

December 7, 2022

Lehigh Valley Planning Commission
961 Marcon Blvd. Suite 310
Allentown, PA 18109

Dear Lehigh Valley Planning Commission:

Acts 14, 67, 68 and 127, which amended the Municipalities Planning Code, direct state agencies to consider comprehensive plans and zoning ordinances when reviewing applications for permitting of facilities and infrastructure; and specify that state agencies may rely upon comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the Municipalities Planning Code. The Pennsylvania Department of Environmental Protection's Policy for Consideration of Local Comprehensive Plans and Zoning Ordinances in DEP Review of Permits for Facilities and Infrastructure (DEP's Land Use Policy) provides direction and guidance to DEP staff, permit applicants, and local and county governments for the implementation of Acts 67, 68 and 127 of 2000. This policy can be found at www.depweb.state.pa.us; keyword: Land Use.

In accordance with DEP's Land Use Policy, enclosed please find a County Notification Form that is to be submitted with our permit application to DEP for an individual NPDES Permit for Stormwater Discharges Associated with Construction Activities.

Name of Applicant: Brian Reisinger, Core5 Industrial Partners

Address of Applicant: 1250 N. Mountain Road, Harrisburg, PA 17112

Project Location: 7503 Kernsville Road, Lowhill Township, PA 18069

Project Description: The project proposes to construct a ±100,569 S.F. warehouse and associated parking, utilities, stormwater, etc.

Please complete the attached form and return within 30 days to:

Adam Williams
2601 Market Place, Suite 350
Harrisburg, PA 17110

Please do not send this form to DEP, as we must include the County Land Use Letter with our permit application. If we do not receive a response from you **within 30 days**, we shall proceed to submit our permit application to DEP without the County Land Use Letter. If the County Land Use Letter is not submitted with our permit application, and we provide proof to DEP that we attempted to obtain it, DEP will assume there are no substantive land use conflicts and proceed with the normal application review process.

If you have any questions, please do not hesitate to contact me (phone number and/or email).

Sincerely,



Adam Williams (Agent for Applicant)
717-943-1682
awilliams@blcompanies.com

Attachments – County Notification Letter

cc: Brian Reisinger, Core5 Industrial Partners



**COUNTY NOTIFICATION OF PLANNED LAND DEVELOPMENT
FOR CHAPTER 102 PERMITS**

PROJECT INFORMATION (COMPLETED BY APPLICANT)

Applicant Name: Core5 Industrial Partners Contact Name: Brian Reisinger
 Applicant Address: 1250 N. Mountain Road Contact Phone: 717-461-7730
 Applicant City, State, ZIP: Harrisburg, PA 17112 County: Lehigh

Description of Proposed Land Development and Stormwater Controls: Municipality: Lowhill Township

The project proposes to construct a ±100,569 S.F. warehouse and associated parking, utilities, stormwater, etc. The proposed changes in stormwater runoff are proposed to be managed by one (1) detention basin discharging to a restored riparian buffer.

Project Area: 21.61 acres Phased
 Disturbance: 12.54 acres

Tax Parcel ID(s) Affected by Proposed Land Development: 545714601391 Surface Waters Receiving Stormwater Discharges: Cherith Brook; HQ-CWF, MF
 Discharge to: MS4 Other SS CSS

The following information was submitted to the county for this project:

Land Development / Subdivision Plan E&S Plan PCSM Plan Other: **Site Plan and Grading Plan**

COUNTY PLAN INFORMATION (COMPLETED BY COUNTY)

Name of county organization completing this assessment:

1. Is there an adopted county or multi-county comprehensive plan? Yes No
2. If Yes to #1, is the proposed project consistent with the county plan? Yes No
3. Is there a DEP-approved Act 167 stormwater management plan? Yes No CCD
4. If Yes to #3, is the proposed project consistent with the Act 167 plan, without waiver? Yes No CCD
5. If Yes to #3, list the date of the latest plan / update approved by DEP: CCD

CERTIFICATION

I certify under penalty of law (see 18 Pa.C.S. § 4904 (relating to unsworn falsification)) that the information reported herein was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the information, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

~~Brian Reisinger~~ H. Adam Williams County Representative Name
~~Applicant Name~~ (Agent for Applicant)
~~Applicant Signature~~ [Signature] County Representative Signature
~~Vice-President - Development~~ Senior Engineer County Representative Title
~~Applicant Title~~
12-7-22 Date of Signature

ORIGIN ID:MDTA (717) 651-9850
SHARON LUCISANO
BL COMPANIES
2601 MARKET PLACE
SUITE 330
HARRISBURG, PA 17110
UNITED STATES US

SHIP DATE: 07DEC22
ACTWGT: 0.50 LB
CAD: 2572619/NET/4530

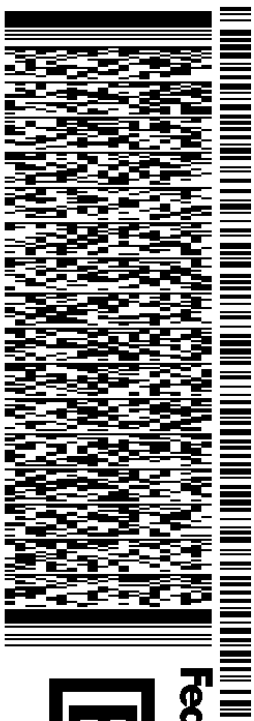
BILL SENDER

TO

LEHIGH VALLEY PLANNING COMMISSION
961 MARCON BLVD., SUITE 310

ALLENTOWN PA 18109

REF: (610) 264-4544
INV/ PO: DEPT:



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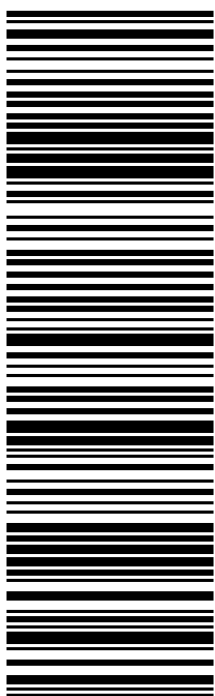
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TRK# 7707 0923 5756
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EJUKTA

18109
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January 10, 2023

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		Delivery date:	Dec 8, 2022 10:40

Shipping Information:

Tracking number:	770709235756	Ship Date:	Dec 7, 2022
		Weight:	0.5 LB/0.23 KG

Recipient:
Lehigh Valley Planning Commission
961 Marcon Blvd., Suite 310
Allentown, PA, US, 18109

Shipper:
Sharon Lucisano, BL COMPANIES
2601 Market Place
Suite 350
HARRISBURG, PA, US, 17110

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