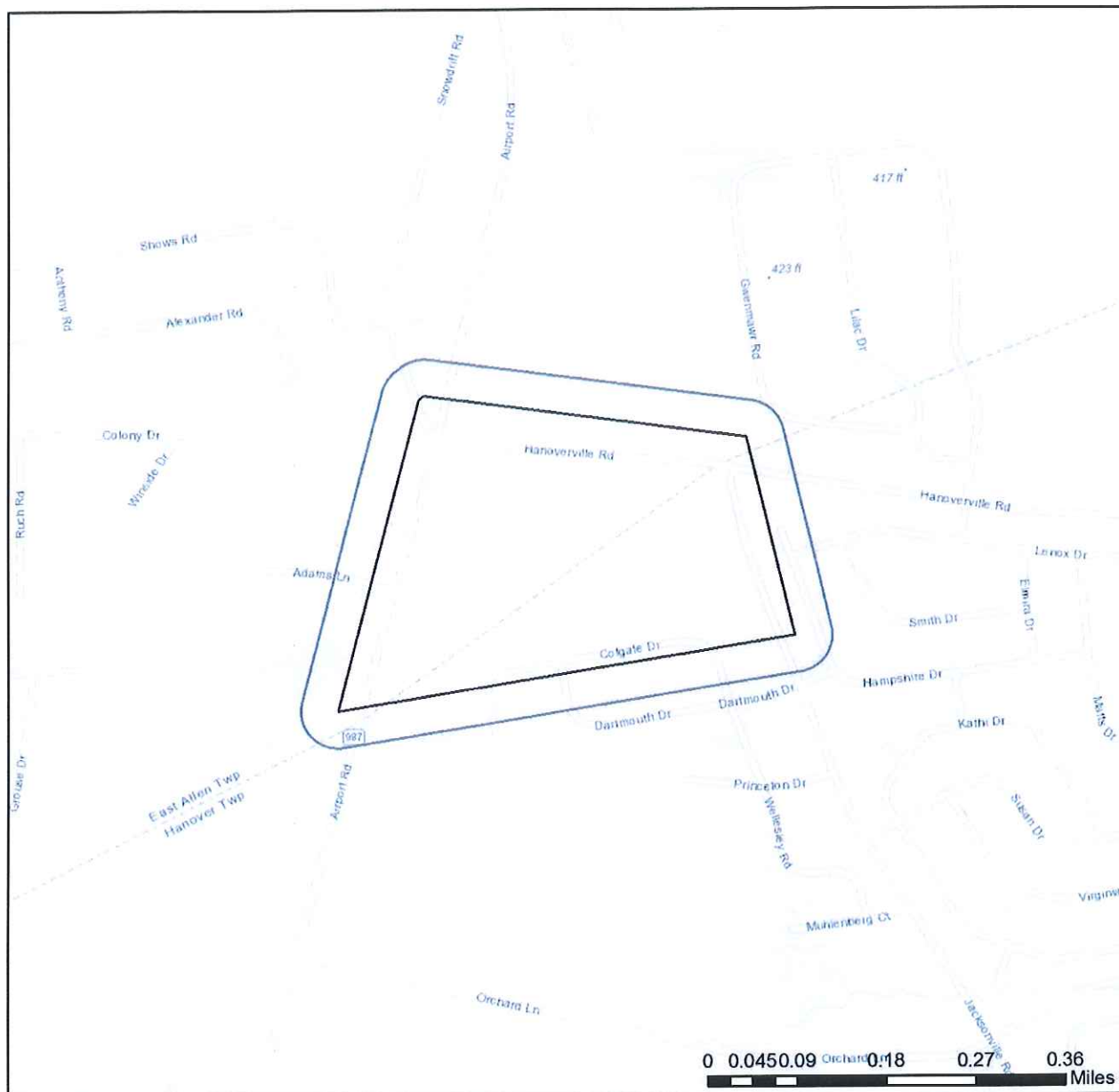


- ☐ Project Boundary
- ☐ Buffered Project Boundary

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
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

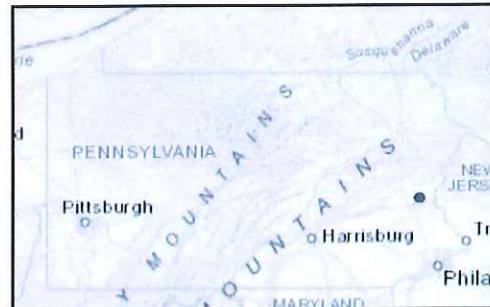


Farmhouse Heights



- ☐ 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
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



RESPONSE TO QUESTION(S) ASKED

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

Your answer is: No forests, woodlots or trees will be affected by the project.

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

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 Fish and Boat Commission

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

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: Sue Kandil, PE
Company/Business Name: Penn Technology Consulting, LLC
Address: P.O. Box 66
City, State, Zip: Fogelsville, PA 18051
Phone: (610) 730-9809 Fax: ()
Email: Suekandil3@gmail.com

8. CERTIFICATION

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



applicant/project proponent signature

1-28-19
date

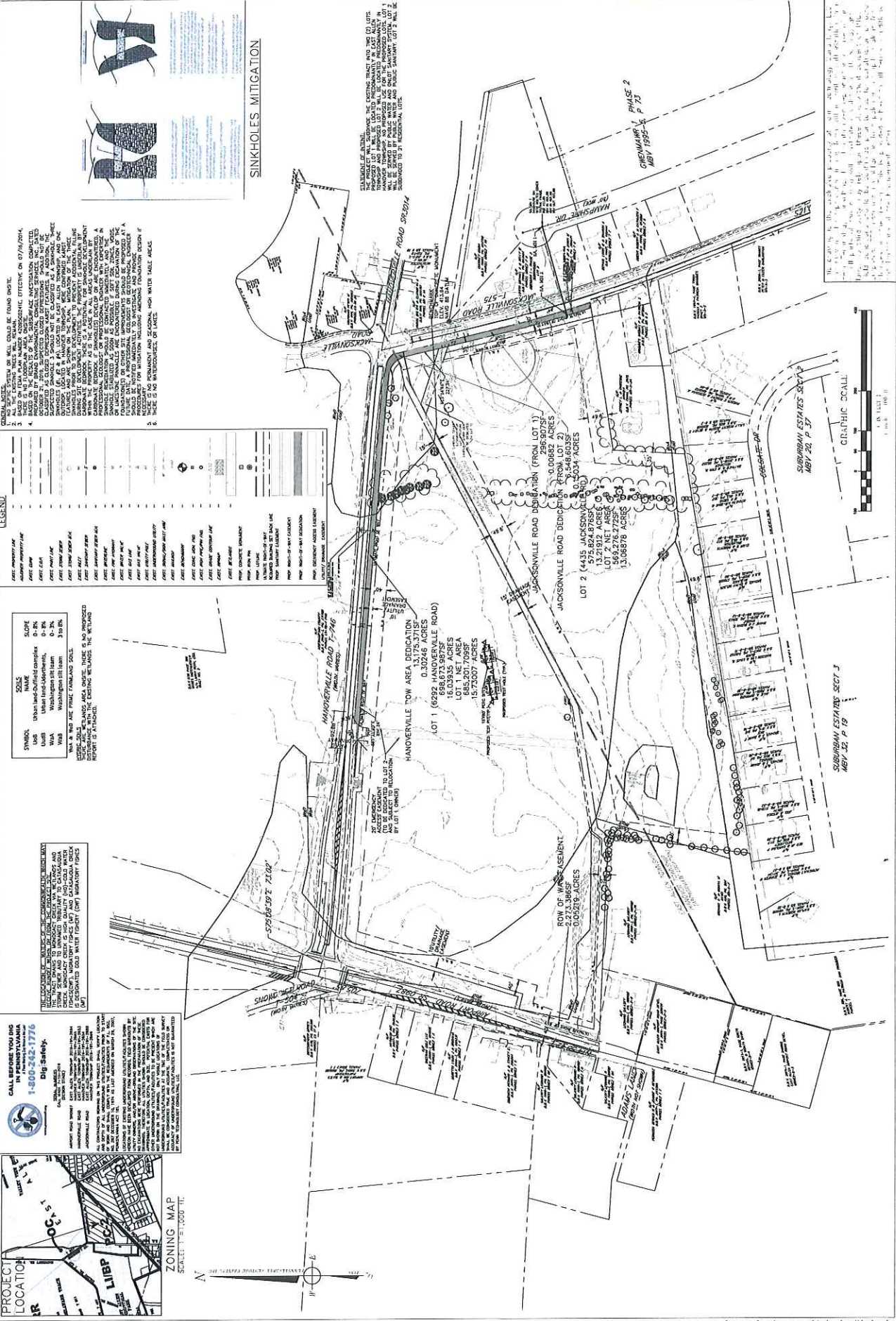
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 SECTION**
 1000 PENNSYLVANIA
 BUILDING
 HARRISBURG, PA 17103
 (717) 781-2222

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GRAPHIC SCALE

1" = 100' 0"

1" = 200' 0"

1" = 300' 0"

1" = 400' 0"

1" = 500' 0"

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ISSUE & REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2021	ISSUED FOR PERMIT
2	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
3	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
4	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
5	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
6	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
7	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
8	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
9	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS
10	10/1/2021	REVISION: SEE SHEET 2 FOR REVISIONS

PROPOSED TEST HOLE (TYP.)

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20' EMERGENCY ACCESS EASEMENT

20' EMERGENCY ACCESS WITH GRASS POROUS PAVEMENT

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PENNSYLVANIA
LAND TECHNOLOGY CONSULTING, LLC
P.O. BOX 66, ROOSTVILLE, PA 19381
PHONE: 610-202-3609
FAX: 610-202-3609
WWW.LTC-PA.COM
E-MAIL: LTC@LTC-PA.COM

VENTURE CAPITAL INC.
1177 South Street, West Chester, PA 19380
Phone: (610) 403-3400 Fax: (610) 403-3409
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6292 HANOVERVILLE ROAD
MINOR SUBDIVISION
LOT 2 GRADING PLAN
DRAWING NO. 21-02

DRAWING LEGEND

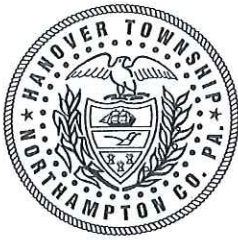
- 1. Proposed Grading
- 2. Proposed Easements
- 3. Proposed Roads
- 4. Proposed Structures
- 5. Proposed Utilities
- 6. Proposed Landscaping
- 7. Proposed Fencing
- 8. Proposed Driveways
- 9. Proposed Parking
- 10. Proposed Access
- 11. Proposed Easement
- 12. Proposed Right-of-Way
- 13. Proposed Survey
- 14. Proposed Boundary
- 15. Proposed Corner
- 16. Proposed Station
- 17. Proposed Curve
- 18. Proposed Tangent
- 19. Proposed Offset
- 20. Proposed Width
- 21. Proposed Area
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- 94. Proposed Diameter
- 95. Proposed Radius
- 96. Proposed Circumference
- 97. Proposed Perimeter
- 98. Proposed Surface
- 99. Proposed Volume
- 100. Proposed Weight

PM-2
SHEET 2 OF 2
DATE: 10/1/2021
SCALE: AS NOTED

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PROPOSED TEST HOLE (TYP.)
1" = 100' 0"

20' EMERGENCY ACCESS EASEMENT
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BOARD OF SUPERVISORS
Zoning & Code Enforcement
Hanover Township Northampton County
3630 Jacksonville Road
Bethlehem, Pennsylvania 18017-9302
610.866.1140
Fax 610.758.9116

John J. Finnigan, Jr., Township Manager
Yvonne D. Kutz, Zoning Officer – B.C.O.

August 18, 2022

To: **Board of Supervisors**
John J. Finnigan, Jr.
Beth Bucko
Barbara Baldo
Joseph Moeser
Brian Dillman
Ted Lewis, Esquire
Jim Broughal, Esquire
Brien Kocher, HEA

RE: Zoning Petition: 22ZHB20
 Applicant: Amanda Kilpatrick
 Property location: 789 Briarstone Rd
 Zoning District: PHR – Planned Highway Residential

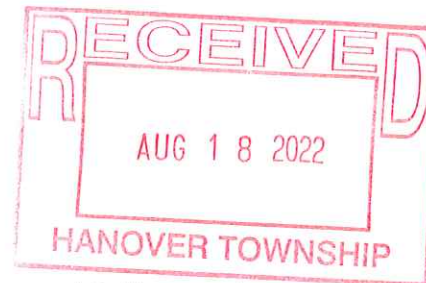
Enclosed is a copy of the application received August 18, 2022, from Amanda Kilpatrick requesting relief from the provisions of the Zoning Ordinance pertaining to privacy screen and maximum allowable dimension for a patio in the PHR Zoning District.

Notice of Hearing to follow.

Yvonne D. Kutz



HANOVER TOWNSHIP, Northampton County
3630 Jacksonville Rd, Bethlehem PA 18017
Phone 610-866-1140 Fax 610-758-9116



PETITION

NOTICE: This Petition, in order to be acted upon by the Zoning Hearing Board must be fully completed in accordance with the "instructions to applicant." Failure to do so will result in a denial of the Petition without refund of your filing fee.

Application is made this 10 day of August, 20 22

I. PROPERTY INFORMATION (location and existing conditions for which a special permit is being applied):

1. Address of property for which a special permit is requested: 789 Briarstone Rd
Bethlehem PA 18017
2. Tax Parcel No.: ML6 S1041014
3. Current Zoning Classification: _____
4. The Dimension of the land area are: 116 x 25
5. The real estate contains 2900 square feet.
6. The real estate in question is presently classified under the Hanover Township Zoning Ordinance as:
Residential
(a) The real estate is presently used for the purpose of: Residential
(b) and contains buildings and other improvements consisting of (if real estate is vacant land, so note): _____

II. OWNER INFORMATION

1. Owner of property: Amanda Kupatrick Telephone 484-619-6981
(all parties to the title must be listed, attach additional page if needed)
Address 789 Briarstone Rd Bethlehem PA 18017

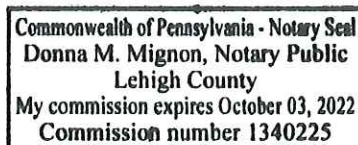
III. APPLICANT INFORMATION (herein after known as the "Petitioner")

1. Applicant ("Petitioner(s)"): Amanda Kupatrick Telephone 484-619-6981
(all parties must be listed, attach additional page if needed)
Address 789 Briarstone Rd Bethlehem PA 18017
2. Petitioner is the (check one or more)
☒ Owner ☒ Occupant ☐ Agent for: _____ ☐ Other: _____
3. Attorney representing Petitioner(S): N/A Telephone _____
Address _____
4. Petitioner: (check appropriate action)
☐ Hereby appeals from the decision of the Zoning Administrator, or other township Official; or
☒ Hereby applies for a special exception or permit, or variance, from the terms of the Zoning Ordinance; or
☐ Hereby applies for: _____
5. Petitioner appeals or makes application from the order, requirement, decision or determination of the Zoning Administrator or other Township Official made on _____, 20____, which was as follows: (quote, or if insufficient space, attach additional page). _____

6. Petitioner claims that the variance, exception, or other relief should be granted as herein requested under the following sections of the Hanover Township Zoning Ordinance. (cite all sections supporting your position, or relevant to the consideration of your Petition) 185-25(a)(3) 185-25(b)(4)
185-28.F
7. The variance or exception requested and the new improvements desired to be made as follows:
- (a) Building(s) to be erected: _____
- (b) Building(s) to be changed: _____
- (c) Building(s) to be used for: _____
8. The plot plan, drawings, sketches and other exhibits attached hereto are made a part hereof. Please include ~~14~~ 22 copies of the petition and all these attachments.
9. Petitioner believes that the exceptions, variance, Conditional Use or other relief requested should be granted for the following reasons: (attach additional sheet if necessary)
10. Petitioner agrees to comply with all provisions of the Hanover Township Zoning Ordinance and is aware that the Ordinance provides for penalties for violations of its provisions.
11. The Petitioner further acknowledges that the Board does not have to consider any application until all information requested by the Board of Supervisors is submitted by said applicant, and that in the event this information is not submitted in full within twenty (20) days from the date of the initial Board of Supervisors Hearing, then the Board may deny such application, with or without prejudice to the applicant.
12. Wherever additional information is requested by the Zoning Hearing Board, and leave to submit additional information is specifically granted by the chairman of the Zoning Hearing Board, then in consideration of the Board's forbearance in not refusing the application at the conclusion of the hearing, the Petitioner agrees to extend the time for consideration of the application by the Zoning Board for the number of days after the date of decision specified in any Ordinance of the Township, by the same number of days which the Zoning Hearing Board's consideration of the Petition was delayed by failure on the part of Petitioner to submit additional information requested.

NOTE: All Petitioners must sign
at least one must sign in the
presence of a person capable
of administering an oath (see below)

[Signature]
Petitioner
Donna Mignion (SEAL)

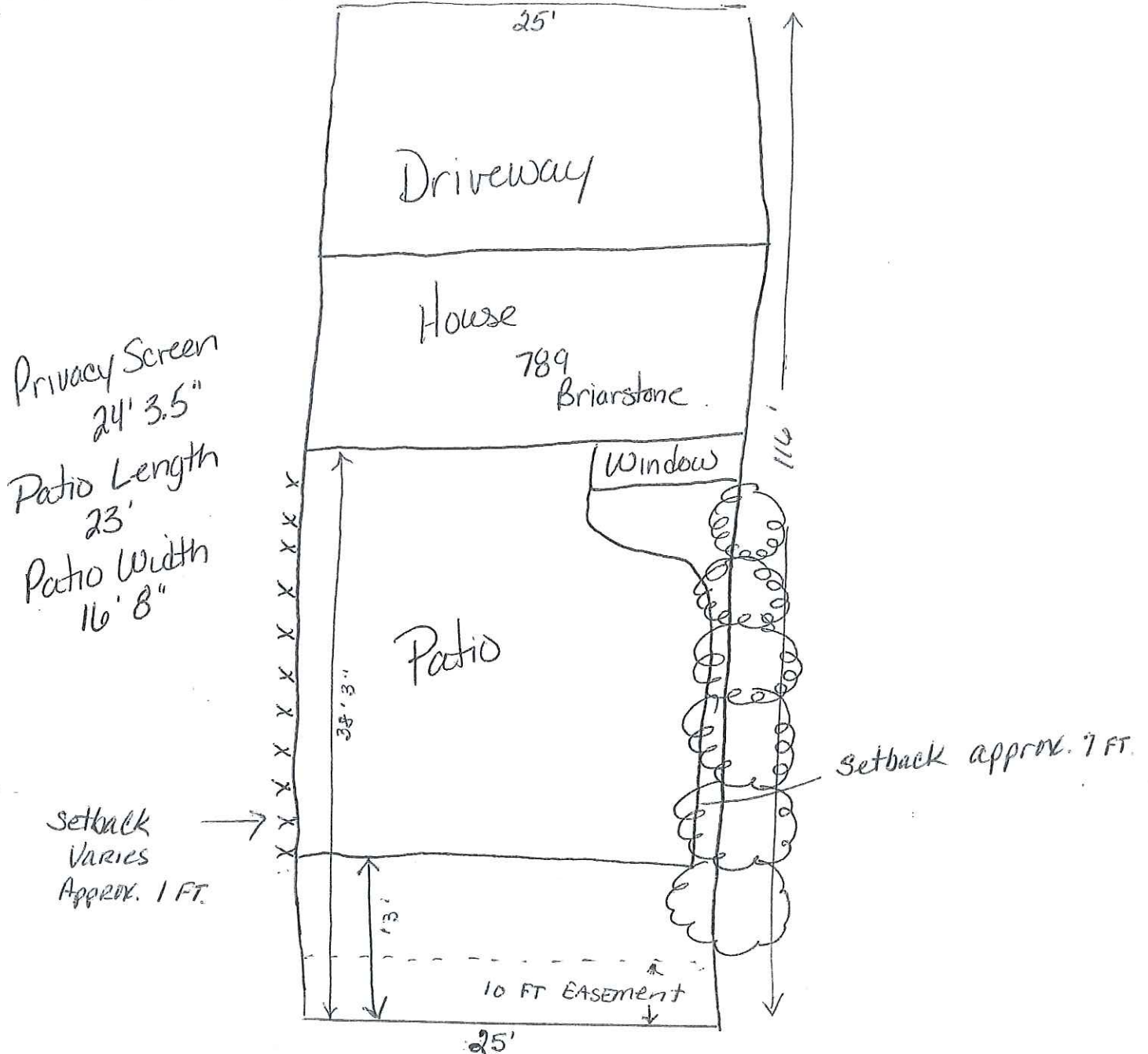


____ (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)

NOTE: The following affidavit must be taken before a Notary Public or other appropriate official by one of the Petitioners.

PLOT PLAN

Outline the shape of the building lot, show dimensions, and locate NORTH point. Outline building to be constructed, designate any other building on the same Plot and indicate existing or proposed uses, show dimensions, show set back of front yard, rear yard, and side yards, also locate water and sanitary services. Identify property from deed. Also show and designate any right-of-way or easement on this Plot. Plot plan can be prepared on a separate sheet as long as the above requirements are met.



Satisfactory evidence exists in the field for the location of this lot and its boundaries including the street line and plot plan above, or attached, satisfactorily indicates plot described. To insure the location of the lot, the Building Inspector may require a lot survey by a Registered Surveyor.

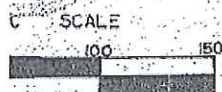
Signature of Zoning Administrator or Building Inspector required for Building Permit only.

The municipality assumes no responsibility for grade of street unless such grade has been established and is on record.

Lot SIZE 2900 SQ FT –

MAX. IMPERVIOUS COVER 70% = 2,030 SQ FT.

Existing Coverage:	House	987 SF	
	Front landing	20 SF	
	<u>Driveway</u>	<u>630 SF</u>	
Total Existing Cover:		1637 SF	(56.45%)
Proposed Patio:		<u>323 SF</u>	
Total Proposed Coverage:		1960 SF	(67.59%)



50 YEARS Hanover Engineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
Phone: 610.691.5644 • Fax: 610.691.6968 • HanoverEng.com

August 16, 2022

Mr. John J. Finnigan Jr.
Township Manager
Hanover Township, Northampton County
3630 Jacksonville Road
Bethlehem, PA 18017-9302

RE: Griffin Industrial Realty
Hanover Corporate Center 2, Lot 10
5210 and 5220 Jaendl Boulevard
Preliminary/Record Land Development
End of Maintenance Period
Hanover Project H12-38

Dear Jay:

As requested in the letter from Mr. Scott Bosco of INDUS Realty Trust, dated June 22, 2022 and received by our office from the Township on July 25, 2022, we have performed a maintenance inspection of the above-reference project. All the improvements associated with this project within the existing Township road rights-of-way are in a satisfactory condition.

We can now recommend the end of the maintenance period and close-out of this project, conditioned upon the Developer adhering to Township Policy 8 (payment of Plans and Appeals Accounts).

During our end of maintenance period inspection, we observed a broken warning marker post at the north end of the site driveway and numerous dead and missing trees and shrubs along Jaendl Boulevard, Steuben Road and throughout the site. Additionally, the Township may require a legal agreement indicating the previously repaired storm sewer piping within the site driveway must be replaced prior to any future acceptance by the Township of the site driveway as a public road.

If you have any questions concerning this matter, please contact the undersigned.

Respectfully,

HANOVER ENGINEERING


Brian R. Kocher, PE
Township Engineer

brk:kjc

S:\Projects\Municipal\HanoverTwp\H12-38-HanoverCorporateCenterLot10-GriffinLand\Docs\08-16-22-Griffin-HCC2Lot10-EndOfMaintenancePeriodLtr.doc

cc: Hanover Township Board of Supervisors
Ms. Yvonne D. Kutz, Zoning Administrator
James L. Broughal, Esquire
Mr. Scott Bosco, Senior Vice President, INDUS Realty, LLC
CERTIFIED MAIL: 7019 1640 0000 4196 4251