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JVI, LLC.
1265 Miller Road.
Wind Gap, PA 18091

JVI, LLC. KRUMSVILLE WAREHOUSE WASTEWATER TREATMENT PLANT SEWAGE FACILITIES PLANNING MODULE

GREENWICH TOWNSHIP
BERKS COUNTY

JULY 2023

JHA Project No. 2023-0213

(844) 542 – 4757 | 466 S. MAIN STREET, MONTROSE, PA

MARYLAND | NEW YORK | OHIO | PENNSYLVANIA | VIRGINIA | WEST VIRGINIA



**ENGINEERS
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GIS MAPPING**

MONTROSE OFFICE
466 South Main Street
Montrose, PA 18801
(844) 542-4757
fax (844) 366-2646

July 10, 2023

Greenwich Township
775 Old Route 22
Lenhartsville, PA 19534
PH: (610) 756-6707

**RE: JVI, LLC. (Krumsville Warehouse Project)
Component 3 Sewage Facilities Planning Module
Greenwich Township, Berks County, PA
JHA Project #2023-0213**

Dear Board of Supervisors,

On behalf JVI, LLC, JHA Companies herewith respectfully submits one (1) copy of the above referenced Component 3 Sewage Facilities Planning Module for Krumsville Rd (Near intersection of Long Lane Road), Krumsville, PA 19534. This project will consist of constructing a new package treatment plant for the new warehouse.

Included in this package is Component 4A, the Municipal Planning Agency Review form, of the Sewage Facilities Planning Module. JHA Companies respectfully requests that the municipal reviewing agency examine the attached documents and plans and perform an evaluation as outlined by the instructions of said form.

Should you have any questions or wish to discuss this package further, please do not hesitate to contact our office at your convenience.

Respectfully submitted,
JHA Companies

Corey Rilk
Project Leader

JVI, LLC. KRUMSVILLE WAREHOUSE WASTEWATER TREATMENT PLANT
SEWAGE FACILITIES PLANNING MODULE
JULY 2023

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Section 1

PADEP PROJECT COMPLETION CHECKLIST



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

April 6, 2023

JHA Companies
c/o Corey Rilk
466 South Main Street
Montrose, PA 18801

Re: Checklist Letter – Planning Module Component 3
Act 537 Planning
JVI Warehouse Development (WWTP)
DEP CODE NO. A3-06933-231-3
Greenwich Township, Berks County

Dear Mr. Rilk:

This checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (DEP) as a complete module packet for the proposed development. Note, this checklist was developed based on the mailer application information identifying the discharge location as a perennial stream. In the event that this is not the case additional planning information may be required. DEP highly recommends requesting preliminary effluent limits for this discharge. Please contact Bonnie Boylan at 717-705-4813 or at bboylan@pa.gov. Also, please consult the guidance document “Policy and Procedure for Evaluating Wastewater Discharges to Intermittent and Ephemeral Streams, Drainage Channels and Swales, and Storm Sewers” (Document Number 391-2000-014). Search in the eLibrary ([Home Page - DEP eLibrary \(state.pa.us\)](http://Home Page - DEP eLibrary (state.pa.us))) using the document number.

Please submit the completed planning modules and supporting information to the municipality(ies) in which the project is located. DEP must receive 2 copies. Please answer all questions within the planning module. Do not simply answer “N/A” or “Not Applicable”. If you feel a question does not apply, explain all reasons to support that answer.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant’s authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

Applicant Checklist (√ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant’s authorized representative) as included	

	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3850-FM-BCW0355)		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3850-FM-BCW0356)		
X	Resolution of Adoption is attached and completed	
	Resolution of Adoption is signed by the municipal secretary	
	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3850-FM-BCW0362A)		
X	Component 4A is attached, completed, and signed	
	Municipal Responses to Component 4A comments are included	
Component 4B - County Planning Agency Review (Form 3850-FM-BCW0362B)		
X	Component 4B is attached, completed, and signed	
	Municipal Responses to Component 4B comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
<i>Section A: Project Information</i>		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
<i>Section B: Client Information</i>		
X	Client Information is completed	
<i>Section C: Site Information</i>		
X	Site Information is completed	
X	A copy of the 7.5-minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
<i>Section D: Project Consultant Information</i>		
X	Project Consultant Information is completed	
<i>Section E: Availability of Drinking Water Supply</i>		
X	The appropriate box is checked in Section E	
N/A	For existing public water supplies, the name of the company is provided	
N/A	For public water supplies, the certification letter from the public water company is attached	
<i>Section F: Project Narrative</i>		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
<i>Section G: Proposed Wastewater Disposal Facilities</i>		
X	Section G.1.a. The collection system boxes are checked	
N/A	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
X	Section G.2.a. The appropriate treatment facility box is checked	

N/A	For existing treatment facilities, the name is provided	
N/A	For existing treatment facilities, the NPDES permit number is provided	
N/A	For existing treatment facilities, the CSL permit number is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative.	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
N/A	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
N/A	The PHMC Project Review Form (PRF) is attached. This is required if the project area or residual tract have structures greater than 40 years old.	
N/A	A return receipt for its submission to the PHMC is attached	
X	The PHMC review letter is attached	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	
X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
N/A	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
<i>Section H: Alternative Sewage Facilities Analysis</i>		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
<i>Section I: Compliance with Water Quality Standards and Effluent Limitations</i>		
N/A	The box is checked regarding Waters Designated for Special Protection	
N/A	The Social or Economic Justification is attached	
N/A	The box is checked regarding Pennsylvania Waters Designated as Impaired	

N/A	The box is checked regarding Interstate and International Waters	
N/A	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
N/A	The Name of Permittee Agency, Authority, Municipality, and the Initials of Responsible Agent are provided	
N/A	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
<i>Section K: Treatment and Disposal Options</i>		
X	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
<i>Section M: Preliminary Hydrogeologic Study</i>		
X	The Preliminary Hydrogeologic Study is attached	
X	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
<i>Section O: Sewage Management</i>		
X	Section O.1. The box is checked indicating municipal or private facilities	
N/A	If municipal, the remainder of Section O is not applicable	
X	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The Project Flows for the private facilities are provided	
X	Section O.3. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
X	Section O.4.b. The private Collection System information is completed, signed and dated	
X	Section O.4.c. The private Conveyance System information is completed, signed and dated	
X	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
X	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
X	The required documentation of sewage management is attached	
<i>Section P: Public Notification Requirement</i>		
X	All Public Notification boxes in this section are checked	

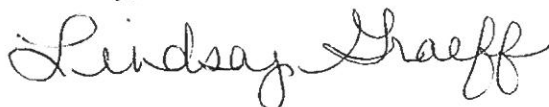
X	The public notice is attached, if public notification is necessary	
	All comments received as a result of the notice are attached	
	The municipal responses to these comments are attached	
	The box is checked indicating that no comments were received, if valid	
<i>Section Q: False Swearing Statements</i>		
X	The planning module preparer's false swearing statement is completed and signed	
<i>Section R: Planning Module Review Fee</i>		
X	The correct fee has been calculated	
X	The correct fee has been paid	
N/A	The request for fee exemption has been checked	
N/A	The deed reference information is provided to support the fee exemption	
<i>Completeness Checklist</i>		
X	The module completeness checklist is included	
	All completeness items have been checked as included by the municipality, as appropriate	
	The Municipal Official has signed and dated the checklist	

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

Please complete the certification statement on the next page.

If you have any questions concerning the information required, please contact me at (717) 705-4866 or ligraeff@pa.gov.

Sincerely,



Lindsay M. Graeff
Sewage Planning | Clean Water Program

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: James Vozar
Applicant (or Applicant's authorized representative)

Date: 7.6.2023

Signed: _____
Municipal Secretary

Date: _____

Checklist



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

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

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- I/A ☐ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- I/A ☐ Details of chosen financial assurance method.
- ☒ Proof of Public Notification (if applicable).
- I/A ☐ Name of existing collection and conveyance facilities.
- I/A ☐ Name and NPDES number of existing treatment facility to serve proposed development.
- ☒ Plot plan of project with required information.
- I/A ☐ Total sewage flows to facilities table.
- I/A ☐ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- I/A ☐ Signature of existing treatment facility Chapter 94 report preparer.
- I/A ☐ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☒ Information on selected treatment and disposal option.
- I/A ☐ Permeability information (if applicable).
- ☒ Preliminary hydrogeology (if applicable).
- I/A ☐ Detailed hydrogeology (if applicable).

Municipal Action

- ☒ Component 3 (Sewage Collection and Treatment Facilities).
- ☒ Component 4 (Planning Agency Comments and Responses).
- ☒ Proof of Public Notification.
- ☒ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☒ Transmittal Letter

Signature of Municipal Official

Date submittal determined complete

Section 2

PADEP TRANSMITTAL LETTER



TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

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

TO: Approving Agency (DEP or delegated local agency)
Southcentral Regional Office (Clean Water Program)
909 Elmerton Avenue
Harrisburg, PA 17110-8200

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Corey Rilk

(Name)

Consultant (JHA Companies) for JVI, LLC. Krumsville Warehouse

(Title)

(Name)

a subdivision, commercial, or industrial facility located in Greenwich Township

Berks

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

Section 3

RESOLUTION OF ADOPTION FORM



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Greenwich
(TOWNSHIP) (BOROUGH) (CITY), Berks 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 JVI, LLC. has proposed the development of a parcel of land identified as
land developer

JVI, LLC. Krumsville Warehouse, 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, Greenwich Township 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 Greenwich 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 _____

Section 4

COMPONENT 3 – SEWAGE COLLECTION AND TREATMENT FACILITIES



SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name JVI, LLC. Krumsville Warehouse

2. Brief Project Description This project entails the development of a proposed warehouse on a 44.3 acre parcel and the design and permitting of a package wastewater treatment plant for an estimated design flow of 15,000 gallons per day to serve the facility. Upon receiving planning approval, a WQM Permit and a NPDES Minor Sewage Facilities permit for discharge into unnamed tributary 63888 (TSF) to Maiden Creek, would be applied for with PA DEP.

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

Municipality Name	County	City	Boro	Twp
Greenwich	Berks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Hollenbach	Diane			Twp. Administrator Secretary/Treasurer
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
775 Old Route 22				
Address Last Line -- City	State	ZIP+4		
Lenhartsville	PA	19534		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
610-756-6707		Secretarygreenwichtwp@ptd.net		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

JVI, LLC. Krumsville Warehouse

Site Location Line 1
Krumsville Rd

Site Location Line 2

Site Location Last Line -- City
Krumsville

State
PA

ZIP+4
19534

Latitude
40.583019

Longitude
-75.801409

Detailed Written Directions to Site Exit US Hwy 22 heading north on Krumsville Road (Rt 737). Approximately 0.5 miles north of the exit from US Hwy 22, just across from the intersection of Rt 737 and Long Lane Road and on the left, is the parcel of land where the project is located.

Description of Site Site consists of an agricultural field with an unnamed tributary 63888 (TSF) to Maiden Creek near the southern boundary.

Site Contact (Developer/Owner)

Last Name

First Name

MI

Suffix

Phone

Ext.

Vozar

James

A

484-788-5704

Site Contact Title

Site Contact Firm (if none, leave blank)

Principal

JVI, LLC.

FAX

Email

jimvozar@jvi-llc.com

Mailing Address Line 1

Mailing Address Line 2

1265 Miller Rd.

Mailing Address Last Line -- City

State

ZIP+4

Wind Gap

PA

18091-9765

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

Last Name

First Name

MI

Suffix

Rilk

Corey

Title

Consulting Firm Name

Project Leader

JHA Companies

Mailing Address Line 1

Mailing Address Line 2

466 South Main Street

Address Last Line -- City

State

ZIP+4

Country

Montrose

PA

18419

USA

Email

Area Code + Phone

Ext.

Area Code + FAX

crilk@jhacompanies.com

(570) 204-0138

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: N/A; water supplied by proposed on-site well.

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.

3. 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 38

Connections 1

Name of:

existing collection or conveyance system There is no existing collection or conveyance system

owner There is no existing collection or conveyance system

existing interceptor There is no existing interceptor

owner There is no existing interceptor

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 There is no existing facility

NPDES Permit Number for existing facility _____

Clean Streams Law Permit Number N/A

Location of discharge point for a new facility. Latitude 40.581264 Longitude -75.805436

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 proposed
(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 JVI, LLC.

Name of Responsible Agent James A. Vozar

Agent Signature James Vozar Date 7.6.2023

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows _____ 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						
Conveyance						
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. ☐ ☐ 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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

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

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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 15,000 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 JVI, LLC.

Name of Responsible Agent James A. Vozar

Agent Signature James Vozar

Date 7.6.2023

- c. Conveyance System

Name of Responsible Organization JVI, LLC.

Name of Responsible Agent James A. Vozar

Agent Signature James Vozar

Date 7.6.2023

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 JVI, LLC.

Name of Responsible Agent James A. Vozar

Agent Signature

Date 7.6.2023

James Vozar

(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.

7. 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?

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.

Corey Rilk

Name (Print)

Project Leader

Title

6 South Main Street, Montrose, PA 18419

Address

Corey Rilk

Signature

7/7/2023

Date

570-204-0138

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 \$3,400.00 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.

$$\#38 \quad \text{Lots (or EDUs)} \times \$50.00 = \$1,900.00$$

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)

Section 5

COMPONENT 3 – SECTION F PROJECT NARRATIVE

Section F: Project Narrative

JVI, LLC. is in the planning stages of constructing a large commercial warehouse/distribution facility on a 44.3-acre parcel land located near the intersection of Long Lane Road on Krumsville Road in Greenwich Township, Berks County, Pennsylvania. The purpose of this commercial project is to construct a warehouse to store raw materials or manufactured goods before being exported or distributed. The warehouse construction includes a proposed 15,000 GPD package wastewater treatment facility, three (3) stormwater management basins, parking lots and associated appurtenances within the project area. Approximately 20.7 acres of this parcel is to be developed.

The client and engineering firm are planning to construct an onsite 15,000 gallons per day (GPD) package wastewater treatment plant that will serve the warehouse facility for domestic wastewater needs. The treatment plant will handle the equivalent of 38 EDUs. The wastewater treatment plant will be a non-municipal treatment facility, discharging into an unnamed tributary 63888 of Maiden Creek (TSF) located near the southern boundary of the project area. The tentative outfall will be located at 40° 34' 52.55" N, 75° 48' 19.57" W.

The proposed facility along with the path of sewage flow can be seen in the Plan Drawing section. The facility will be designed for 400 employees with an estimated 35 GPD per employee per day. This flow figure is consistent with the PADEP Domestic Wastewater Facilities Manual. There are no parcels under the same ownership and adjacent to the property and no previous Act 537 planning is believed to have taken place for the site. Upon completion of sewage facilities planning, the required WQM and NPDES permits application process will proceed.

Section 6

**COMPONENT 3 – SECTION H ALTERNATIVE SEWAGE FACILITIES
ANALYSIS**

Section H: Alternative Sewage Facilities Analysis

Conveyance of sewage to a proposed on-site package wastewater treatment facility (WWTF) is the ultimate method of disposal chosen for the proposed JVI, LLC. warehouse located on a 44.3 acre parcel of land, near the intersection of Long Lane Road on Krumsville Road, in Greenwich Township, Berks County, Pennsylvania.

This commercial development will produce approximately 15,000 gallons per day (gpd) of waste water. Using the design flow of 15,000 gpd, an Equivalent Dwelling Unit (EDU) factor of 38 was established in accordance with the guidelines laid out in the instructions for Component 3 of the Sewage Facilities Planning Module.

The properties adjacent to the project site vary slightly and include residential, commercial, and agriculture properties. The residential properties surrounding the site are medium density (single family residences). The commercial properties consist of a butcher shop, eatery, a self-storage, a hardware store, and a gift shop. The existing properties currently handle wastewater disposal through on-lot systems or septic tanks.

JHA identified two alternatives to the proposed method of disposal. These alternative options include extending sewer service to the site or construction of an on-lot disposal system to treat the sewage produced by this development.

Alternative 1: Extending Existing Sewer to Site

Construction of a new sewer service lateral to connect to the existing public sewer system is not possible as the proposed warehouse is not near the vicinity of public or private sewer service. Therefore, construction of a new connection would incur undue costs to the developer and result in unnecessary disruption to traffic patterns during construction to extend sewer service to the area.

Alternative 2: Construction of an On-lot Disposal System

Construction of an on-lot disposal system to treat the sewage produced by this development would be out of compliance with the Greenwich Township Subdivision and Land Development (SALDO) Plan Section 505 Sanitary Sewage Disposal and Section 506 Soil Probe and Percolation Test Requirements. The soil tests revealed that the soil was marginal for the intended use at the lot size proposed, so an on-lot facility would not be feasible.

Proposed Method: On-site 15,000 GPD Package WWTF

Ultimately, a proposed on-site 15,000 GPD Package WWTF was chosen to serve the warehouse facilities. The location of the WWTF will be situated on the south side of the warehouse facility. Treated effluent from the package plant will discharge into the unnamed tributary 63888 of Maiden Creek (TSF) located near the southern boundary of the project area.

Section 7

COMPONENT 3 – SECTION K.4. REQUESTED INFORMATION

JVI, LLC. Krumsville Warehouse
Greenwich Township, Berks County
40.582933, -75.801909

Site Location

Proposed Outfall
40.581264, -75.805436

Un-named Tributary
63888 to Maiden Creek

2,000 1,000 0 2,000 4,000 6,000'

USGS LOCATION MAP

JVI WAREHOUSE

GREENWICH TOWNSHIP, BERKS COUNTY, PENNSYLVANIA
(KUTZTOWN QUAD)

PROJECT - 2023-0213 JVI Warehouse

DATE - 04/17/2023

SCALE - 1" = 2,000'

DRAWN - JZAJAC

FILE - JVI USGS Location Map.mxd

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Section 8

COMPONENT 3 – SECTION M PRELIMINARY HYDROGEOLOGICAL STUDY



GeoServices, Ltd.
It's All About Water™

HYDROGEOLOGIC IMPACT STUDY For Crossroads X Well 2

Crossroads X Property

Greenwich Township, Berks County, Pennsylvania

October 25, 2019
Revised February 12, 2020

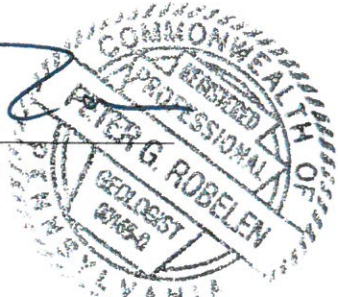
Prepared for:

JVI LLC
Crossroads X Land Development
1265 Miller Road
Wind Gap, Pennsylvania 18091

Reviewed by:

GEOSERVICES, LTD.

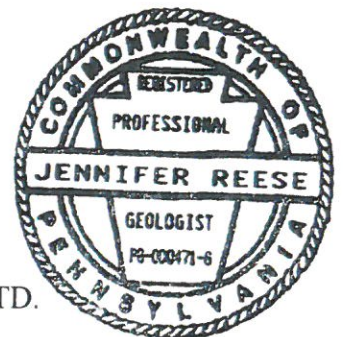
Peter G. Robelen, P.G.
President



Prepared by:

GEOSERVICES, LTD.

Jennifer S. Reese, P.G.
Project Manager



1525 Cedar Cliff Drive, Camp Hill, PA
(717) 303-2660

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- Figure 2 - Geologic Map
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- Appendix C - MPA Testing Results (PADEP Laboratory)

PREFACE

The Hydrogeologic Impact Study for the Crossroads X development in Greenwich Township, Berks County, Pennsylvania dated October 25, 2019 has been revised. The revisions are necessary to account for the change in proposed sewage disposal for the development. Current plans call for sewage disposal via a package treatment plant rather than on lot disposal. As the treatment plant will discharge treated waste to an unnamed tributary to Maiden Creek rather than to the subsurface at the site, an adjustment in total recharge to ground water at the site is necessary.

The revised text also includes the results of the microparticulate analysis (MPA) sampling and testing completed by the Pennsylvania Department of Environmental Protection (DEP). These results were not available at the time of the submission of the Hydrogeologic Impact Study in October 2019.

1.0 INTRODUCTION

This Hydrogeologic Impact Study has been prepared by GeoServices, Ltd. (GeoServices) to satisfy requirements of Greenwich Township Ordinance Section 517.6. Data on which this report is based was provided in a report by Carlyle Gray Associates (Carlyle Gray) titled, *Crossroads X Property Greenwich Township, Berks County, Pennsylvania, Well 2 Non-Transient Water Supply*, dated September 23, 2019. The Carlyle Gray report summarizes the results of its pumping test to evaluate aquifer characteristics and pumping effects from Well 2. Well 2 is the planned water supply for a proposed 472,764 square-foot warehouse/distribution center to be located on the western side of the intersection of Krumsville Road (Pa. Route 737) and Long Lane Road in Greenwich Township, Berks County, Pennsylvania (Figure 1).

This Hydrogeologic Impact Study uses Carlyle Gray's pumping test data to provide an independent review and analysis of hydrogeologic parameters, ground water availability within the recharge basin for Well 2, and analysis of anticipated impacts to residential wells in the vicinity of the proposed warehouse. The report also resolves questions raised by LTL Consultants, Ltd. dated May 18, 2018.

Testing of Well 2 conducted by Carlyle Gray included the following:

- A stepped-rate pumping test at rates of 25 and 35 gallons per minute (gpm) on July 26, 2019.
- A 24-hour constant rate pumping test at an approximate rate of 28 gpm from 9:30 AM on July 31, 2019 to 9:30 AM on August 1, 2019.
 - Pumping of Well 2 continued for 30 minutes on August 1, 2019, from 9:30 AM to 10:00 AM, at a rate of 30 gpm for collection of water samples for analysis of Pennsylvania Department of Environmental Protection (DEP) New Source Sampling parameters.
 - DEP staff also collected an MPA (microscopic particulate analysis) sample during the constant rate test.

2.0 BACKGROUND SUMMARY

The property is underlain by shale and graywacke bedrock of the Ordovician-age Hamburg sequence. The driller's log indicates that Well 2 penetrates shale which was encountered at a depth of 34 feet below the ground surface (bgs) (i.e. weathered shale). Competent shale was encountered at 69 feet bgs. A geologic thrust fault is mapped within the southern boundary of the property, trending northeast-southwest (Figure 2) (Wood and MacLachlan, 1978, *Geology and Ground water Resources of Northern Berks County, Pennsylvania*, Pennsylvania Geological Survey, 4th ser., Water Resources Report 44, 130 p.).

Well 2 is a six-inch diameter open rock well drilled to 300 feet bgs. Heavy walled steel casing extends from the surface to 121 feet bgs with a casing stickup of about three feet above the ground surface. The casing is seated into the bedrock with a drive shoe and was pressure grouted with bentonite-cement. The driller's log and report are included in the September 23, 2019 Carlyle Gray report.

Water bearing zones in the well occur at depths of 122, 127, 131, 135, 166, and 214 feet. The static depth to ground water measured on July 31, 2019 was 17.00 feet below the top of the casing (TOC). Ground water movement occurs in bedrock openings along bedding planes, joints, faults, and fractures (Wood and MacLaughlin, 1978). It is expected that ground water at the property flows preferentially along strike (east-west), but is limited by topographic boundaries. Based on surficial topography, ground water flow is to the southwest toward an unnamed tributary to Maiden Creek.

The proposed warehouse will be served with an onsite water supply and an onsite package treatment plant for sewage. Carlyle Gray reports that the planned employee water usage will be 3,325 gallons per day (gpd) to 7,350 gpd (equivalent to 2.31 gallons per minute (gpm) to 5.10 gpm). Crossroads X is requesting a maximum instantaneous withdrawal of 28 gpm for its DEP permit.

A 300,000-gallon water storage tank will be used at the facility for fire suppression. GeoServices assumes that the tank will be filled with water from Well 2 prior to beginning operations at the new facility and will be augmented as needed.

In addition to Well 2, three other wells currently exist on the property. Well 1 was drilled on May 17, 2017 and was tested in August 2017. Well 1 will remain on site as an inactive well. Wells 3 and 4 were drilled as test wells in November 2017 in accordance with Greenwich Township ordinance requirements. Wells 3 and 4 will be properly decommissioned.

3.0 GROUND WATER AVAILABILITY ANALYSIS

Based on the reported maximum number of daily employees of 210 people using 35 gpd, the water withdrawal required from Well 2 will be 7,350 gpd. GeoServices has prepared the following ground water availability analysis to determine if there is a sufficient volume of ground water available within the recharge basin to supply Crossroads X and the other private wells already in use within the recharge basin.

The volume of ground water available to Well 2 is calculated using the topographic recharge area that drains into the cone of depression produced by pumping of Well 2 and the volume of recharge from precipitation that occurs within that recharge area. As delineated on Figure 3, the recharge area is 0.184 mi².

Several publications list ground water recharge rates for the Crossroads X area. Carlyle Gray's use of 13.56 inches per year is within the range listed in Pennsylvania Geological Survey Water Resource Report 70 (Reese and Risser, 2010, *Summary of Groundwater-Recharge Estimates for Pennsylvania*). As shown on Plates 3 and 6 of Report 70 for the northern Berks County area, recharge is between 10.6 and 16 inches per year. Using the more conservative recharge value of 10.6 inches per year, 504,709 gallons per day per square mile (gpd/mi²) of average annual recharge are available. This value compares favorably with the recharge value provided in a publication by Taylor and Werkheiser, 1984 (*Groundwater Resources of the Lower Susquehanna River Basin, Pennsylvania*, Pennsylvania Geological Survey Water Resources Report 57, Table 10, after Gerhart and Lazorchick). The Taylor and Werkheiser report provides an average annual recharge rate for "shale containing significant graywacke in the eastern Great Valley" (location of Crossroads X) of 530,000 gpd/mi².

Ground water recharge calculations are summarized in Table 1. Using the more conservative average recharge value of 504,709 gpd/mi² from the literature, this average recharge rate was multiplied by 60% to obtain a 1-in-10-year drought recharge rate of 302,826 gpd/mi². Multiplying this drought recharge rate by the recharge area for Well 2 (0.184 mi²) produces an available drought recharge of 55,720 gpd for Well 2.

The ground water availability is calculated by subtracting the proposed withdrawal of 7,350 gpd from the available drought recharge. The ground water availability calculation can be refined by subtracting other ground water withdrawals in the recharge basin area and subtracting recharge loss due to proposed impervious cover on-site. Based on aerial photography, there are eleven homes and one farm located within the recharge area. Private homes typically use approximately 262.5 gpd of water and farms typically use 2,500 gpd. Recharge loss from an estimated 510,000 square feet, or 0.0183 mi², of impervious cover at the site is calculated at 5,542 gpd. The ground water availability calculations provided on Table 2 indicate that total ground water utilization in a 1-in-10-year drought will be 33 percent of the available water and that 37,440 gpd will remain available within the recharge area after accounting for withdrawals by the existing users and the proposed warehouse facility.

This recharge value should be considered as a conservative value because additional infiltration from the proposed on-site stormwater drainage system and on-lot septic systems at the residential properties and farm also will provide additional recharge not included in the calculation. The calculations indicate that there is more than sufficient ground water available to sustain the Crossroads X proposed withdrawal without causing adverse impacts to the ground water supply.

It is assumed that the fire suppression tank will be filled prior to occupancy and operation of the proposed warehouse. Filling of the tank would take 7.4 days at the tested rate of 28 gpm (equivalent to 40,320 gpd). This short-term higher water usage would not detrimentally impact the aquifer or nearby water users, as demonstrated by the pumping test results described below.

4.0 PUMPING TEST ANALYSIS

Carlyle Gray's step-drawdown tests indicated that Well 2 could be tested for 24 hours at a rate between 25 and 35 gpm without dewatering the shallow water bearing zone at 122 feet bgs. Therefore, a rate of 28 gpm was used for the 24-hour constant-rate pumping test. Due to datalogger malfunction, the water levels in Well 2 were manually measured. Dataloggers were used to monitor the water levels in Wells 3 and 4. Graphs of the datalogger data for Wells 3 and 4 are included in the Carlyle Gray report. However, only manual measurements were provided to GeoServices and are included in Appendix A. After 24 hours, total drawdown in each of the wells was as follows:

- Well 2 (pumping well) – 67.70 feet
- Well 3 – 6.56 feet (located 123.23 feet north of Well 2)
- Well 4 – 2.06 feet (located 214.06 feet northeast of Well 2)

GeoServices has prepared graphs and analyses of the manual measurements for the constant-rate test that were collected by Carlyle Gray and provided to GeoServices. A semi-log plot of drawdown versus time for Well 2 is provided on Figure 4. This graph shows a projected drawdown of approximately 72 feet (or a water level of 89 feet bgs) if Well 2 were pumped continuously at 28 gpm for about 69 days (100,000 minutes) without recharge from precipitation. This represents extreme drought conditions which are not likely to occur. Because daily demands for the projected 210 employees are expected to be on the order of 7,350 gallons, Well 2 will not be operated continuously at 28 gpm, so impacts will be much less.

If the 300,000-gallon water suppression tank were to be filled at a rate of 28 gpm for 7.4 days, then the drawdown in Well 2 would be 70 feet (water level of 87 feet bgs; see Figure 4). This water level is within the casing of the well and is above the highest water bearing zone. Therefore, there would be no detrimental effects to the water bearing zone in the aquifer by operating the well at 28 gpm for 7.4 days to fill the fire suppression tank.

Total drawdown in Wells 2, 3, and 4 after 24 hours of pumping Well 2 was plotted against the distance from the midpoint of Well 2 (Figure 5). Extending a straight line through the points provides an estimate of the distance where the drawdown equals zero, or where the ground water level will not be lowered by pumping of Well 2. This distance is estimated at 240 feet from Well 2. Note that this distance is considered as an estimate because it does not account for anisotropic aquifer conditions that may elongate the cone of depression in the direction of bedrock strike, generally to the east and west (Wood and MacLaughlin, 1978).

The drawdown data depicted on Figures 4 and 5 were also used to calculate the transmissivity of the aquifer, T , and the coefficient of storage, S . Transmissivity was calculated at 739 gallons per day per foot (gpd/ft) using data for Well 2, and at 666 gpd/ft using the distance-drawdown data. These values compare favorably with each other. A calculated storage coefficient of 3.47×10^{-3} indicates that the aquifer is confined or semi-confined. Equations for transmissivity utilizing the Cooper-Jacob equation and for the storage coefficient are provided on Figures 4 and 5.

Transmissivity was also calculated from the water level recovery data depicted on Figure 6 (residual recovery method) at Well 2. These data were collected to monitor the rate of water level recovery after the pump was turned off at the end of the 24-hour constant rate test. Transmissivity calculated from recovery data is 587 gpd/ft. GeoServices used the middle portion of the drawdown and residual drawdown curves to minimize data interferences from potential casing storage effects and any later effects from recharge or barrier boundaries, as is recommended in literature (F.G. Driscoll, 1986, Groundwater and Wells, Johnson Division, St. Paul, Minnesota).

5.0 ANTICIPATED IMPACTS TO NEARBY WATER USERS

Based on the results of the water availability analysis and the pumping test, no detrimental impacts to nearby water users are expected. The recharge basin has adequate water to supply Crossroads X and the existing domestic water uses. Utilization of the available recharge is calculated at 33 percent and approximately 37,440 gpd would remain available in the basin during drought conditions.

Based on distance-drawdown data, zero drawdown occurred at a distance of 240 feet from Well 2 while pumping at 28 gpm for 24 hours. Since Well 2 is not planned for 24-hour operation, the zero drawdown distance will be less. There are no existing domestic wells within 240 feet of Well 2. The nearest well is more than 1,200 feet to the southeast at the farmhouse located at 685 Old Route 22. The low transmissivity values calculated from the pumping test data suggest that the cone of depression produced by pumping of Well 2 will be deep and narrow, not extending a large distance from Well 2. The drawdown measured in Well 4, located 214 feet away, was only 2.06 feet – not considered a detrimental impact. Drawdown would be less at greater distances.

6.0 WATER QUALITY

Water quality samples were collected from Well 2 by Carlyle Gray or its representative at the conclusion of the 24-hour constant rate test on August 1, 2019. Samples were submitted to Pure Test Laboratory of Myerstown, Pennsylvania for analysis of:

- Volatile organic chemicals
- Inorganic chemicals
- Synthetic organic chemicals
- Radionuclides
- Secondary contaminants
- Bacteria (total coliform and E. coli); three separate samples were collected for bacteria

Analytical results are included herein as Appendix B. None of the analytes were detected above the regulatory limits except total coliform bacteria, which was detected in two of the three samples. Any detection of total coliform above the regulatory limit of 0.0 MPN/100 requires specific analysis for E. coli. E. Coli was undetected in all three bacteria samples. Prior to use of the well, GeoServices recommends that Well 2 be shock chlorinated and retested for bacteriological parameters.

DEP staff also collected samples for microscopic particulate analysis from Well 2. The results of that testing indicates a low risk for surface water influence. The results of the MPA analyses are provided in Appendix C.

7.0 CONCLUSIONS

It is anticipated that up to 7,350 gpd will be needed to supply potable water to the proposed Crossroads X warehouse and distribution facility under planned usage when the facility is fully occupied. Pumping test results indicate that the Crossroads X Well 2 is capable of providing a daily a withdrawal of 40,320 gpd which is more than sufficient to satisfy the demands of 7,350 gpd. The ground water availability analysis indicates that the ground water resources in the recharge basin exceed all withdrawals from the basin (including this project) by 37,440 gpd under drought conditions. Recharge is more than sufficient to provide the water supply needs of the developed site and nearby existing water users. Drawdown during the testing period extended a distance of 240 feet from Well 2. The nearest private well is more than 1,200 feet away from Well 2. Based on these data, the pumping of Well 2 at rates needed to satisfy the demands of the proposed facility will not cause adverse impacts to the residential wells in the vicinity of Well 2.

FIGURES

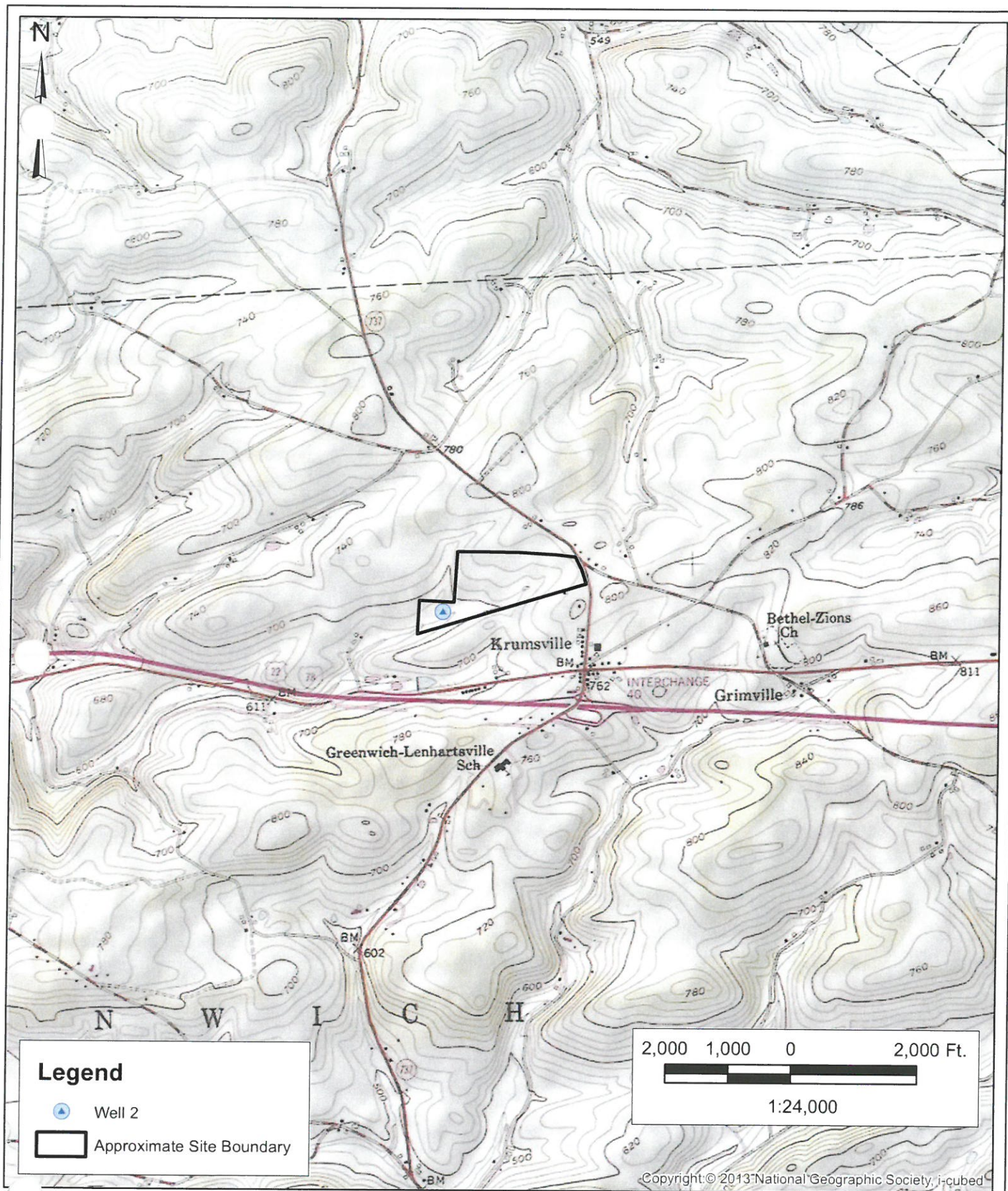


FIGURE 1 - JVI WELL 2 - TOPOGRAPHY
CROSSROADS X LAND DEVELOPMENT
 GREENWICH TOWNSHIP, BERKS COUNTY, PA



GeoServices, Ltd.
 It's All About Water™

1525 Cedar Cliff Drive
 Camp Hill, PA 17011
www.geoservicesltd.com

Map Details and Revisions

Drawn By: R. Kresch
 Checked by: J. Reese
 Sheet 1 of 1
 GSL No. 1317
 Document ID: JV05
 Map Updated: 10/11/2019

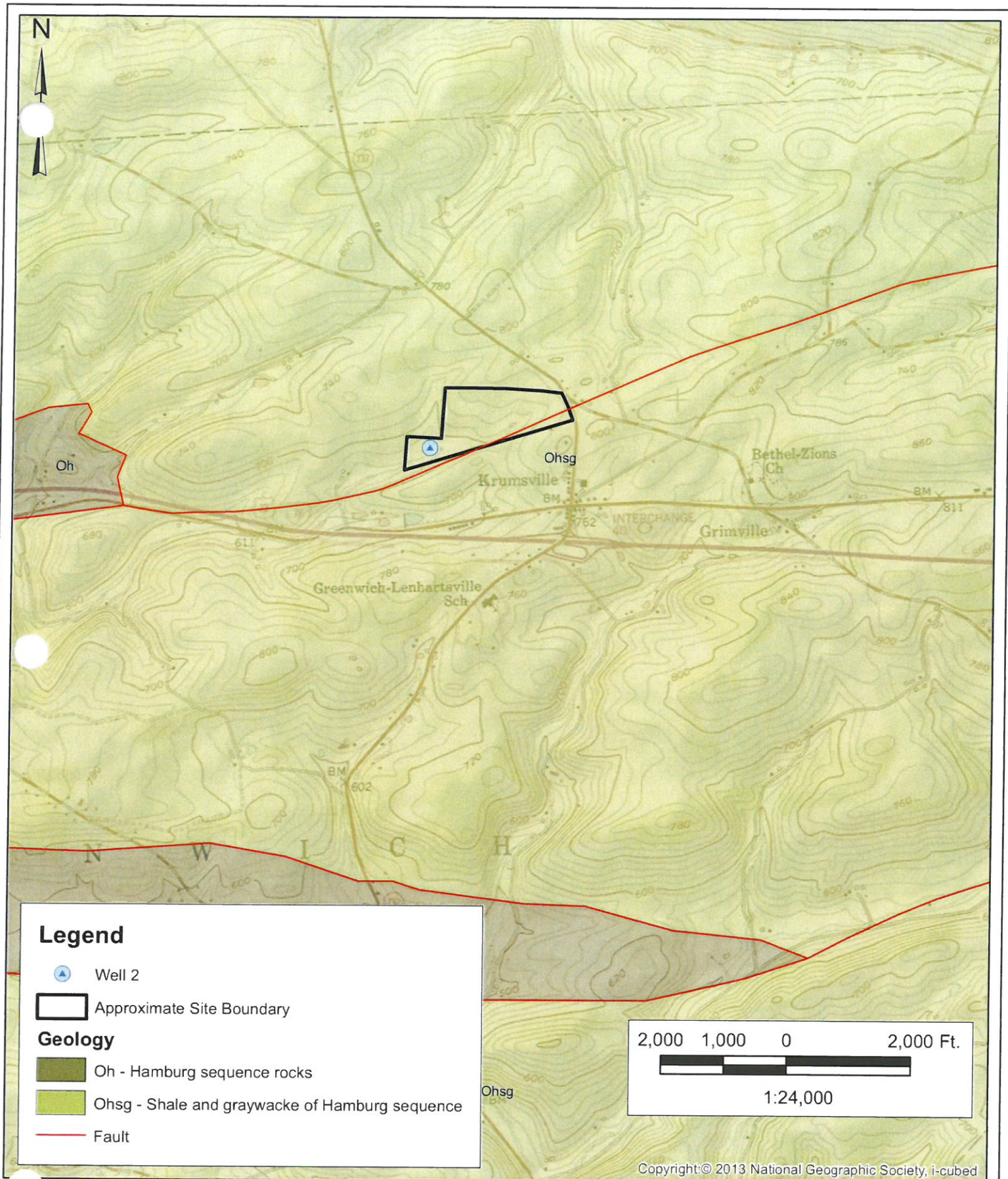


FIGURE 2 - JVI WELL 2 - GEOLOGY
CROSSROADS X LAND DEVELOPMENT
 GREENWICH TOWNSHIP, BERKS COUNTY, PA



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Map Details and Revisions

Drawn By: R. Kresch

Checked by: J. Reese

Sheet 1 of 1

GSL No. 1317

Document ID: JV04

Map Updated: 10/11/2019

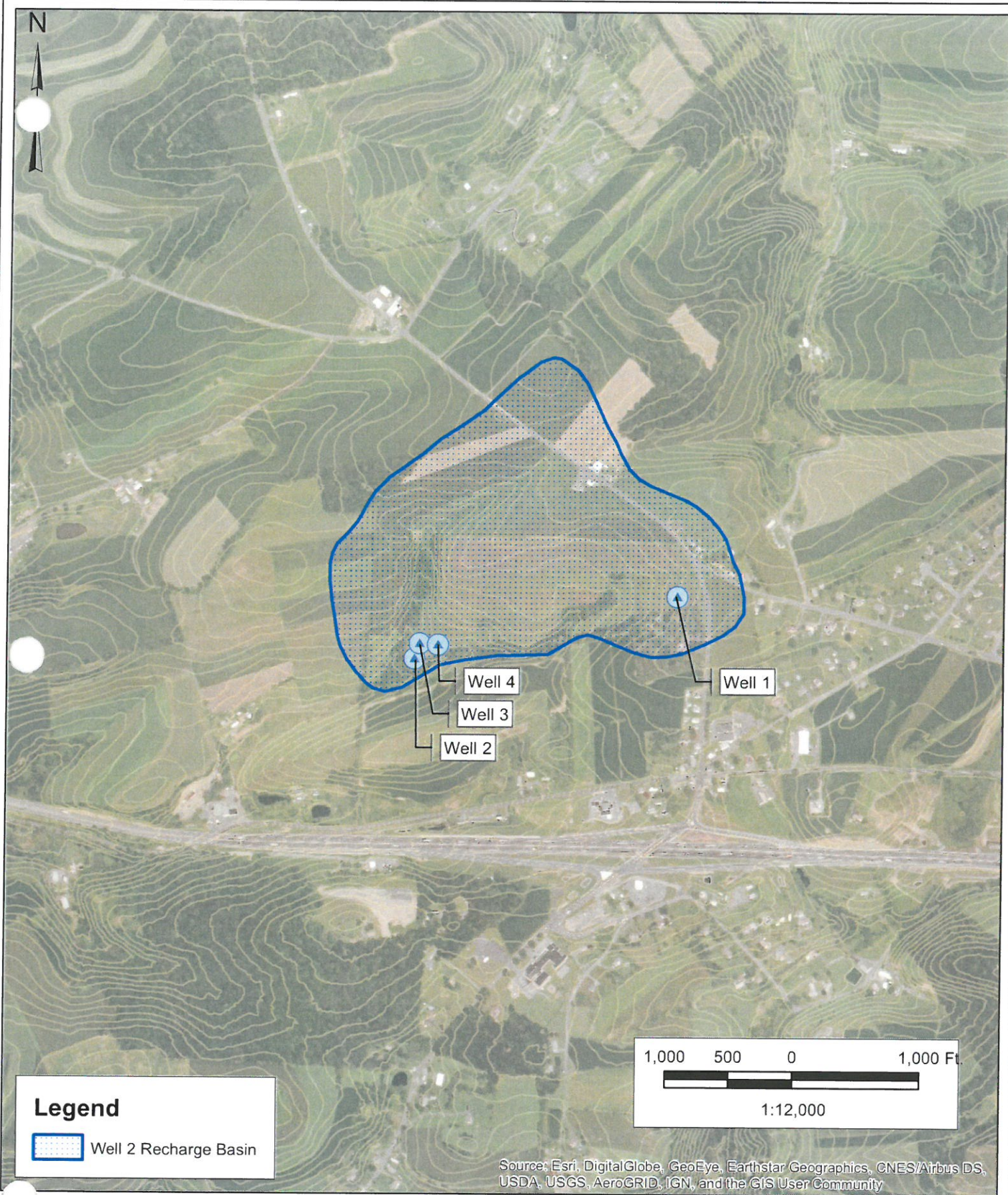


FIGURE 3 - JVI WELL 2 - MONITORING NETWORK AND RECHARGE BASIN
 CROSSROADS X LAND DEVELOPMENT
 GREENWICH TOWNSHIP, BERKS COUNTY, PA



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 Camp Hill, PA 17011
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Map Details and Revisions

Drawn By: R. Kresch
Checked by: J. Reese
Sheet 1 of 1
GSL No. 1317
Document ID: JV06
Map Updated: 10/11/2019

TABLES

Table 1 Crossroads X Development

Ground Water Recharge Estimate

Aquifer (Formation)	Contributing Area from the Identified Formation (mi²)	1-in-2-year Recharge Rate (gpd/mi²)	1-in-10-year Drought Recharge Rate (gpd/mi²)	Available 1-in-10-year Drought Recharge (gpd)
Hamburg Sequence	0.184	504,709	302,826	55,720
mi ² : square miles gpd: gallons per day 1-in-2-year recharge rate = 10.6" = 504,709 gpd/mi ² = 287,832 gallons /acre (Reese and Risser, 2010, PGS Water Resource Report 70, Plate 6). 1-in-10-year recharge rate = 60% of 1-in-2-year recharge rate. Available drought recharge = contributing area x drought recharge rate.				

Table 2 Crossroads X Development

Ground Water Utilization Summary and Availability

Line		Total (gpd)
1	Groundwater Recharge, 1-in-10-year Drought (Table 1, total)	55,720
2	Other Groundwater Withdrawals Within the Recharge Area (assumes 11 properties using 262.5 gpd and one farm using 2,500 gpd)	5,388
3	Groundwater Availability (Line 1 minus Line 2)	50,332
4	Proposed Withdrawal (from Well 2)	7,350
5	Recharge Loss from Proposed Impervious Cover on-site	5,542
6	Remaining Groundwater (Line 1 minus Lines 3, 4, 5)	37,440
7	Percent of Ground Water Remaining in the Recharge Basin During a 1-in-10-year Drought (Line 7 divided by Line 1)	67%
8	Total Percent Utilization of 1-in-10-year Drought Recharge Within the Recharge Area of Well 2	33%
gpd – gallons per day Impervious area on-site = approximately 510,000 ft ² = 0.0183 mi ² . A conservative recharge loss due to proposed impervious cover on-site = 0.0183 mi ² x 302,826 gpd/mi ² = 5,542 gpd.		



APPENDICES

APPENDIX A
Pumping Test Data (provided by Carlyle Gray Associates)

Appendix A

Crossroads X Pumping Test Data from Carlyle Gray Associates

Pumping Test performed by Carlyle Gray Associates

7/31-8/2/2019

Well 2

	Elapsed Time, t, (min)	Pumping Water Level (ft btoc)	Drawdown (ft)	Elapsed Time After Shutdown, t', (min)	t/t'
7/31/19 9:30	0		17		
7/31/19 9:32	2	45.7	28.7		
7/31/19 9:34	4	56	39		
7/31/19 9:35	5	58.6	41.6		
7/31/19 9:38	8	65.1	48.1		
7/31/19 9:39	9	67	50		
7/31/19 9:40	10	68.9	51.9		
7/31/19 9:50	20	71.6	54.6		
7/31/19 9:55	25	72.5	55.5		
7/31/19 10:00	30	74.05	57.05		
7/31/19 10:30	60	76.4	59.4		
7/31/19 11:00	90	78.45	61.45		
7/31/19 11:30	120	78.05	61.05		
7/31/19 12:00	150	80.08	63.08		
7/31/19 12:30	180	81.7	64.7		
7/31/19 13:00	210	83.05	66.05		
7/31/19 13:30	240	82.45	65.45		
7/31/19 14:00	270	82.3	65.3		
7/31/19 14:30	300	82.3	65.3		
7/31/19 15:00	330	82.7	65.7		
7/31/19 15:30	360	82.5	65.5		
7/31/19 16:30	420	82.6	65.6		
7/31/19 17:30	480	82.65	65.65		
7/31/19 18:30	540	82.5	65.5		
7/31/19 19:30	600	82.9	65.9		
7/31/19 20:30	660	82.75	65.75		
7/31/19 21:30	720	82.6	65.6		
7/31/19 22:30	780	82.65	65.65		
7/31/19 23:30	840	82.5	65.5		
8/1/19 0:30	900	82.85	65.85		
8/1/19 1:30	960	83.05	66.05		
8/1/19 2:30	1020	83	66		
8/1/19 3:30	1080	83.1	66.1		
8/1/19 4:30	1140	84	67		
8/1/19 5:30	1200	84.5	67.5		
8/1/19 6:30	1260	84.7	67.7		
8/1/19 7:30	1320	84.5	67.5		
8/1/19 8:30	1380	84.7	67.7		
8/1/19 9:30	1440	84.7	67.7		
8/1/19 10:00	1470	87.4	70.4	0	
8/1/19 10:01	1471.5	63	46	1.5	981
8/1/19 10:02	1472.5	43.5	26.5	2.5	589
8/1/19 10:03	1473	39	22	3	491
8/1/19 10:05	1475	30.2	13.2	5	295
8/1/19 10:06	1476	27.7	10.7	6	246
8/1/19 10:08	1478	25.4	8.4	8	184.75
8/1/19 10:15	1485	23.8	6.8	15	99
8/1/19 10:20	1490	20.6	3.6	20	74.5
8/1/19 10:25	1495	18.9	1.9	25	59.8
8/1/19 10:30	1500	18.45	1.45	30	50
8/1/19 11:00	1530	17.86	0.86	60	25.5
8/1/19 11:30	1560	17.05	0.05	90	17.3333

Distance Drawdown Data for Crossroads X Well 2 Pumping Test (July 31 through August 1, 2019)

Well I.D.	Distance (ft)	Drawdown (ft)	Direction from Well 2
Well 2	0.25	67.7	
Well 3	123.23	6.56	N
Well 4	214.06	2.06	NE

APPENDIX B
Laboratory Analytical Report (Pure Test Laboratory)



Report of Analysis

Mail to: Carlyle Gray Associates
1005 Halfway Drive
Myerstown PA 17067

Lab Number: 296952
Date Reported: 09/10/2019

Analyte	Result	Pass/Fail	Maximum Contaminant Level	Analysis		Analyst	Method	Reporting Limit
				Date	Time			
296952-01 Sampled: 08/01/2019 09:45 Sampler: C J Conapitski Source: Well 2 Crossroads Greenwich Township Berks County								
VOLATILE ORGANIC CHEMICALS		N/A	N/A					
1,1,1 - Trichloroethane	<0.0005 mg/L	Pass	0.2 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,1,2 - Trichloroethane	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,1-Dichloroethylene	<0.0005 mg/L	Pass	0.007 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,2,4, - Trichlorobenzene	<0.0005 mg/L	Pass	0.07 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,2-Dichlorobenzene	<0.0005 mg/L	Pass	0.6 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,2-Dichloroethane	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,2 - Dichloropropane	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,4-Dichlorobenzene	<0.0005 mg/L	Pass	0.6 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Benzene	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Carbon Tetrachloride	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Monochlorobenzene	<0.0005 mg/L	Pass	0.1 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
cis-1,2-Dichloroethylene	<0.0005 mg/L	Pass	0.07 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Ethylbenzene	<0.0005 mg/L	Pass	0.7 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Methylene Chloride	<0.0005 mg/L	N/A	N/A	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Styrene	<0.0005 mg/L	Pass	0.1 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Tetrachloroethylene	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Toluene	<0.0005 mg/L	Pass	1.0 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
1,2-Trans-dichloroethylene	<0.0005 ug/L	N/A	N/A	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Trichloroethylene	<0.0005 mg/L	Pass	0.005 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Vinyl Chloride	<0.0005 mg/L	Pass	0.002 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0005
Xylenes, Total	<0.0010 mg/L	Pass	10.0 mg/L	08/01/2019		sub	EPA 524.2 Rev 4.1	0.0010
INORGANIC CHEMICALS		N/A	N/A					
Antimony	<0.001 mg/L	Pass	0.006 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.001
Arsenic	<0.005 mg/L	Pass	0.05 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.005
Barium	<0.400 mg/L	Pass	2.0 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.400
Beryllium	<0.0008 mg/L	Pass	0.004 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.0008
Cadmium	<0.0005 mg/L	Pass	0.005 mg/L	08/05/2019		bfm	SM3113b	0.0005
Chromium	<0.005 mg/L	Pass	0.1 mg/L	08/07/2019		bfm	SM3113b	0.005
Copper	<0.02 mg/L	Pass	1.3 mg/L	08/05/2019		bfm	SM3111b	0.02
Cyanide, Free	<0.05 mg/L	Pass	0.2 mg/L	08/05/2019		sub	EPA 335.4	0.05
Fluoride	0.1 mg/L	Pass	2.0 mg/L	08/01/2019	19:07	rwl	4110B	0.05
Lead	<0.002 mg/L	Pass	0.015 mg/L	08/02/2019		bfm	SM3113b	0.002



Report of Analysis

Mail to: Carlyle Gray Associates
1005 Halfway Drive
Myerstown PA 17067

Lab Number: 296952
Date Reported: 09/10/2019

Analyte	Result	Pass/Fail	Maximum Contaminant Level	Analysis		Analyst	Method	Reporting Limit
				Date	Time			
Mercury	<0.0002 mg/L	Pass	0.002 mg/L	08/09/2019		bfm	SM3112b	0.0002
Nickel	<0.005 mg/L	N/A	N/A	08/09/2019		sub	EPA 200.8 Rev 5.4	0.005
Nitrate-Nitrogen	4.92 mg/L	Pass	10.4 mg/L	08/01/2019	19:07	rwf	4110B	0.5
Nitrite-Nitrogen	<0.3 mg/L	Pass	1 mg/L	08/01/2019	19:07	rwf	4110B	0.3
Selenium	<0.01 mg/L	Pass	0.05 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.01
Thallium	<0.001 mg/L	Pass	0.002 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.001
SYNTHETIC ORGANIC CHEMS		N/A	N/A					
Alachlor	<0.0010 mg/L	Pass	0.002 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0010
Carbofuran	<0.010 mg/L	Pass	0.04 mg/L	08/06/2019		sub	EPA 531.1 Rev 3.1	0.010
Chlordane	<0.0010 mg/L	Pass	0.002 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0010
Endosulf	<0.045 mg/L	Pass	0.1 mg/L	08/06/2019		sub	EPA 548.1 Rev 1.0	0.045
Endrin	<0.0010 mg/L	Pass	0.0002 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0010
Heptachlor	<0.0002 mg/L	Pass	0.0004 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0002
Heptachlor Epoxide	<0.0001 mg/L	Pass	0.0002 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0001
Hexachlorobenzene	<0.0005 mg/L	Pass	0.001 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0005
Hexachlorocyclopentadiene	<0.0020 mg/L	Pass	0.05 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0020
Lindane	<0.0001 mg/L	Pass	0.0002 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0001
Methoxychlor	<0.0020 mg/L	Pass	0.04 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0020
Oxamyl (Vydate)	<0.010 mg/L	Pass	0.2 mg/L	08/06/2019		sub	EPA 531.1 Rev 3.1	0.010
Polychlorinated Biphenyls	0.00 mg/L	Pass	0.0005 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.00008
Simazine	<0.0020 mg/L	Pass	0.004 mg/L	08/13/2019		sub	EPA 525.2 Rev 2.0	0.0020
Atrazine	<0.0020 mg/L	Pass	0.003 mg/L	08/13/2019		sub	EPA 525.2 Rev 2.0	0.0020
Toxaphene	<0.0015 mg/L	Pass	0.003 mg/L	08/05/2019		sub	EPA 505 Rev 2.1	0.0015
Benzo(a)Pyrene	<0.0002 mg/L	Pass	0.0002 mg/L	08/13/2019		sub	EPA 525.2 Rev 2.0	0.0002
Di(2-Ethylhexyl)Phthalate	<0.0050 mg/L	Pass	0.006 mg/L	08/13/2019		sub	EPA 525.2 Rev 2.0	0.0050
Di(2-Ethylhexyl)Adipate	<0.0020 mg/L	Pass	0.4 mg/L	08/13/2019		sub	EPA 525.2 Rev 2.0	0.0020
2,4,5-TP Silvex	<0.00025 mg/L	Pass	0.05 mg/L	08/12/2019		sub	EPA 515.3 Rev 1.0	0.00025
2,4-D	<0.00100 mg/L	Pass	0.05 mg/L	08/12/2019		sub	EPA 515.3 Rev 1.0	0.00100
Dalapon	<0.00100 mg/L	Pass	0.2 mg/L	08/12/2019		sub	EPA 515.3 Rev 1.0	0.00100
Dinoseb	<0.00100 mg/L	Pass	0.007 mg/L	08/12/2019		sub	EPA 515.3 Rev 1.0	0.00100
Pentachlorophenol	<0.00020 mg/L	Pass	0.001 mg/L	08/12/2019		sub	EPA 515.3 Rev 1.0	0.00020
Picloram	<0.00100 mg/l	Pass	0.5 mg/l	08/12/2019		sub	EPA 515.3 Rev 1.0	0.00100
Dibromochloropropane	<0.00002 mg/L	Pass	0.0002 mg/L	08/06/2019		sub	EPA 504.1 Rev 1.1	0.00002
Ethylene Dibromide	<0.00001 mg/L	Pass	0.00005 mg/L	08/06/2019		sub	EPA 504.1 Rev 1.1	0.00001
Diquat	<0.005 mg/L	Pass	0.02 mg/L	08/05/2019		sub	EPA 549.2 Rev 1.0	0.005



Report of Analysis

Mail to: Carlyle Gray Associates
1005 Halfway Drive
Myerstown PA 17067

Lab Number: 296952
Date Reported: 09/10/2019

Analyte	Result	Pass/Fail	Maximum Contaminant Level	Analysis		Analyst	Method	Reporting Limit
				Date	Time			
Glyphosate	<0.025 mg/L	Pass	0.7 mg/L	08/01/2019		sub	EPA 547 Rev 1.0	0.025
Dioxin (2,3,7,8-TCDD) 1613	<4.11 pg/L	Pass	30 pg/L	08/19/2019		sub	EPA 1613B	4.11
Asbestos	None Detected mfl	Pass	7 mfl	08/15/2019		sub	100.2	
RADIONUCLIDES		N/A	N/A					
Radiological, Gross Alpha	2.0 pCi/L	Pass	15 pCi/L	08/29/2019		sub	SM7110 B	
Radiological, Gross Beta	2.3 pCi/L	Pass	50 pCi/L	08/20/2019		sub	SM7110 B	
Radium - 226	0.09 pCi/L	Pass	20 pCi/L	08/16/2019		sub	SM7500-Ra B	
Radium - 228	0.24 pCi/L	Pass	20 pCi/L	08/14/2019		sub	SM7500-Ra D	
Uranium	<0.47 ug/L	Pass	30 ug/L	08/16/2019		sub	EPA 200.8	
SECONDARY CONTAMINANTS		N/A	N/A					
Alkalinity	47 mg/L	N/A	N/A	08/01/2019		aly	SM2320B	1
Sulfates	6.33 mg/L	Pass	250 mg/L	08/01/2019	19:07	nwl	4110B	1.5
Aluminum	<0.02 mg/L	Pass	0.2 mg/L	08/09/2019		sub	SM3111D	0.02
Chloride	9.5 mg/L	Pass	250 mg/L	08/01/2019	19:07	nwl	4110B	1.5
Conductivity	188 uS/cm	N/A	N/A	08/01/2019		aly	SM2510B	
Color	4 unit(s)	Pass	15 unit(s)	08/01/2019		nwl	SM2120C	
Detergents (MBAS)	<0.01 mg/L	Pass	0.5 mg/L	08/01/2019		nwl	SM5540	0.01
Hardness	91 mg/L	N/A	N/A	08/01/2019		aly	SM2340C	1
Iron	0.02 mg/L	Pass	0.30 mg/L	08/01/2019		aly	SM3111B	0.01
Manganese	0.037 mg/l	Pass	0.05 mg/l	08/01/2019		aly	SM3111B	0.001
pH	7.42	Pass	6.5 - 8.5	08/01/2019		aly	SM4500H	
Silver	<0.005 mg/L	Pass	0.1 mg/L	08/09/2019		sub	EPA 200.8 Rev 5.4	0.005
Temperature	15.1 Celcius	N/A	N/A	08/01/2019		aly		
Total Dissolved Solids	91 mg/L	Pass	500 mg/L	08/01/2019		aly	SM2510	
Total Organic Carbon	<0.5 mg/L	N/A	N/A	08/05/2019		sub	SM 5310 C	0.5
Turbidity	<0.050 NTU	Pass	1.0 NTU	08/06/2019		blm	EPA 108.1	0.050
Zinc	<0.05 mg/L	Pass	5.0 mg/L	08/07/2019		blm	SM3111b	0.05

This sample was collected by a lab-authorized sampler.

296952-02	Sampled: 08/01/2019 09:15	Sampler: C J Conapitski	Source: Well 2 Crossroads Greenwich Township Berks County
Bacteria - Total Coliform	5.0 MPN/100mL	Fail	0 MPN/100mL 08/01/2019 14:24 meb SM9223 0
Bacteria - E. coli	0 MPN/100mL	Pass	0 MPN/100mL 08/01/2019 14:24 meb SM9223 0

This sample was collected by a lab-authorized sampler.

296952-03	Sampled: 08/01/2019 09:30	Sampler: C J Conapitski	Source: Well 2 Crossroads Greenwich Township Berks County
Bacteria - Total Coliform	0 MPN/100mL	Pass	0 MPN/100mL 08/01/2019 14:24 meb SM9223 0
Bacteria - E. coli	0 MPN/100mL	Pass	0 MPN/100mL 08/01/2019 14:24 meb SM9223 0



Report of Analysis

Mail to: Carlyle Gray Associates
1005 Halfway Drive
Myerstown PA 17067

Lab Number: 296952
Date Reported: 09/10/2019

Analyte	Result	Pass/Fail	Maximum Contaminant Level	Analysis		Analyst	Method	Reporting Limit
				Date	Time			
This sample was collected by a lab-authorized sampler.								
296952-04 Sampled: 08/01/2019 09:45 Sampler: C J Conapitski Source: Well 2 Crossroads Greenwich Township Berks County								
Bacteria - Total Coliform	2.2 MPN/100mL	Fail	0 MPN/100mL	08/01/2019	14:24	meb	SM9223	0
Bacteria - E.coli	0 MPN/100mL	Pass	0 MPN/100mL	08/01/2019	14:24	meb	SM9223	0

This sample was collected by a lab-authorized sampler.

1. Analysis subcontracted to lab #38-003
2. Analysis subcontracted to lab #38-001
3. This parameter is not covered under PADEP accreditation. See www.puretest.com for current accreditation.
4. Analysis subcontracted to lab #38-003
5. Analysis subcontracted to lab #38-0037
6. Analysis subcontracted to lab #38-0037



The Maximum Contaminant Level (MCL) is the maximum permissible level of a contaminant in water per the SDWA. Some parameters have no established MCL.
Pure-Test is certified #38-00338 by the Pennsylvania Department of Environmental Protection, #345 by the Maryland Department of the Environment.

MDE

Report Approved By:

Andrew T Heist, Lab Technician

APPENDIX C
MPA Testing Results (PADEP Laboratory)

Appendix C



Date of Issue: 08/21/2019 04:01:16

DEP Bureau of Laboratories - Harrisburg
P.O. Box 1467
2575 Interstate Drive
Harrisburg, PA 17105-1467

Contact Phone Number: (717) 346-7200

NELAP - accredited by
NJ DEP - Laboratory Number: PA059
PA DEP LAP - DEP Lab ID: 22-00223

Sample ID: 1342 256 Date Collected: 08/01/2019 09:57:00 AM Analytical Report For
Water Supply Management Lab Sample ID: B2019030191 Status: Completed

Name of Sample Collector: Derrick Hevise
Date Received: 08/02/2019

County: NOT INDICATED
Municipality: NOT INDICATED

State:

Location: NOT INDICATED
Reason: Routine Sampling
Project: NOT INDICATED
Standard Analysis: B104
Matrix: Water

Stream Condition:

Test Codes / CAS # - Description	Reported Results	Date And Time Analyzed	Approved by	Test Method
SW1P1 Surface Water Identification Procedure- Brief*		08/02/2019 02:00 PM	PASHENFELD	EPA 9-019-29
** Comment ** Results are in Gardlab.mdb				

The results of the analyses provided in this laboratory report relate only to the sample(s) identified therein. Unless otherwise noted, the results presented on this laboratory report meet all requirements of the 2009 TRL standard. Sample was in acceptable condition when received by the Laboratory. Any exceptions are noted in the report.

* denotes tests that the laboratory is not accredited for

J - indicates an estimated value, reported between Reporting Limit (RL) and Minimum Detection Limit (MDL)

Taru Upadhyay, Technical Director, Bureau of Laboratories

Sample ID: 1342266	Analytical Report For Water Supply Management	Date Collected: 08/11/2019 09:57:00 AM	Lab Sample ID: B2019050191	Status: Completed
--------------------	--	--	----------------------------	-------------------

SURFACE WATER IDENTIFICATION REPORT

17-Oct-19

Public Water Supply: CROSSROADS X WAREHOUSE

ID:

Source: NEW WELL

Sample Number:

1342256

Collected by: D.HAVICE

Collection Date:

8/1/2019

Received: 8/2/2019

Gallons Collected: 1245 Total Sediment Vol: 0.1 Chlorine:

Rotifers	A
Crustaceans	A
Insect / Insect Parts	A
Diatoms (Living)	A
Algae (Surface)	A
Coccidian Oocysts	A
Cellular Plant Debris	A
Giardia	A
Other	A
Risk	

Comments:

FILTER - BROWN

Analyzed By: PA

Date:

8/2/2019

MPA Classification and Quantification of Particulates

Name CROSSROADS X WAREHOUSE
 Address NEW WELL
 Analyst PA

Date: 8/1/19
 Sample #: 1342-256

<i>Primary Particulates</i>	Slide #					Total	#/100 Gal.	Risk Factor
Giardia	1	2	3	4	5	0	0	0
Coccidia	0					0	0	0
Diatoms	0					0	0	0
Other Algae	0					0	0	0
Insects/crustacea	0					0	0	0
Rotifers	0					0	0	0
Plant Debris	0					0	0	0

Total 0

Risk Factor: Low



Medium



High



<i>Secondary Particulates</i>	Slide #					Total	#/100 Gal.	Risk Factor
Large Amorphous Debris	1	2	3	4	5			
Fine Amorphous Debris								
Minerals								
Plant Pollen								
Nematodes								
Ciliates/Flagellates								

Total:

Risk Factor: Low



Medium



High





Date of Issue: 08/21/2019 04:02:53

DEP Bureau of Laboratories - Harrisburg
P.O. Box 1467
2575 Interstate Drive
Harrisburg, PA 17105-1467

Contact Phone Number: (717) 346-7200

NELAP - accredited by
NJ DEP - Laboratory Number: PA059
PA DEP LAP - DEP Lab ID: 22-00223

Analytical Report For
Water Supply Management
Sample ID: 1342 257 Date Collected: 08/01/2019 10:01:00 AM Lab Sample ID: 12013019184

Status: Completed

Name of Sample Collector: Derrick Hawke
Date Received: 08/02/2019

County: NOT INDICATED
Municipality: NOT INDICATED

State:

Location: NOT INDICATED
Reason: Raw Source
Project: NOT INDICATED
Standard Analysis: 167
Matrix: Water

Stream Condition:

Test Codes / CAS # - Description	Reported Results	Date And Time Analyzed	Approved by	Test Method
00410 ALKALINITY AS CaCO ₃ @ pH 4.5	58.8 mg/L	08/02/2019 02:08 PM	MTUZJNSKI	SW 2320B
00403 pH, Lab (Electrometric)	7.5 pH units	08/02/2019 02:08 PM	MTUZJNSKI	SW 4500-H-B
** Comment ** Holding Time Exceeded				
00035 SPECIFIC CONDUCTIVITY @ 25.0 C	271.00 umhos/cm	08/06/2019 02:04 PM	MTUZJNSKI	SW 2510B
00403 Temperature at which pH is measured	20.87 C	08/02/2019 02:08 PM	MTUZJNSKI	SM 4500-H+B
70300U TOTAL DISSOLVED SOLIDS @ 180C BY USGS-1-1753	200 mg/L	08/02/2019 11:32 AM	DEVBARRY	USGS 1-1750
00620A Total Nitrate Nitrogen-Colormetric	9.22 mg/L	08/02/2019 11:14 AM	TREAR	EPA 353.2

**Analytical Report For
Water Supply Management**

Sample ID: 1342 257

Date Collected: 08/01/2019 10:01:00 AM

Lab Sample ID: 1201907184

Status: Complete

Test Codes / CAS # - Description	Reported Results	Date And Time Analyzed	Approved by	Test Method
00615A Total Nitrite Nitrogen-Colometric	<0.1 mg/L (U)	08/02/2019 09:49 AM	TBEAR	EPA 353.2
00500 TOTAL SOLIDS	218 mg/L	08/02/2019 03:27 PM	LWILKINSON	USGS 1-3750
82079A TURBIDITY, NEPHELOMETRIC	0.45 NTU	08/02/2019 11:29 AM	JANBARRY	EPA 180.1

The results of the analyses provided in this laboratory report relate only to the sample(s) identified herein. Unless otherwise noted, the results presented on this laboratory report meet all requirements of the 2009 TNI standard. Sample was in acceptable condition when received by the Laboratory. Any exceptions are noted in the report.

* denotes tests that the laboratory is not accredited for

J - Indicates an estimated value, reported between Reporting Limit (RL) and Minimum Detection Limit (MDL)

Taru Upadhyay, Technical Director, Bureau of Laboratories

Section 9
COMPONENT 4A



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

JVI, LLC. Krumsville Warehouse

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 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 type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input 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 type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input 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: _____

Title: _____

Signature: _____

Date: _____

Name of Municipal Planning Agency: _____

Address _____

Telephone Number: _____

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.

Section 10
COMPONENT 4B

**INSTRUCTIONS FOR COMPLETING COMPONENT 4B
COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)**

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

SEWAGE FACILITIES PLANNING MODULE COMPONENT 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

JVI, LLC. Krumsville Warehouse

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 _____
 Agency name _____
3. 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 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 type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency _____ |
| <input 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 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?
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?
If yes, describe impacts _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance?
If no, describe inconsistencies _____ |

SECTION C. AGENCY REVIEW (continued)

- Yes No
- ☐ ☐ 11. Have all applicable zoning approvals been obtained?
- ☐ ☐ 12. Is there a county or areawide subdivision and land development ordinance?
- ☐ ☐ 13. Does this proposal meet the requirements of the ordinance?
If no, describe which requirements are not met _____
- ☐ ☐ 14. Is this proposal consistent with the municipal Official Sewage Facilities Plan?
If no, describe inconsistency _____
- ☐ ☐ 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. Does the county have a stormwater management plan as required by the Stormwater Management Act?
☐ ☐ 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: _____
Title: _____
Signature: _____
Date: _____
Name of County or Areawide Planning Agency: _____
Address: _____
Telephone Number: _____

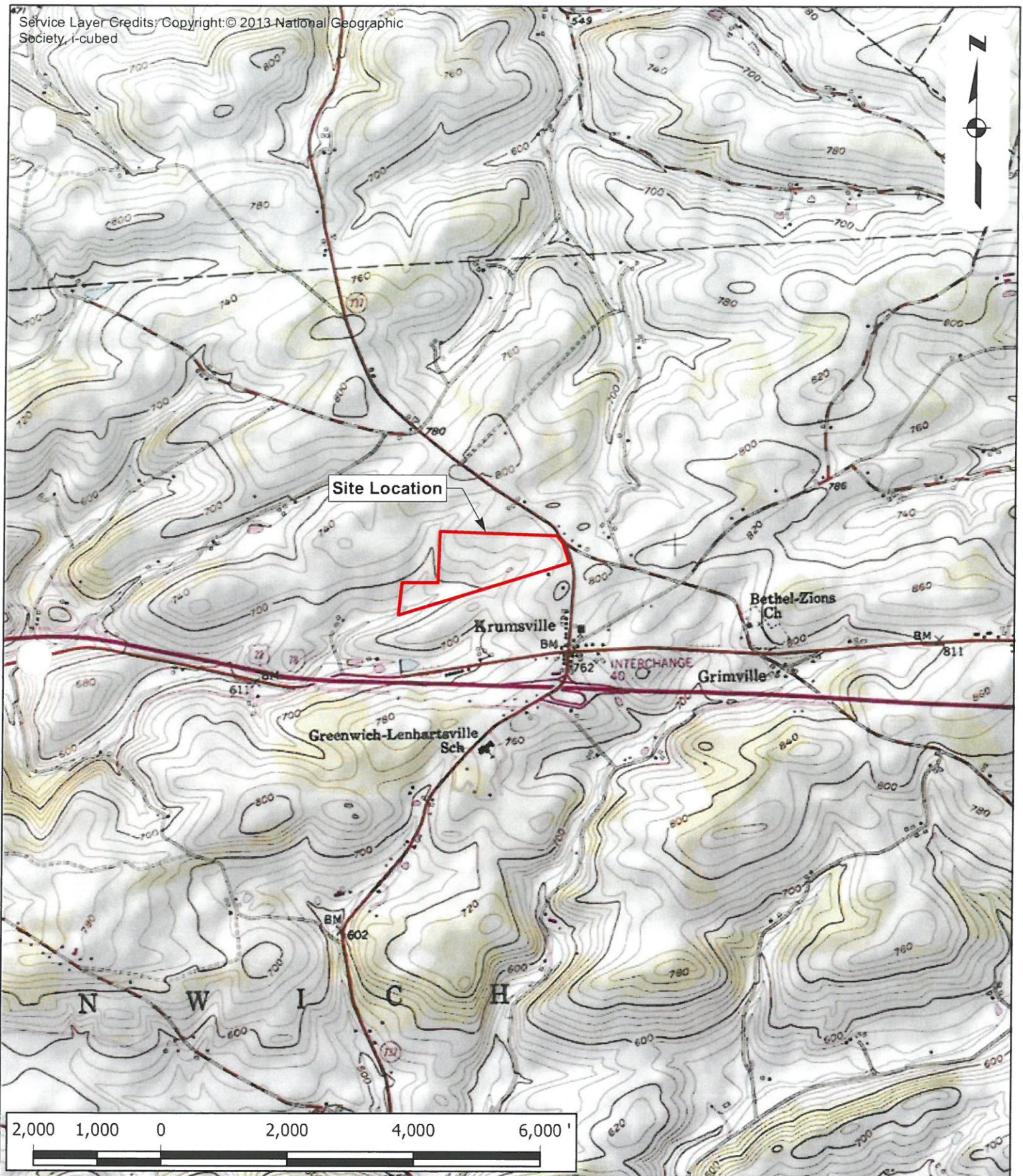
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

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.

Section 11
LOCATION MAP



USGS LOCATION MAP

JVI WAREHOUSE

GREENWICH TOWNSHIP, BERKS COUNTY, PENNSYLVANIA
(KUTZTOWN QUAD)

PROJECT - 2023-0213 JVI Warehouse

DATE - 04/17/2023

SCALE - 1" = 2,000'

DRAWN - JZAJAC

FILE - JVI USGS Location Map.mxd

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570-278-3100

Section 12

PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI)

CORRESPONDENCE

1. PROJECT INFORMATION

Project Name: **JVI Warehouse Wastewater Treatment Plant**

Date of Review: **3/23/2023 10:05:35 AM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **42.16 acres**

County(s): **Berks**

Township/Municipality(s): **GREENWICH TOWNSHIP**

ZIP Code:

Quadrangle Name(s): **KUTZTOWN**

Watersheds HUC 8: **Schuylkill**

Watersheds HUC 12: **Upper Maiden Creek**

Decimal Degrees: **40.582814, -75.802182**

Degrees Minutes Seconds: **40° 34' 58.1303" N, 75° 48' 7.8536" W**

2. SEARCH RESULTS

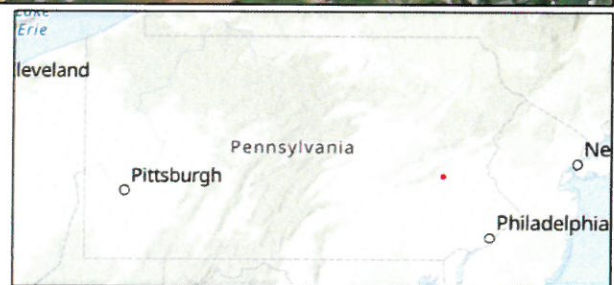
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

JVI Warehouse Wastewater Treatment Plant

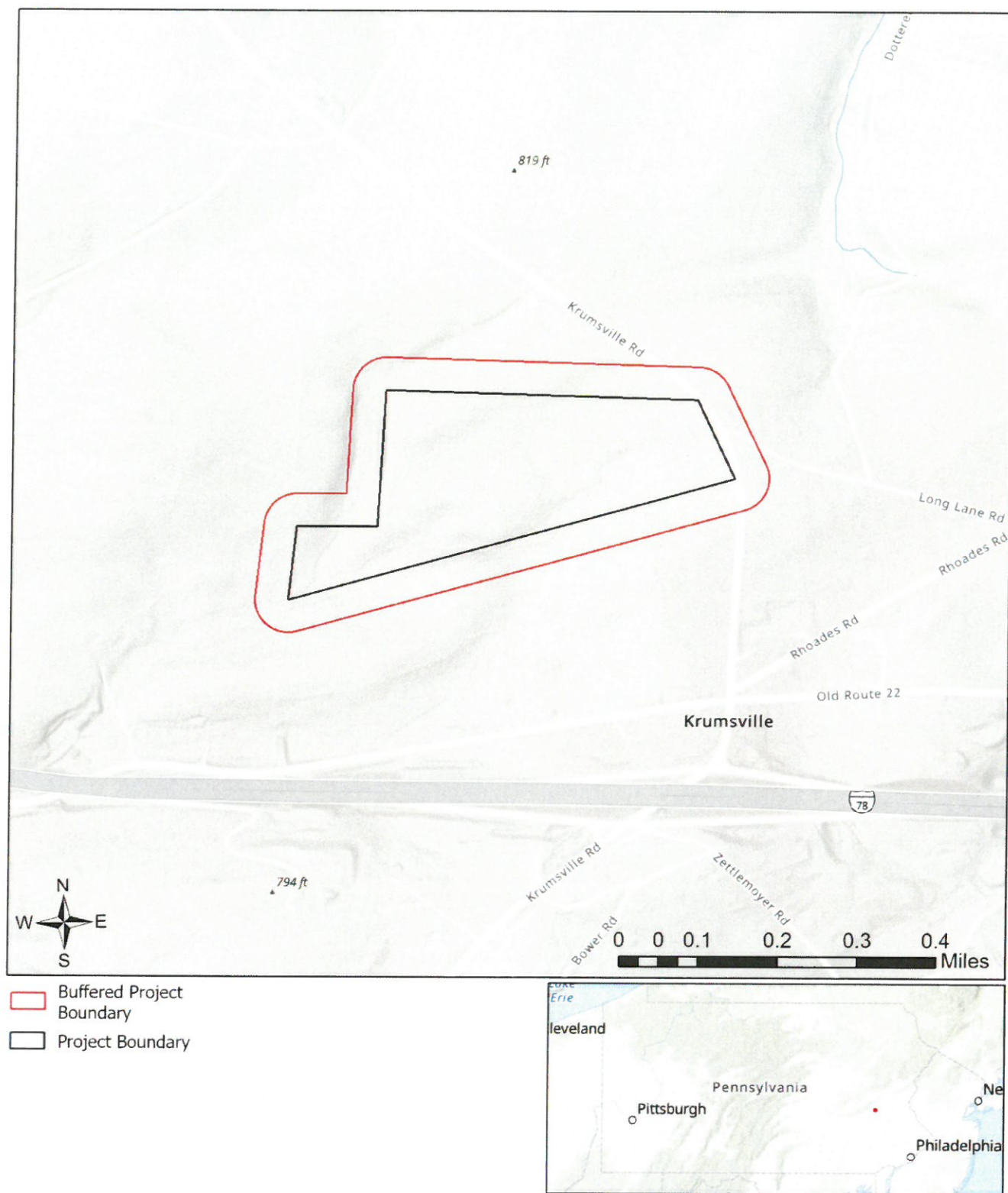


- Buffered Project Boundary
- Project Boundary



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

JVI Warehouse Wastewater Treatment Plant



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

RESPONSE TO QUESTION(S) ASKED

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

Your answer is: The entire project and associated discharge, plus a 300-foot buffer around the project area, all occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, railroad bed, maintained lawn, or crop agriculture field.

Q2: 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: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q3: 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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Corey Rilk
Company/Business Name: JHA Companies
Address: 466 South Main Street
City, State, Zip: Montrose, PA 18801
Phone: (570) 204-0138 Fax: ()
Email: crilk@jhacompanies.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.

Corey Rilk
applicant/project proponent signature

3/24/2023
date

Section 13

**PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION (PHMC)
CORRESPONDENCE**



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

September 19, 2019

James A. Vozar
JVI, LLC
1265 Miller Road
Wind Gap, PA 18091

RE: ER 2008-1053-011-E – COE: Krumsville Warehouse Facility, Greenwich Township, Berks County

Dear Mr. Vozar:

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

Based on the updated site plan you provided showing the Archaeological Permit Area for this project, in our opinion, the project as proposed will have no effect on significant archaeological resources.

As per our previous review, this project will also have no effect on significant above ground historic resources.

In our opinion, project activities may proceed as planned.

If you have any questions or comments concerning our review, please contact Mark Shaffer at mshaffer@pa.gov or (717) 783-9900.

Sincerely,

Douglas C. McLearen, Chief
Division of Environmental Review

Section 14
PUBLIC NOTIFICATION

PUBLIC NOTIFICATION

In accordance with Pennsylvania Department of Environmental Protection regulations, Section 71.53(d)(6) of PA Code, Title 25, Act 537, Greenwich Township is accepting comments for the next thirty (30) days on the proposed adoption of a PA DEP Sewage Facilities Planning Module that will revise the Greenwich Township Act 537 Official Sewage Facilities Plan.

Notice is hereby given that an application to the Pennsylvania Department of Environmental Protection for the approval of a revision to the Greenwich Township Act 537 Plan has been prepared by JHA Companies, on behalf of JVI, LLC. for the proposed JVI, LLC. Krumsville Warehouse commercial subdivision.

The proposed commercial development is located on Krumsville Road (Route 737), directly west across from the intersection of Route 737 and Long Lane Road, in Greenwich Township, Berks County, PA. The proposed commercial development includes one existing tax parcel identified as 45544603019058, totaling in 44.3 acres. The proposed development will consist of a warehouse/distribution center, truck courts, employee parking areas, trailer storage areas, site utilities, landscaping amenities, a storm water collection, conveyance, and management system, and other site improvements. Sanitary sewer service will be provided by a proposed wastewater treatment facility.

The area of the proposed commercial development is approximately 20.7 acres.

The proposed method of sewage disposal is through a proposed wastewater treatment facility discharging treated effluent to an unnamed tributary 63888 to Maiden Creek, passing through the southern part of the property.

The purpose of this notification is to inform the public the following:

- This project involves a different land use pattern than established in the Municipal Official Sewage Plan.
- This project is not served by public sanitary sewers, so it proposes the construction of an on-site wastewater treatment plant that will discharge treated effluent to an unnamed tributary 63888 to Maiden Creek.
- A Pennsylvania Natural Diversity Inventory (PNDI) database search was performed which did not identify any potential impacts. A copy of the PNDI correspondence is included in the planning module and is available for public review.
- A Cultural Resource Notice was submitted to the Pennsylvania Historical and Museum Commission (PHMC). The PHMC review determined that the project will have no effect on historical properties. A copy of the PHMC correspondence is included in the planning module and is available for public review.

There is a thirty-day period during which the Sewage Facilities Planning Module and Land Development Plans are available to be viewed at the Greenwich Township Building, at 775 Old Route 22, Lenhartsville, PA 19534 between the regular hours of operation. The review period shall extend until the close of business on the thirtieth day after the date of this public notice. Written comments on the proposed PA DEP Sewage Facilities Module may be submitted to Ms. Diane Hollenbach, Township Administrator Secretary/Treasurer, at the above address.

Section 15

LONG TERM OPERATIONS AND MAINTENANCE PLAN

Section O: Long Term Operations and Maintenance Plan

The client will create an Operations and Maintenance Manual along with Standard Operating Procedures during the design phase of the treatment facility project. The client will also hire a certified operator to operate and maintain the treatment facility.

Section 16
PLANS
