

NPPC ALLENTOWN PA FACILITY NEW MUNICIPAL WATER SERVICE
MAJOR PLAN 2023-105
ATTACHMENTS

- 1. Memorandum**
- 2. Site Plan**
- 3. Acceptance Review dated September 28, 2023**
- 4. Township Engineer Review dated October 12, 2023**
- 5. Township Water & Sewer Engineer Review dated October 9, 2023**
- 6. Township Geotechnical Consultant Review dated October 13, 2023**
- 7. Public Works Department Review dated October 16, 2023**
- 8. Community Development Department Review dated October 12, 2023**
- 9. Zoning Officer Review dated October 16, 2023**
- 10. Fire Marshal Review dated October 3, 2023**
- 11. Applicant's Correspondence:**
 - A. Project Narrative dated September 21, 2023**
 - B. Waiver Request Letter dated September 21, 2023**

TO: PLANNING COMMISSION
FROM: GREGG ADAMS, PLANNER
**SUBJECT: NPPC ALLENTOWN PA FACILITY NEW MUNICIPAL WATER SERVICE
 MAJOR PLAN 2023-105
REQUEST FOR PRELIMINARY/FINAL PLAN REVIEW**
DATE: OCTOBER 13, 2023
**COPIES: BOARD OF COMMISSIONERS, T. PETRUCCI, D. MANHARDT,
 L. HARRIER, J. ZATOR, ESQ., J. ALDERFER, ESQ, A. TALLARIDA,
 S. PIDCOCK, APPLICANT, SUB. FILE 2023-105**

LOCATION AND INTENT:

An application to develop the property located at 2050 Pope Road. The plan proposes the construction of an approximately 4,400 linear foot water line within the right-of-way of Huckleberry Road from Wehr Mill Road to and onto 2050 Pope Road, as well as an associated 40,000 gallon water tank and 832 square foot mechanical building on 2050 Pope Road. The property is to be served by public water and private septic and is zoned Industrial Commercial-1 (Special Height Limitation) IC-1. Nestle Purina PetCare is the owner and applicant.

PREVIOUS TOWNSHIP CONSIDERATION:

At their April 15, 2021 meeting, the Planning Commission recommended preliminary/final plan approval to Nestle Wastewater Treatment Upgrade Major Plan 2021-102. The plan proposed the construction of a 21,921 square foot wastewater treatment building on the current site of Waste Disposal Facility Holding Basin 1B, as well as ancillary tanks and piping, on approximately 4 acres of the 114.6-acre tract. The plan has not yet been reviewed by the Board of Commissioners for approval, as there have been unforeseen stormwater management issues to work through.

At their December 20, 2017 meeting, the Board of Commissioners, through Resolution 2017-64, approved Nestle Permit 4 Application (2018 Expansion) Major Plan 2017-103, which proposed the modification of the Employee Parking Lot previously approved under Major Subdivision #2016-103, an addition to the meat batching building and an expansion of Infiltration Basin C, an addition to the warehouse building, a new administration building, an addition to the utility building, an addition to the canning operations building, an addition to the meat unloading building, and the installation of a water line.

Additionally, improvements to the Huckleberry Road Storm Sewer with proposed concurrently with the above project, as part of Huckleberry Road Storm Sewer Improvements Project 2017-409.

Additionally, temporary offices were permitted concurrently with the above project, as part of Nestle Purina Temporary Offices Project 2017-408.

Additionally, a new employee parking lot was permitted concurrently with the above project, as part of Nestle Purina New Employee Parking Project 2017-407.

On August 3, 2016, the Board of Commissioners approved Resolution 2016-55 approving Major

Subdivision #2016-103 Nestle Purina PetCare, an application proposing the construction of a warehouse addition; construction of two tractor trailer parking areas; modification of an existing employee parking lot; construction of a stormwater management basin; modification of an existing detention basin; installation of a new well; and additional soil amendment to two areas; all to occur on approximately 16 acres of the 114.6-acre parcel.

On December 16, 2015 the Board of Commissioners conditionally waived the land development review requirement as it applied a project to construct three building additions totaling 6,590 ft² to its 500,045 ft², including: Expansion of the Can Plant process area by approximately 4,640 ft²; A “Hydroflex” addition of approximately 1,600 ft²; A 350 ft² addition to the “Ammonia Room”; and Relocation of the fuel storage tanks (Township File No. 2015-703).

On July 15, 2015 the Board of Commissioners conditionally waived the land development review requirement as it applied to a project to raze a portion of an existing utilities building and construct an addition of approximately 1,800± square feet to be used as the new Primary Waste Water Treatment Plant Facility and to re-route utility lines (Township File No. 2015-702)

On October 19, 2011 the Board of Commissioners conditionally waived the land development review requirement as it applied to additions totaling 25,245 square foot to the Dry Plant (21,511 ft² for 2011 and 3,734 ft² future addition) (Township File No. 2011-701 (Formerly 2011-901)).

On March 3, 2010 the Board of Commissioners waived the land development review requirement for two additions to the main production building and the office addition to the warehouse building as shown on the Proposed 2010 Building Projects Plan (Township File No. 2010-701 (Formerly 2010-901)).

On November 19, 2003 the Board of Commissioners approved Resolution 2003-54 waiving the land development review requirement for a 1,500 square foot building addition to the plant (Township File No. 2003-702).

On June 20, 2001 the Board of Commissioners waived the land development review requirement for building renovations to increase the building’s height and to construct a 72 square foot addition (Township File No. 2001-705).

On June 21, 2000 the Board of Commissioners waived the land development review requirement for a building addition to enclose the rail and truck receiving area. Friskies did contribute \$2,000 towards the radius improvement at the Pope Road / Route 309 intersection.

On September 1, 1999 the Board of Commissioners waived the land development review requirement to demolish a 16,815 square foot wing for the construction of a 16,000 square foot bio-filter building to address odor issues.

On April 16, 1997 the Board of Commissioners waived the land development review requirement to construct a 1,219 square foot addition and a 450 square foot canopy. No additional impervious surface was created.

On June 21, 1995 the Board of Commissioners approved Resolution No. 95-30 for a 2,142 square foot addition to the Process Building (Township File No. 1995-105).

On January 14, 1992 the Board of Commissioners approved Resolution No. 92-13 for a 4,580 square foot addition to the Pet Research Kennel Building (Township File No. 1991-111).

Zoning Appeals

In May, 2002 the Zoning Hearing Board granted a Special Exception for the creation of 19,700 square feet of additional impervious (asphalt) surfaces for a parking lot near the water tower and for above ground storage near the waste treatment plant (Appeal Docket A-18-2002).

In November, 2002 the Zoning Hearing Board granted a Special Exception for the creation of 82,000 square feet of additional impervious (asphalt) surface for truck trailer stacking (Appeal Docket A-63-2002).

On January 6, 2000 the Zoning Hearing Board granted a Special Exception for the creation of additional impervious surface for asphalt parking as a result of discussion and deliberation of Appeal Docket A-51-1999.

In 1995, the Zoning Hearing Board granted a Special Exception for the creation of 940 additional square feet of impervious surface for picnic table pads and dock entrance asphalt parking as a result of discussion and deliberation of Appeal Docket A-2-1995.

In 1991, the Zoning Hearing Board granted a temporary use approval for a construction trailer (Appeal Docket A-9-1991).

In November 1988, the Zoning Hearing Board granted a Special Exception for the creation of 750 additional square feet of impervious surface (concrete pad) for stabilizing a loading dock (Appeal Docket A-122-88).

In October 1988, the Zoning Hearing Board granted a Special Exception for the creation of 896 additional square feet of impervious surface for the construction of a salt storage facility (Appeal Docket A-106-88).

In September 1988, the Zoning Hearing Board granted a Special Exception for the creation of additional 30,600 square feet of impervious surface for additions to the warehouse building and a variance for a temporary substandard parking lot and roadways (Appeal Dockets A-96-88 and A-97-88).

In February 1983, the Zoning Hearing Board granted a variance to the parking requirements for the construction of a 23,000 square foot building addition to the wet plant facility (Appeal Docket A-7-1983).

In April 1977, the Zoning Hearing Board denied a request to replace non-conforming signage (Appeal Docket A-6-1977).

In May 1976, the Zoning Hearing Board granted a height variance for the construction of a dry food manufacturing plant facility (Appeal Docket A-23-1976) and a setback variance to expand the wastewater treatment facility (Appeal Docket A-9-76).

In 1973, the Zoning Hearing Board granted special exception approval and a setback variance to expand the wastewater treatment facility. (Appeal Docket A-34-1973).

In March 1972, the Zoning Hearing Board granted special exception approval to construct a 300' x 175' truck warehouse with 17 loading docks, parking, and a rail spur extension. Also, the Zoning Hearing Board granted special exception approval to Alpo's then Master Plan. ***Its approval was subject to the Planning Commission's recommendation. (Appeal Docket A-6-1972).***

REVIEWING AGENCIES COMMENTS:

- A. **Township Engineer** – The comments of the Township Engineer are contained in Mr. Anthony Tallarida’s review dated October 12, 2023. Mr. Tallarida is not recommending engineering approval at this time. His comments pertain to waiver and deferral commentary, plan detail, and outside agency approvals.
- B. **Township Water & Sewer Engineer** – The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard’s review dated October 9, 2023. His comments pertain to plan detail.
- C. **Township Geotechnical Consultant** – The comments of the Geotechnical Consultant are contained in Mr. Chris Taylor’s review dated October 13, 2023. His comments pertain to plan detail.
- D. **Public Works Department** – The comments from the Public Works Department are contained in Mr. Herb Bender’s review dated October 16, 2023. His comments pertain to plan detail and road restoration.
- E. **Public Safety Committee** – The Public Safety Commission is scheduled to review the plan at its November 6, 2023 meeting.
- F. **Landscape and Shade Tree Commission** – The Landscape and Shade Tree Commission is scheduled to review the plan at its October 23, 2023 meeting.
- G. **Parks and Recreation Board** – The Park and Recreation Board is scheduled to review the plan at its November 13, 2023 meeting.
- H. **Lehigh Valley Planning Commission** – The Lehigh Valley Planning Commission’s comments are contained Ms. Bambi Griffin Rivera’s review dated September 29, 2023. Her comments pertain to steep slopes, woodlands, riparian buffer, and karst geology.
- I. **Lehigh County Conservation District** – The comments of the Lehigh County Conservation District have not been received at the time of this writing.
- J. **Pennsylvania Department of Environmental Protection** – If deemed to be necessary, the applicant is to obtain approvals from the PA Department of Environmental Protection for NPDES Permits.
- K. **LANTA** – The comments of LANTA have not been received at the time of this writing.
- L. **Community Development Department** – The Department issued a submission receipt dated September 25, 2023 confirming that the application meets the submission requirements of the Subdivision and Land Development Regulations. The Department’s technical review is dated October 12, 2023 and provides comment pertaining open space, water and sewer issues, sidewalk and curbing policy, MS4, plan detail, waiver and deferral commentary, and Official Map and Comprehensive Plan consistency.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Should the Planning Commission find the plans sufficient to advance them to the Board of Commissioners we would recommend the applicant comply with the following conditions:

1. That the applicant shall execute subdivision improvement, security, maintenance and indemnification agreements acceptable to the Township and its Solicitor, that sufficient security in a form acceptable to the Township be posted, that such security shall be available for draws/presentation no further than 60 miles from the Township's office, and evidence of insurance coverage in an amount satisfactory to the Township in its sole discretion shall be provided prior to the plan being recorded.
2. That the applicant address to the satisfaction of the Township Engineer, the comments of Mr. Anthony Tallarida, as contained in his review dated October 12, 2023. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
3. That the applicant address to the satisfaction of the Township Water & Sewer Engineer, the comments of Mr. Jason Newhard, as contained in his review dated October 9, 2023. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
4. That the applicant address to the satisfaction of the Township Geotechnical Consultant, the comments of Mr. Chris Taylor, as contained in his review dated October 13, 2023. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
5. That the applicant address to the satisfaction of the Community Development Department, the comments of Mr. Gregg Adams, as contained in his review dated October 12, 2023.
6. That the applicant address to the satisfaction of the Zoning Officer, the comments of Ms. Laura Harrier, as contained in her forthcoming review.
7. That the applicant address to the satisfaction of the Public Works Department, the comments of Mr. Herb Bender, as contained in his forthcoming review. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
8. That the applicant complies with the forthcoming recommendation of the Public Safety Commission. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
9. That the applicant complies with the forthcoming recommendation of the Parks and Recreation Board. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed. Payment of any Open Space Fee shall be tendered prior to plan recording.
10. That the applicant complies with the forthcoming recommendation of the Landscape and Shade Tree Commission. The Applicant shall provide to the Community Development

Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.

11. That the applicant addresses all issues and obtains all approvals deemed necessary by the South Whitehall Township Board of Commissioners in so far as matters pertaining to the Township's water and sewer service are concerned. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed, including, but not limited to:
 - a) whether water and sewer allocation and tapping fees are required and, if required, the amount each fee will be. Unless otherwise agreed to by the Board of Commissioners, payment of Allocation Fees shall be tendered prior to plan recording. Unless otherwise agreed to by the Board of Commissioners, payment of Tapping Fees shall be tendered prior to Building Permit issuance.
 - b) whether a fair-share contribution will be required and, if required, the amount of the contribution. Unless otherwise agreed to by the Board of Commissioners, payment of any Fair Share Contribution shall be tendered prior to plan recording.
12. If deemed to be necessary, the applicant obtains a favorable review of the drainage plan from the Lehigh Valley Planning Commission prior to the plan being presented to the South Whitehall Township Board of Commissioners. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
13. That the applicant obtains a letter from the Lehigh County Conservation District approving the Soil Erosion and Sedimentation Control Plan or the NPDES Permit application pursuant to Section 312-39(e) of the Subdivision and Land Development Ordinance.
14. If deemed to be necessary, the applicant obtains a letter from the Pennsylvania Department of Environmental Protection approving a sewage facilities planning module or an exemption thereto. The Applicant shall provide to the Community Development Department written confirmation from the appropriate reviewing agency that all applicable comments have been addressed.
15. That the applicant shall dedicate to the Township a utility easement of sufficient size in an area acceptable to the Township for accessing the water meter pit. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title shall be prepared by applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would affect the Township's use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, and a copy of the current deed for the property showing current ownership and recording information.
16. That the applicant shall dedicate a utility easement of sufficient size in an area acceptable to the Township for access and to perform maintenance on the 12" water line between the right-of-way of Huckleberry Road and the water meter pit. The dedication shall occur prior to the plan being recorded. The dedication shall be by Deed of Dedication in a form acceptable to the Township Solicitor, and an Opinion of Record Title shall be prepared by applicant's counsel indicating that the dedication is free and clear of liens and encumbrances that would

affect the Township’s use of said property. The applicant shall furnish to the Township Solicitor a description for the dedication that has been approved by the Township Engineer, and a copy of the current deed for the property showing current ownership and recording information.

17. That the Applicant shall agree, upon satisfactory completion of all water facilities shown on the plan as intended for dedication to the Township, to execute formal Bills of Sale for said facilities, so as to convey said facilities to the Township for nominal consideration.
18. That the Applicant shall pay for all costs to install and connect the curb boxes and to connect the water laterals to the residential dwellings located at 4095 Huckleberry Road (PIN 547766479165), 4108 Huckleberry Road (PIN 547766245339), 4113 Huckleberry Road (PIN 547766265937), 4137 Huckleberry Road (PIN 547766067890), 4174 Huckleberry Road (PIN 547756849282), 4167 Huckleberry Road (PIN 547756787669), 4187 Huckleberry Road (PIN 547756652989), 4188 Huckleberry Road (PIN 547756535653), 4193 Huckleberry Road (PIN 547756551881), 4205 Huckleberry Road (PIN 547756452754), 4210 Huckleberry Road (PIN 547756335546), 4221 Huckleberry Road (PIN 547756159621), and 4236 Huckleberry Road (PIN 547756126871). In the event any property owner does not wish to connect to the public water system, the property owner shall be solely responsible for paying the fees assessed by the Township for electing not to connect pursuant to Township regulations. The maintenance period for the installation of these water lines shall coincide with the maintenance periods for the overall project.
19. If deemed to be necessary, the applicant will be responsible for making necessary arrangements with the municipality and the public service company involved for streetlights as approved by the Board of Commissioners and shall further be responsible for providing utility easements for lighting standards and fixtures, in accordance with Section 312-41(a)(1)(A) of the Subdivision and Land Development Ordinance.
20. If deemed to be necessary, the applicant shall execute a Declaration of Covenants and Easement for Maintenance of Stormwater Management Facilities prepared by the Township Solicitor for the maintenance of the on-site stormwater management facilities.
21. That the plan be amended to include a note referencing the “State Highway Law” pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
22. That the applicant reconciles all open invoices for Township engineering and legal services prior to the plan being recorded.
23. That the plans are to be revised and deemed to be “clean” prior to them being presented to the Board of Commissioners.

Planning Commission deadline date to act on the plan:

November 20, 2023

Board of Commissioners deadline date to act on the plan:

December 20, 2023

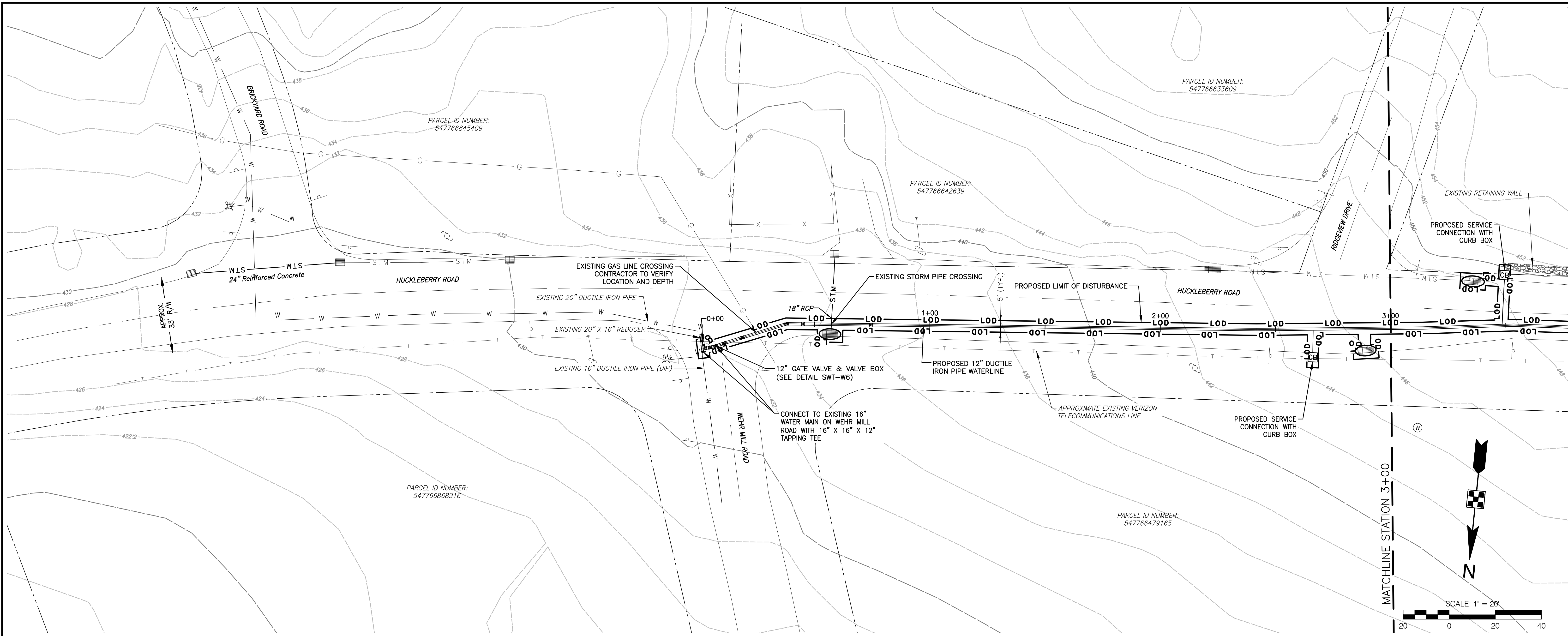


NPPC Allentown PA Facility New Municipal Water Service Major Plan 2023-105
Location Map

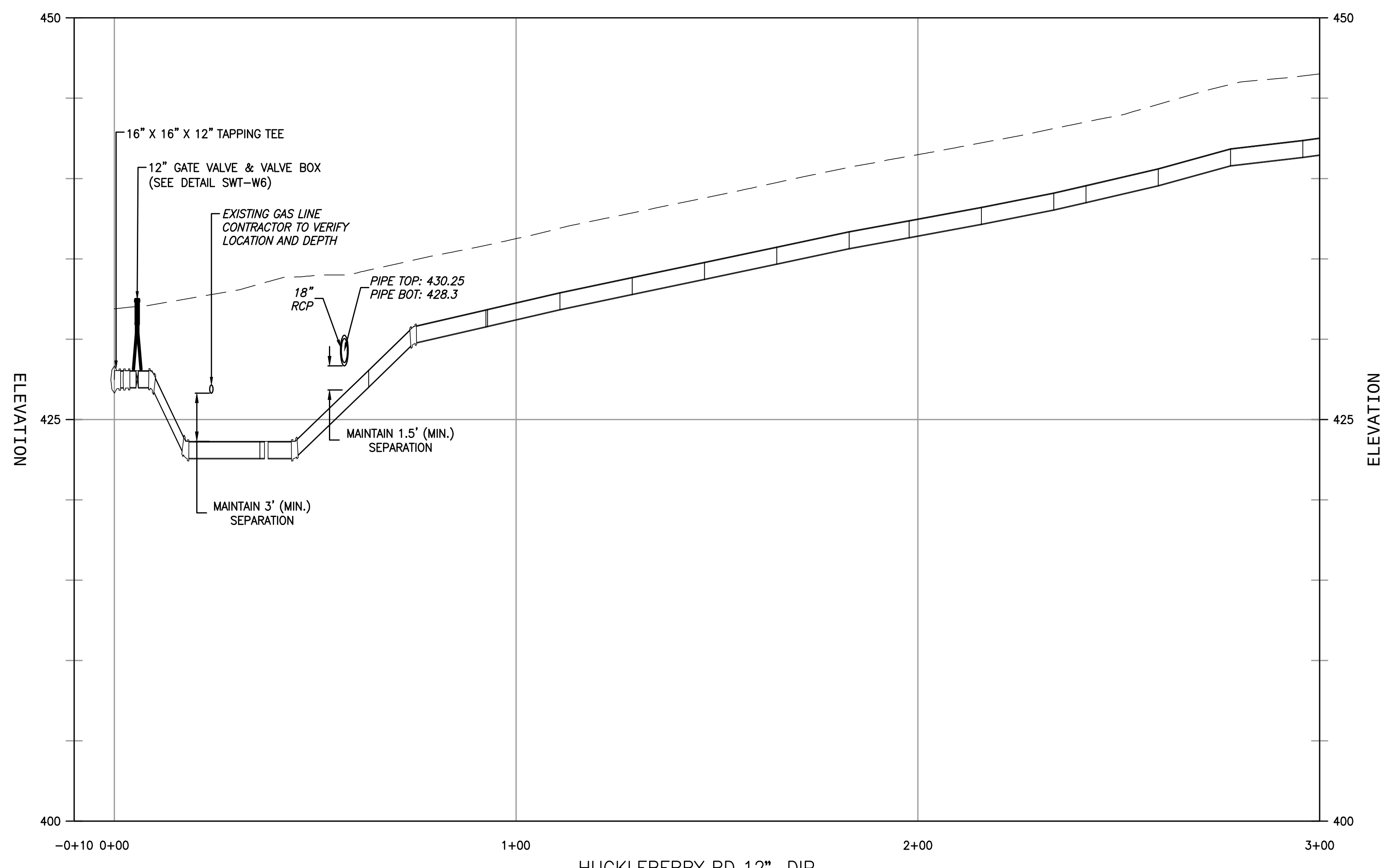
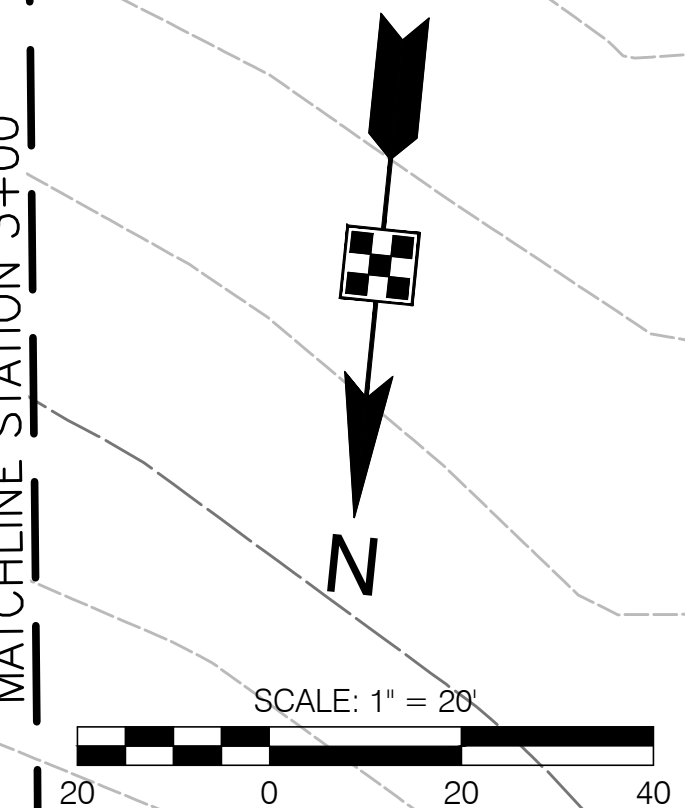


NPPC Allentown PA Facility New Municipal Water Service Major Plan 2023-105

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- LEGEND**
- PROPOSED LIMIT OF DISTURBANCE (5.54 ACRES)
 - PROPOSED LAYDOWN AREA
 - PROPOSED WATER SERVICE WITH CURB BOX
 - PROPOSED FENCE AT WATER METER STATION
 - PROPOSED TOWNSHIP EASEMENT
 - PROPOSED 12" COMPOST FILTER SOCK
 - PROPOSED STORM WATER INLET PROTECTION
 - PROPOSED SPOILS AREA LIMITS
 - PROPOSED STOCKPILE AREA LIMITS
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 - APPROXIMATE PROPERTY LINE
 - EXISTING SIGN
 - EXISTING FENCE
 - EXISTING GUIDERAIL
 - EXISTING NATURAL GAS LINE
 - ABANDONED NATURAL GAS PIPE
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 - EXISTING TELEPHONE/COMMUNICATIONS
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING STORM WATER PIPE
 - EXISTING SANITARY PIPE
 - EXISTING WATERLINE
 - EXISTING FIRE PROTECTION WATERLINE
 - EXISTING WATER SUPPLY WELL
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER INDICATOR VALVE
 - EXISTING ELECTRIC BOX
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POST
 - EXISTING MECHANICAL PUMP
 - EXISTING STORM INLET



HUCKLEBERRY RD 12" DIP
STATION: -0+10.00 TO 3+00.00
SCALE: 1"=20' HORIZ.
1"=5' VERT.

LAYDOWN AREA:	SQUARE FEET:	ACRES:
A	6,233	0.14309
B	5,078	0.11657
C	4,219	0.09685
D	2,501	0.05741
E	14,496	0.33278
TOTAL:	32,527	0.7467

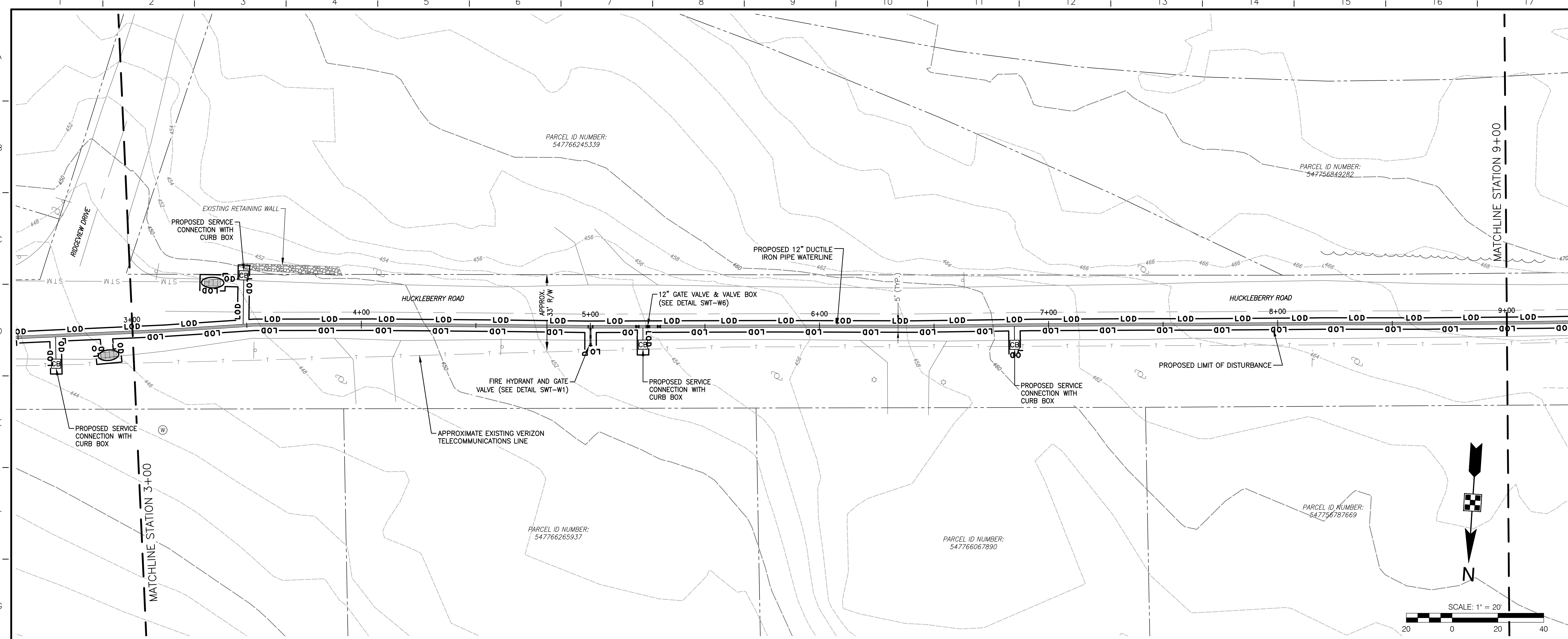
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NEW MUNICIPAL WATER SERVICE
NPPC ALLENTOWN, PA FACILITY
60% DESIGN REVIEW SUBMITTAL
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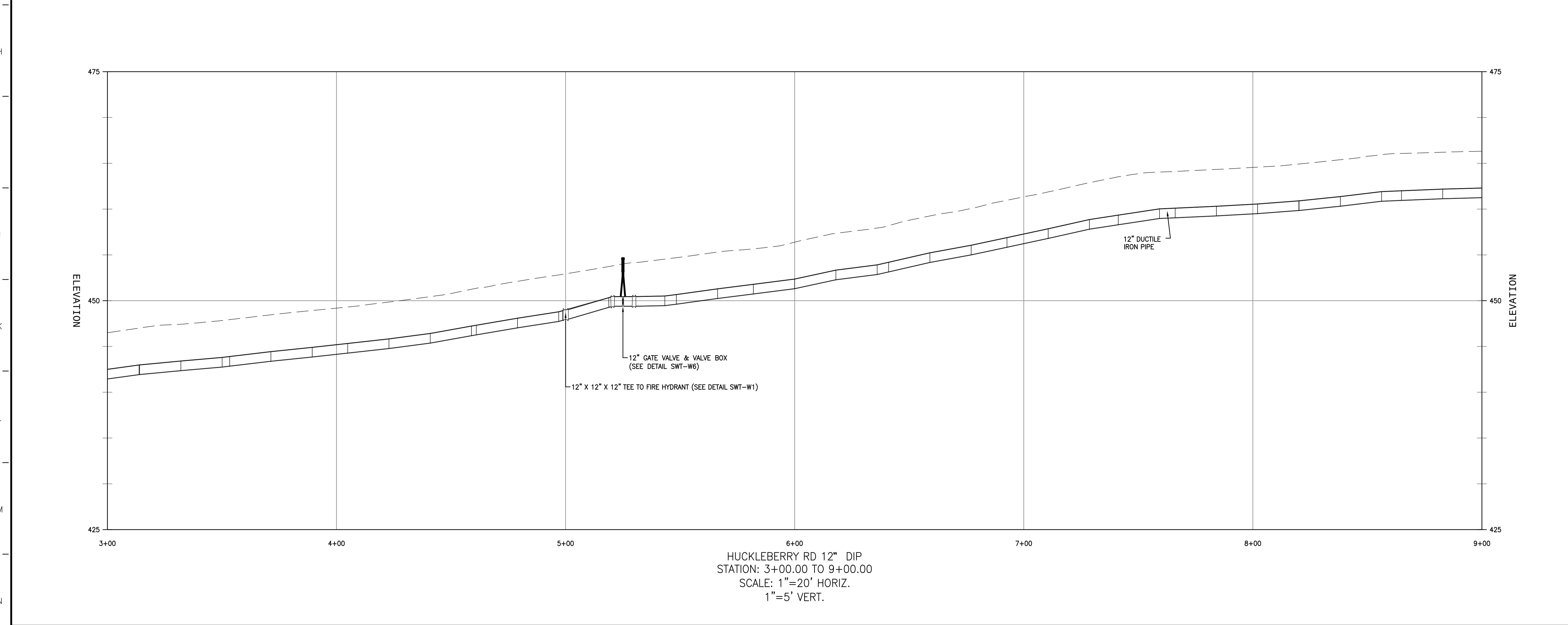
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LEGEND

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- PROPOSED FENCE AT WATER METER STATION
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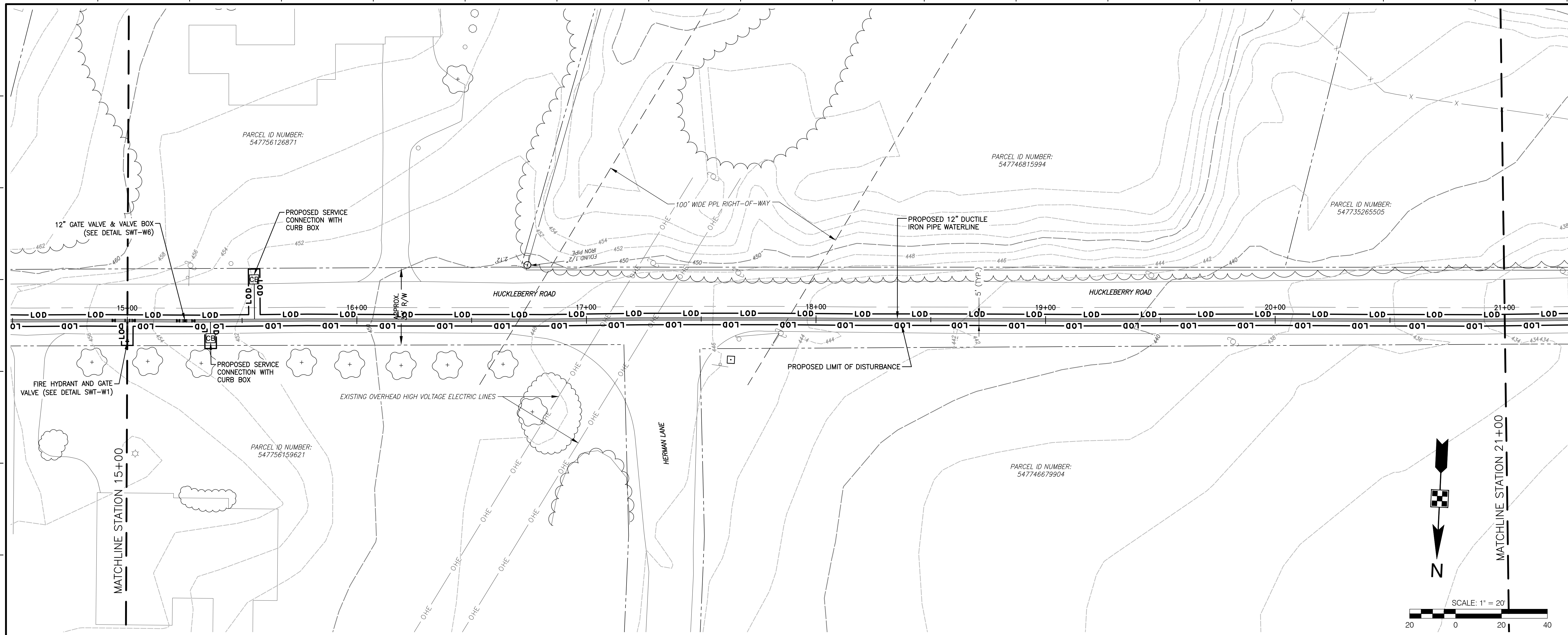
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PLANT ALLENTOWN, PA
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REVISION
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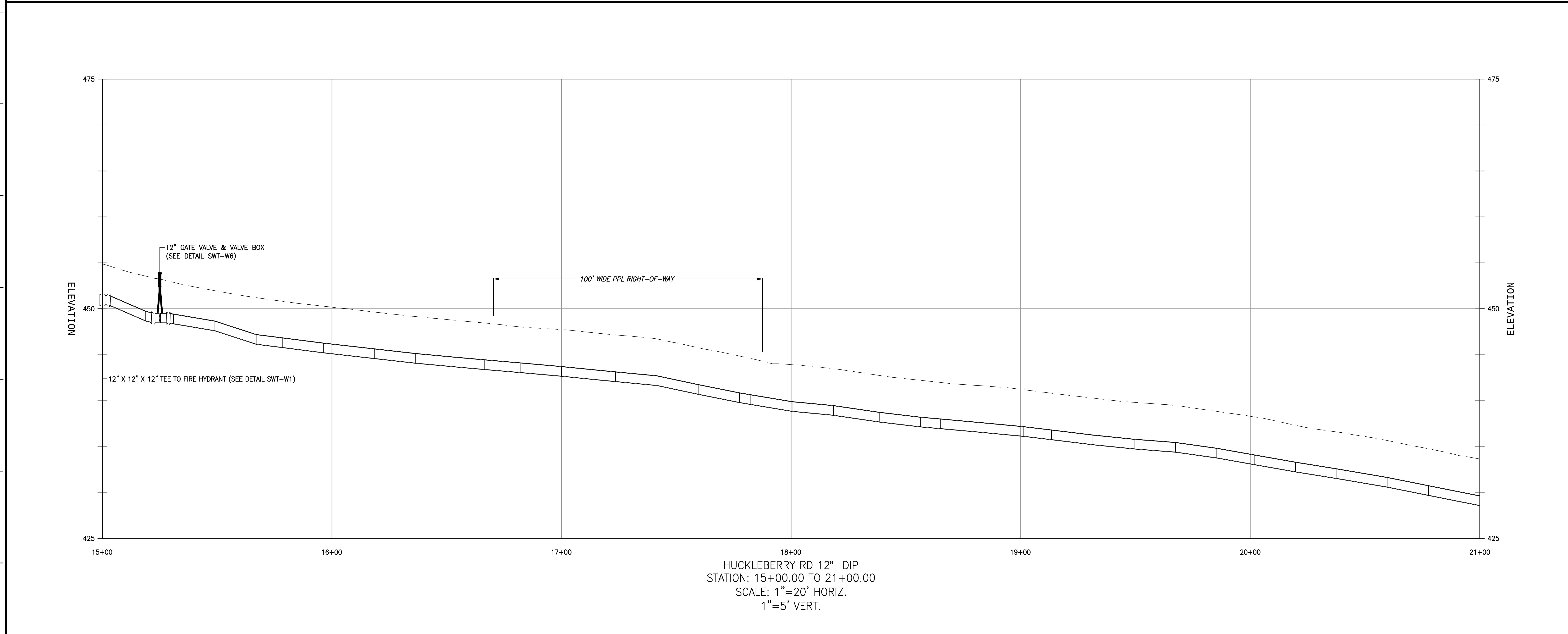
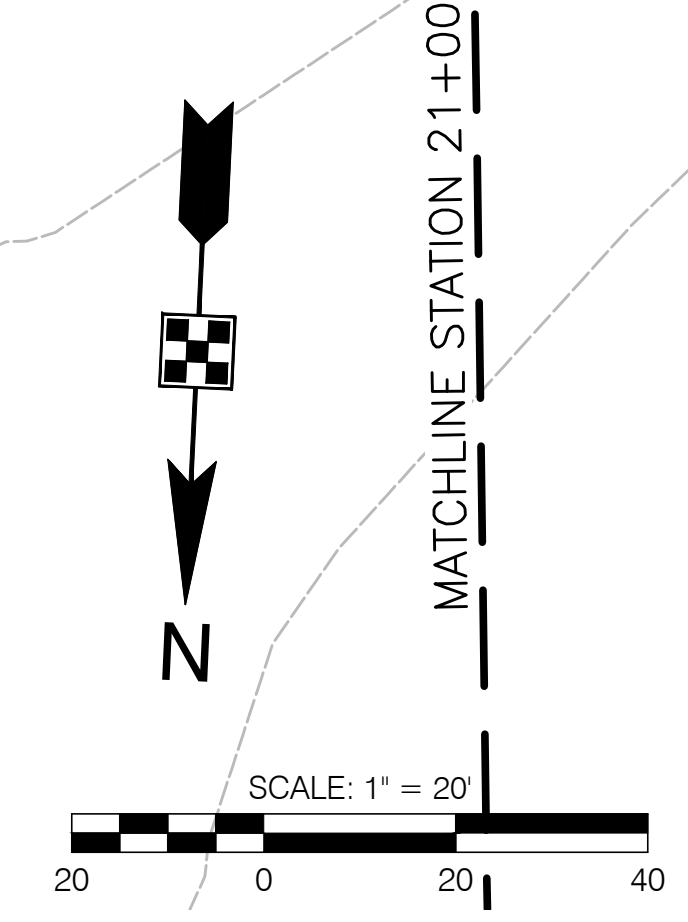
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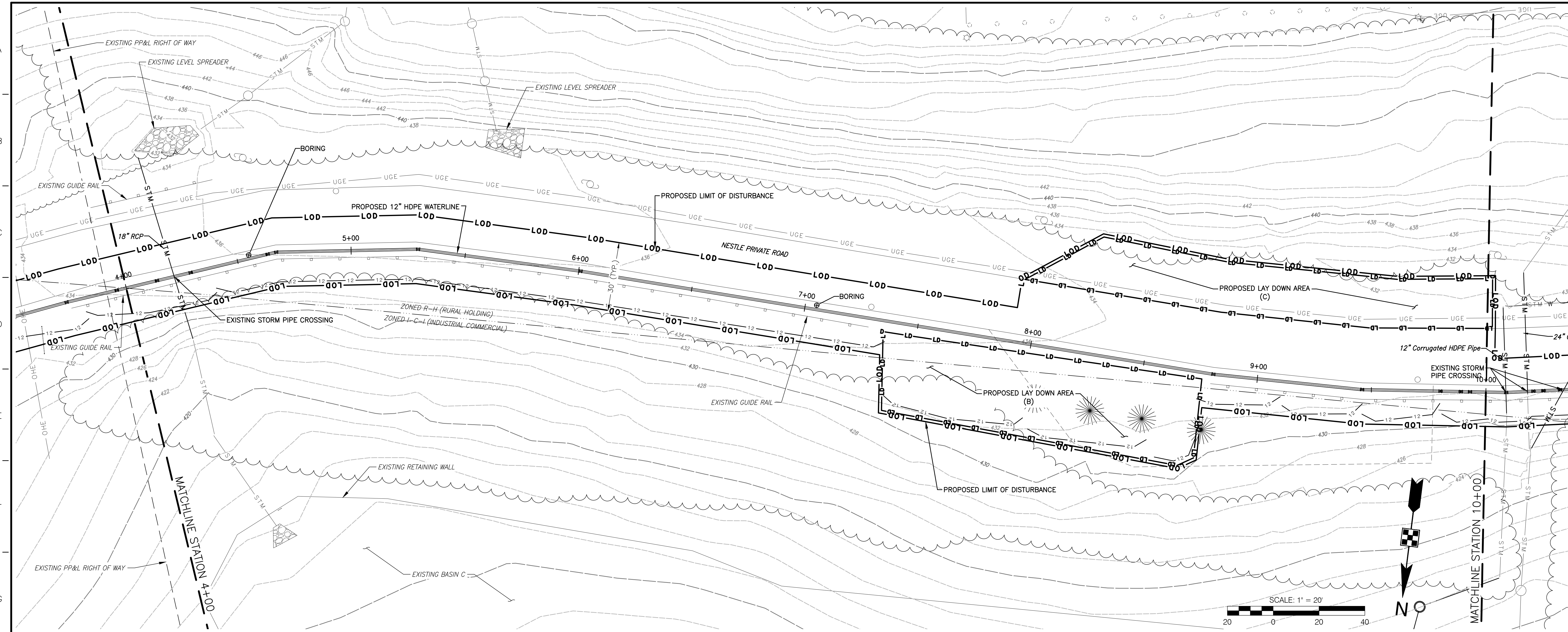


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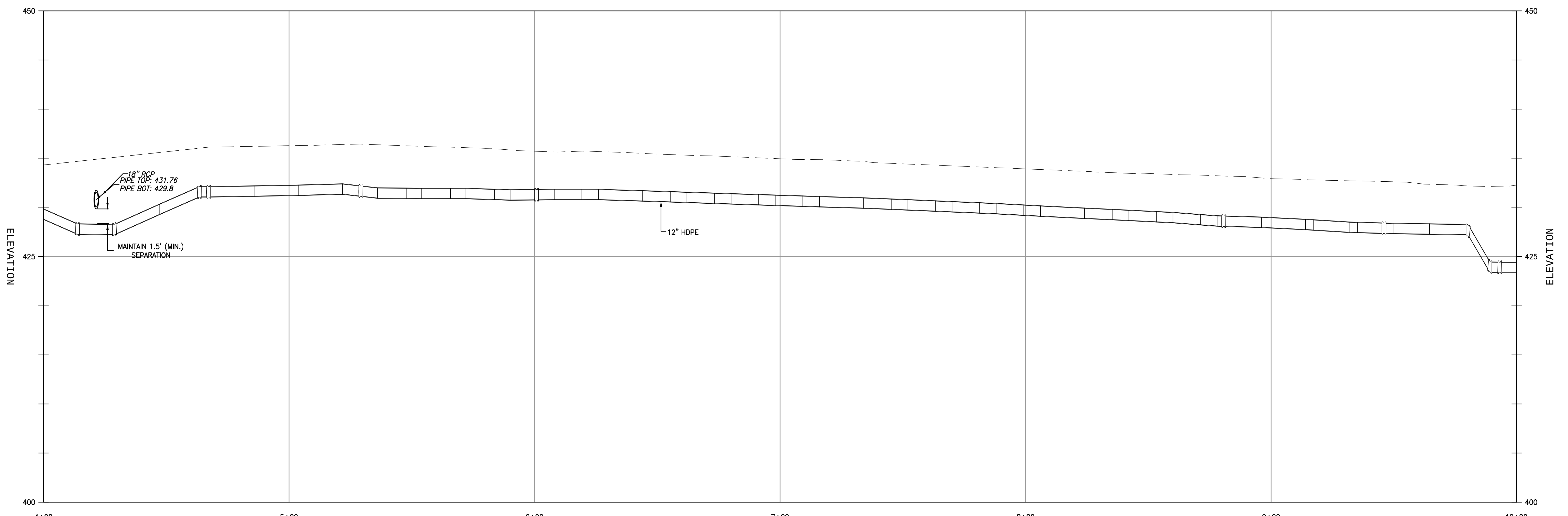
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LEGEND

	PROPOSED LIMIT OF DISTURBANCE (5.54 ACRES)
	PROPOSED LAYDOWN AREA
	PROPOSED WATER SERVICE WITH CURB BOX
	PROPOSED FENCE AT WATER METER STATION
	PROPOSED TOWNSHIP EASEMENT
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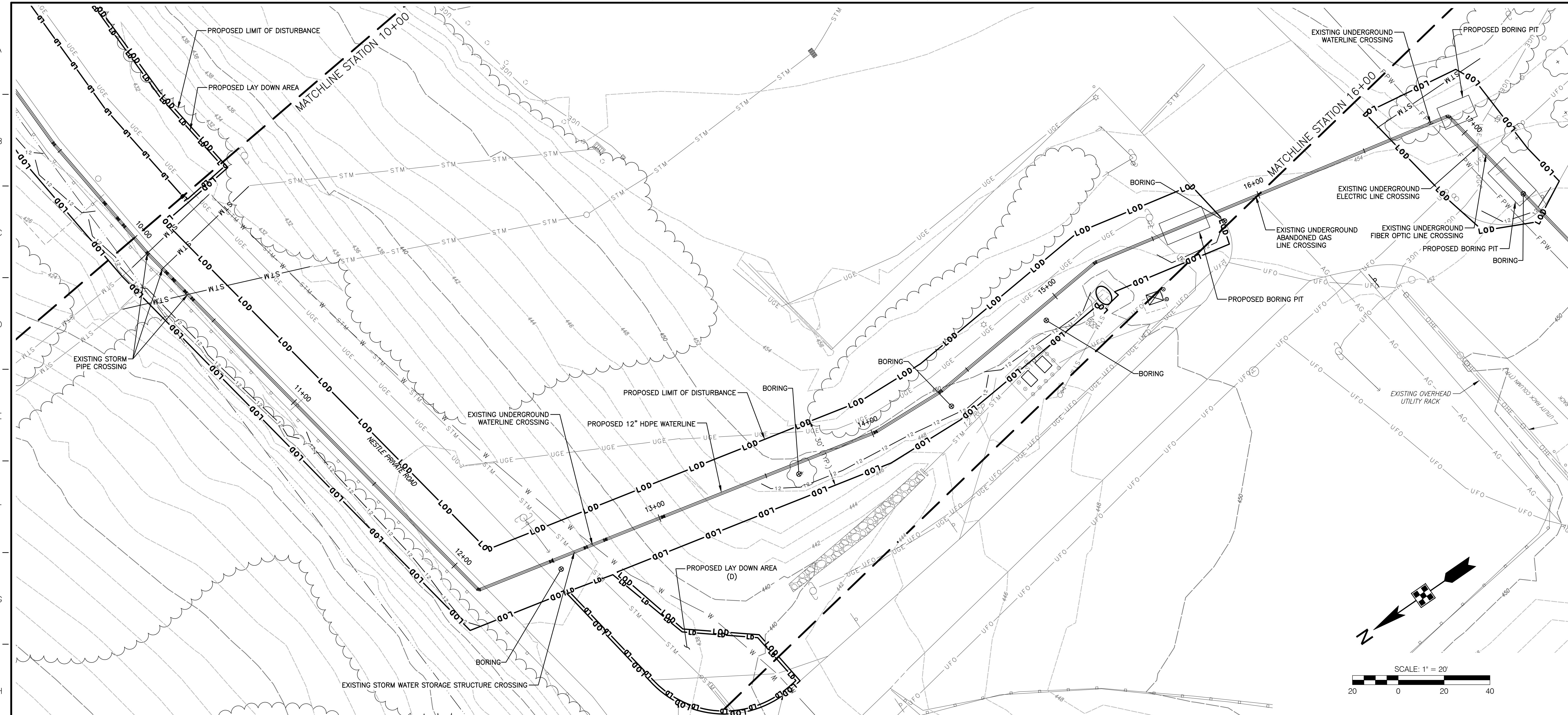


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TOTAL:	32,527	0.7467

Nestle 12" HDPE
STATION: 4+00.00 TO 10+00.00
SCALE: 1"=20' HORIZ.
1"=5' VERT.

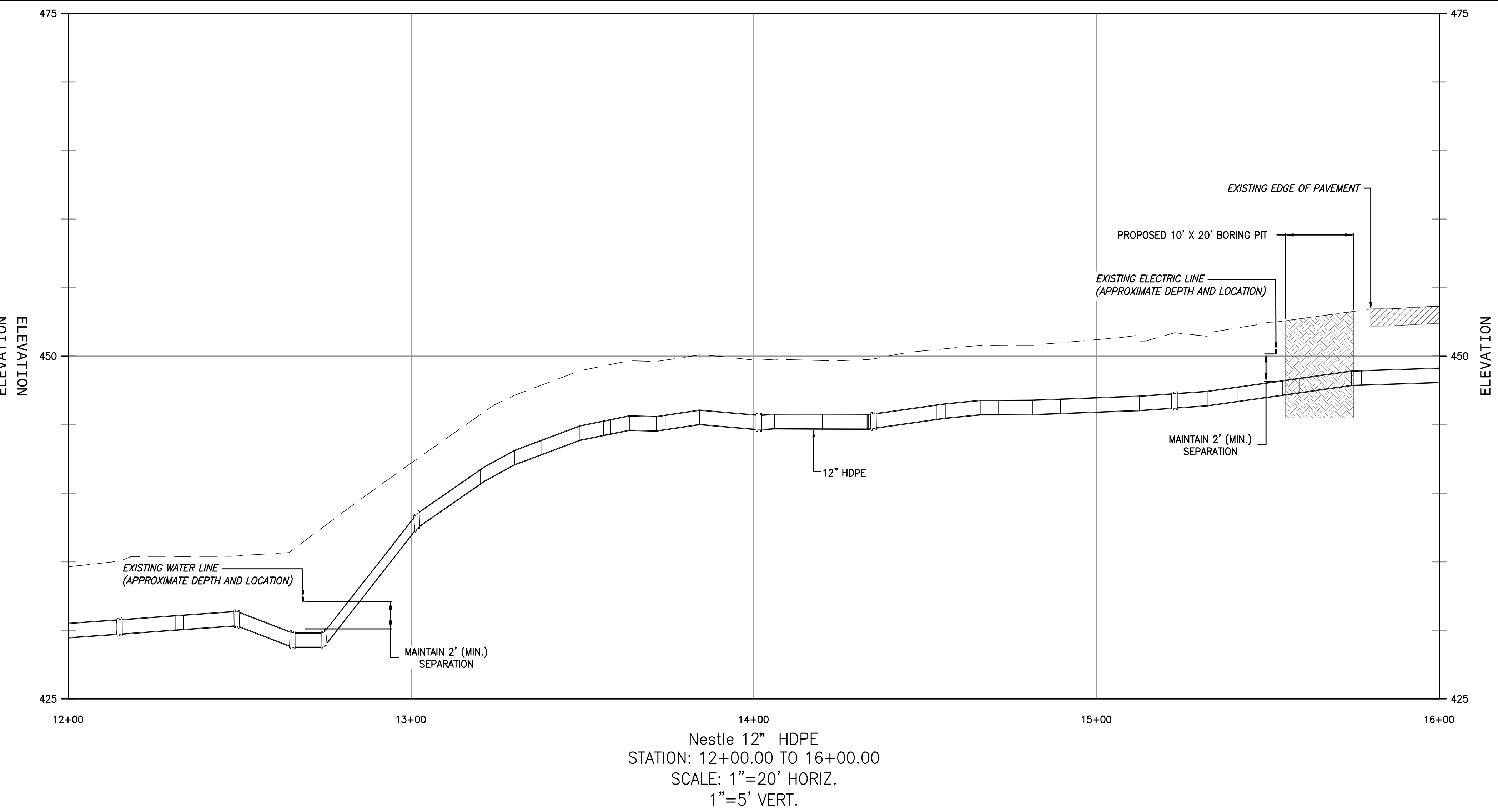
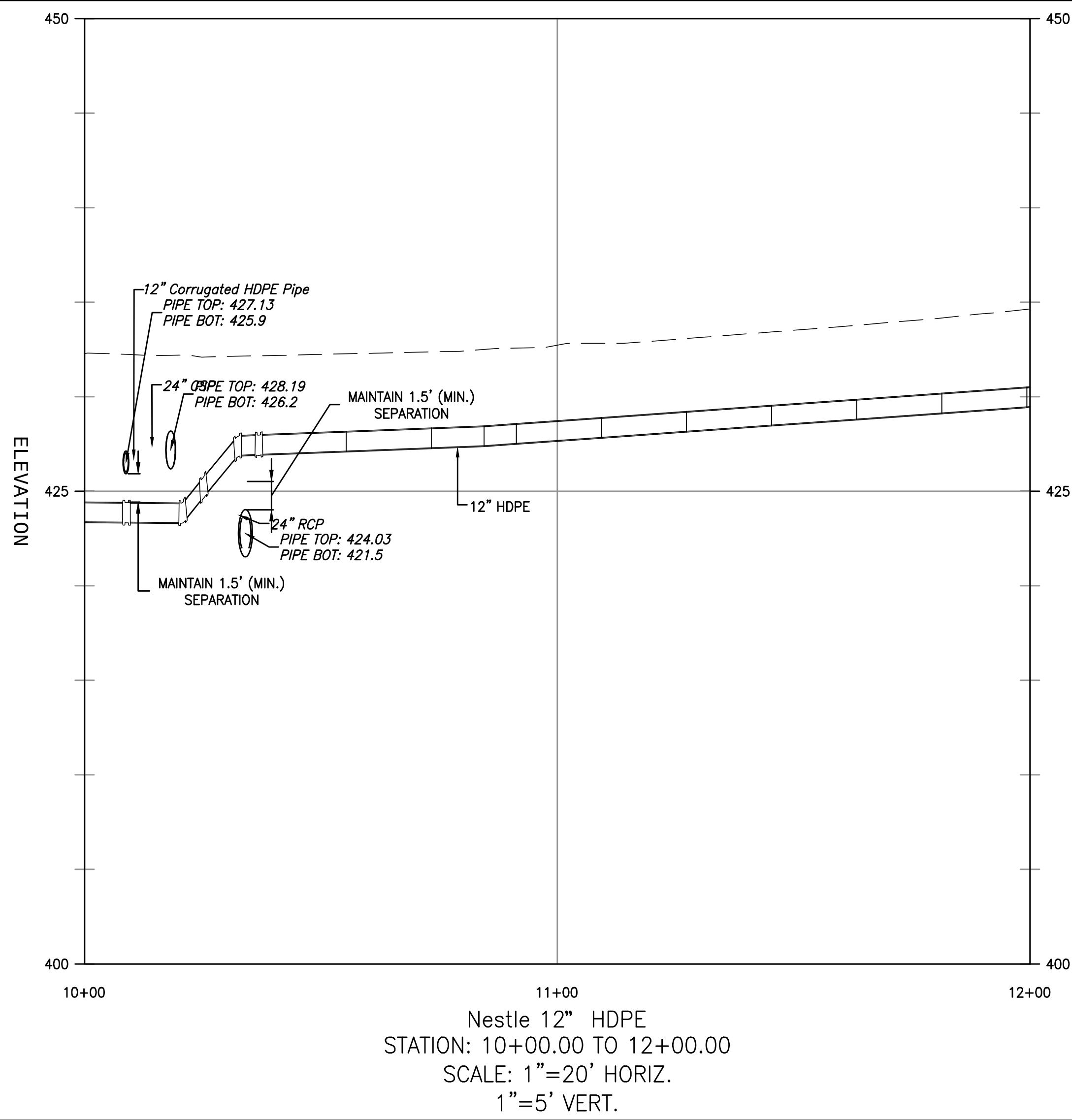
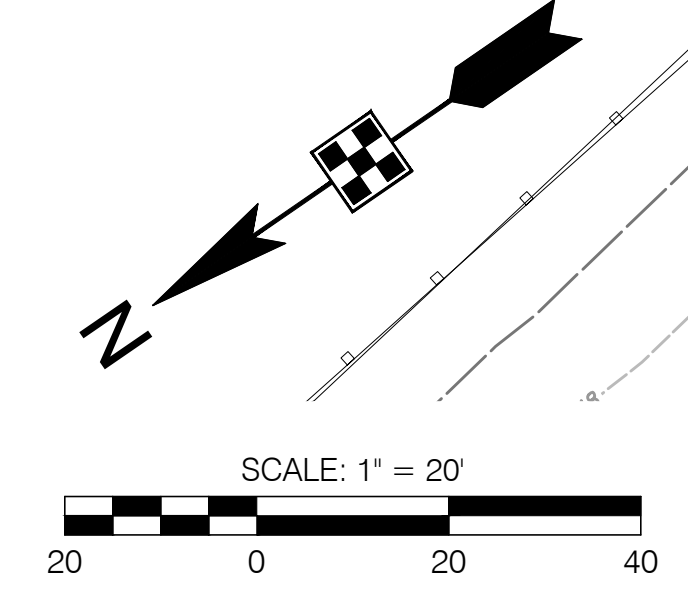
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LEGEND

- LOD - PROPOSED LIMIT OF DISTURBANCE (5.54 ACRES)
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- - PROPOSED STORM WATER INLET PROTECTION
- - - - - PROPOSED SPOILS AREA LIMITS
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- W - EXISTING WATERLINE
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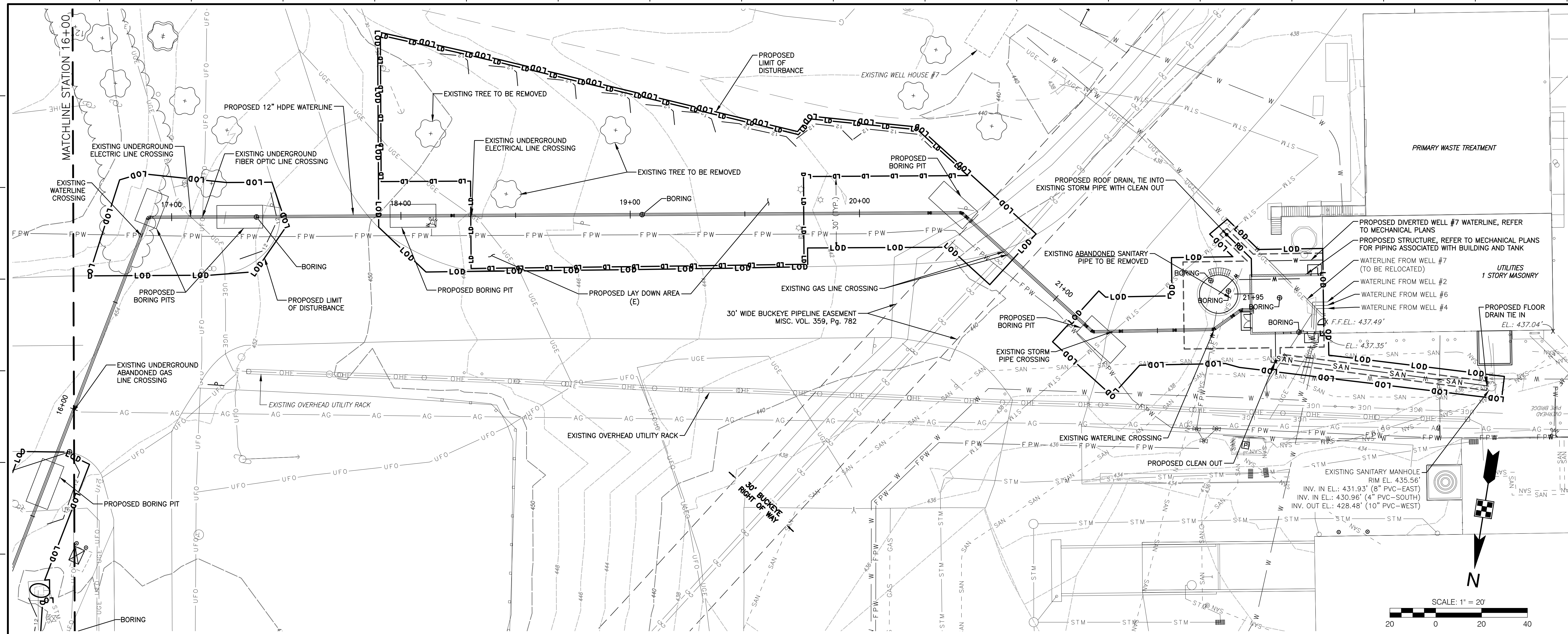


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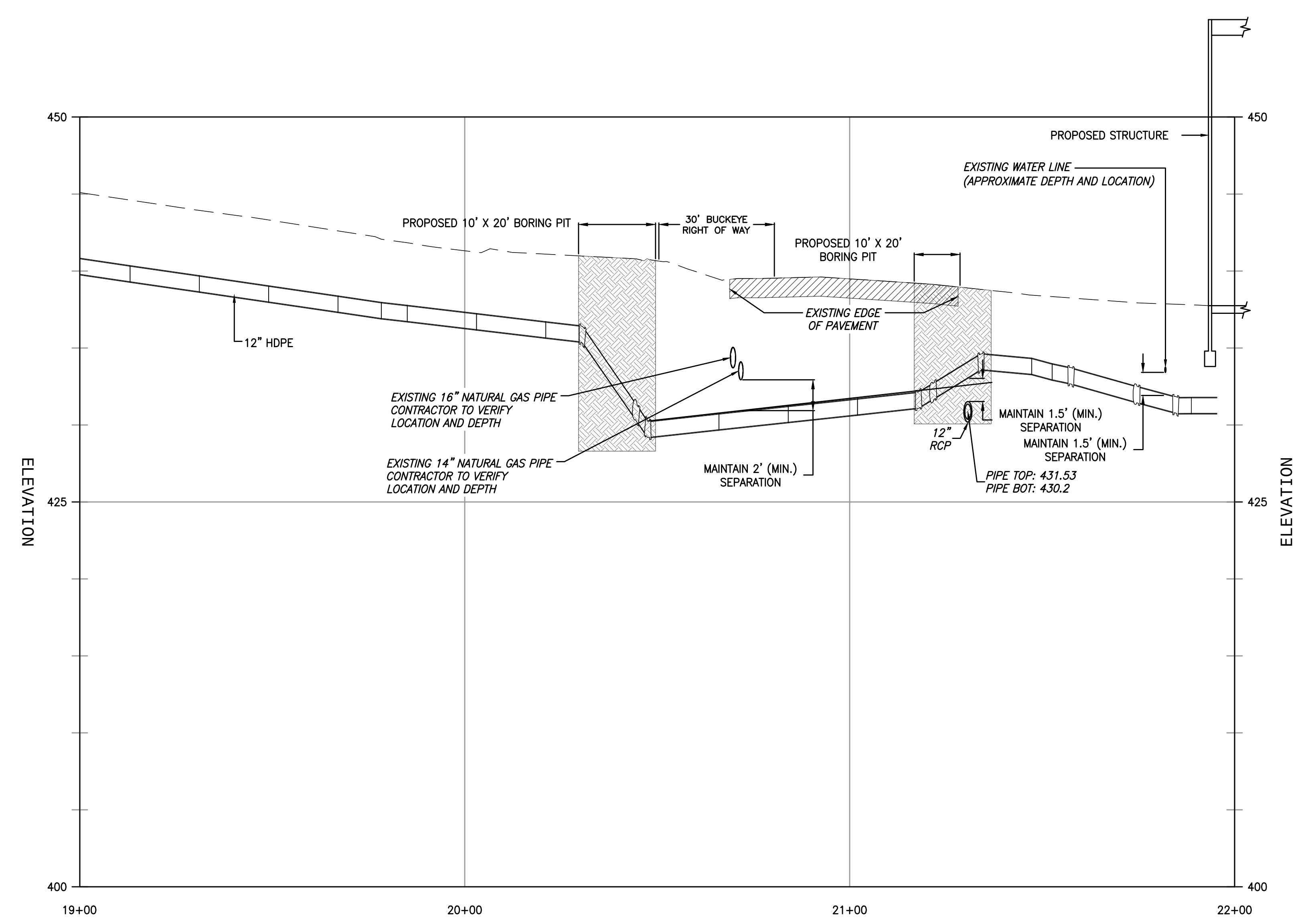
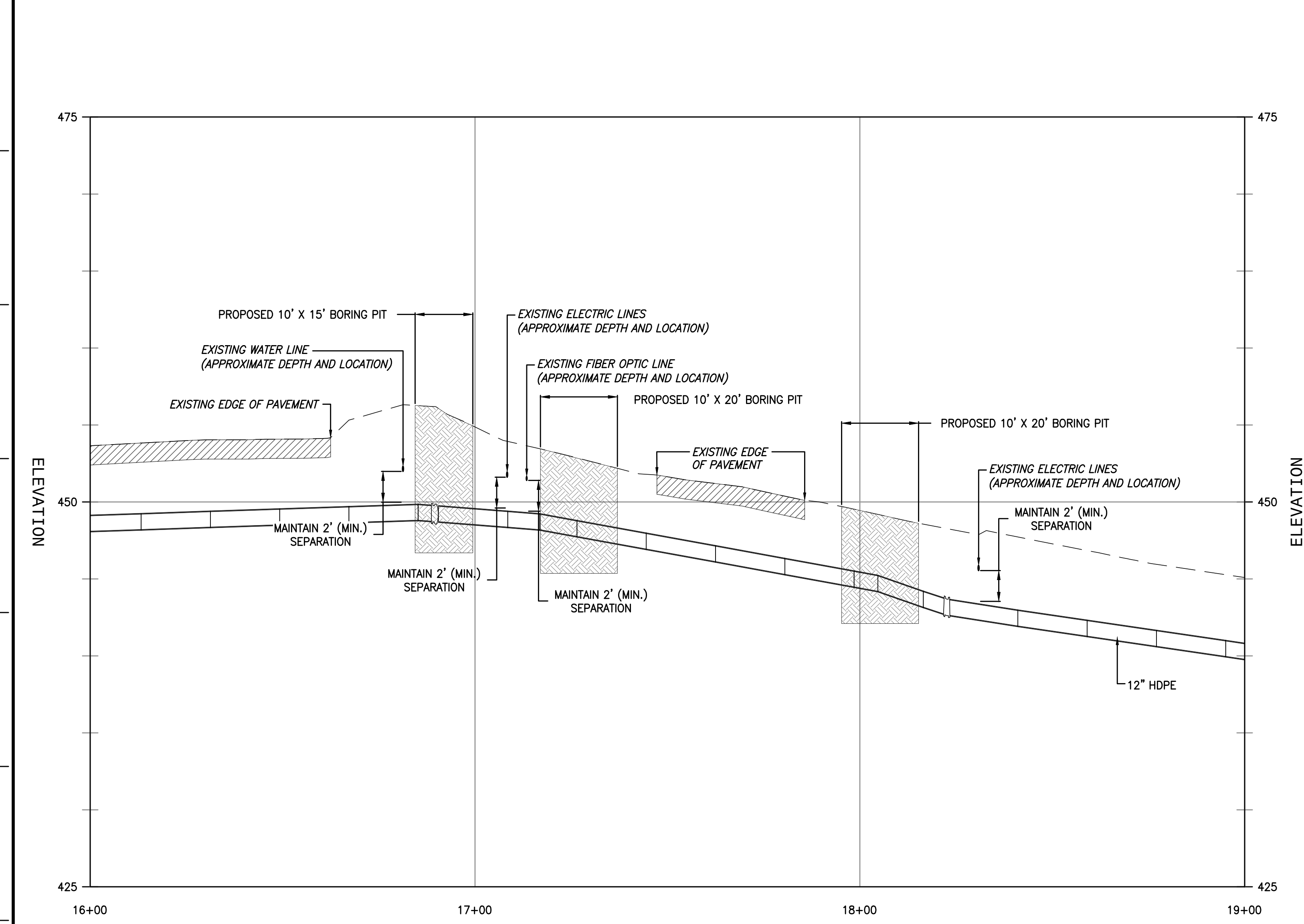
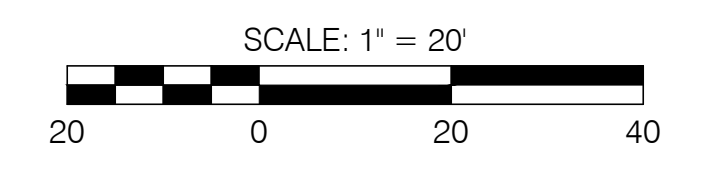
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	DATE: 06-30-2023	NEW MUNICIPAL WATER SERVICE NPPC ALLENTOWN, PA FACILITY 60% DESIGN REVIEW SUBMITTAL STA. 10+00 - 16+00	PLANT: ALLENTOWN, PA
	MADE BY: T. MARTIN SCALE: 1" = 20' WFO: S. DONOVAN PROJ ENGR: A. YON PRINTED: 09-13-2023		BLDG. NO. 00 AREA NO. 671 DRAWING NUMBER: 671-C007-3B REVISION: 3B

File: G:\PROJECT FILES\GRAPHICS\HA9218 - NESTLE - ALL WATERLINE DESIGN\DRAWINGS\LAYOUT SHEETS\HA9218 WATER LINE - 60-2 Served: 13-Sep-23 11:24 By: Sheintze



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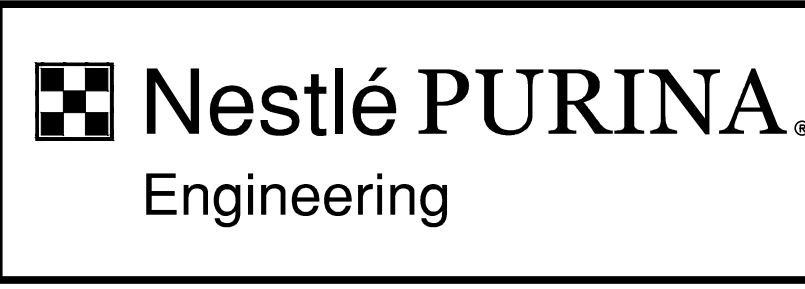


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3A				60% DESIGN REVIEW SUBMITTAL	TPM	AMY	06-30-23				
2				REVIEW SUBMITTAL	TPM	AMY	05-05-23				
1				30% DESIGN SUBMITTAL	TPM	AMY	03-22-23				

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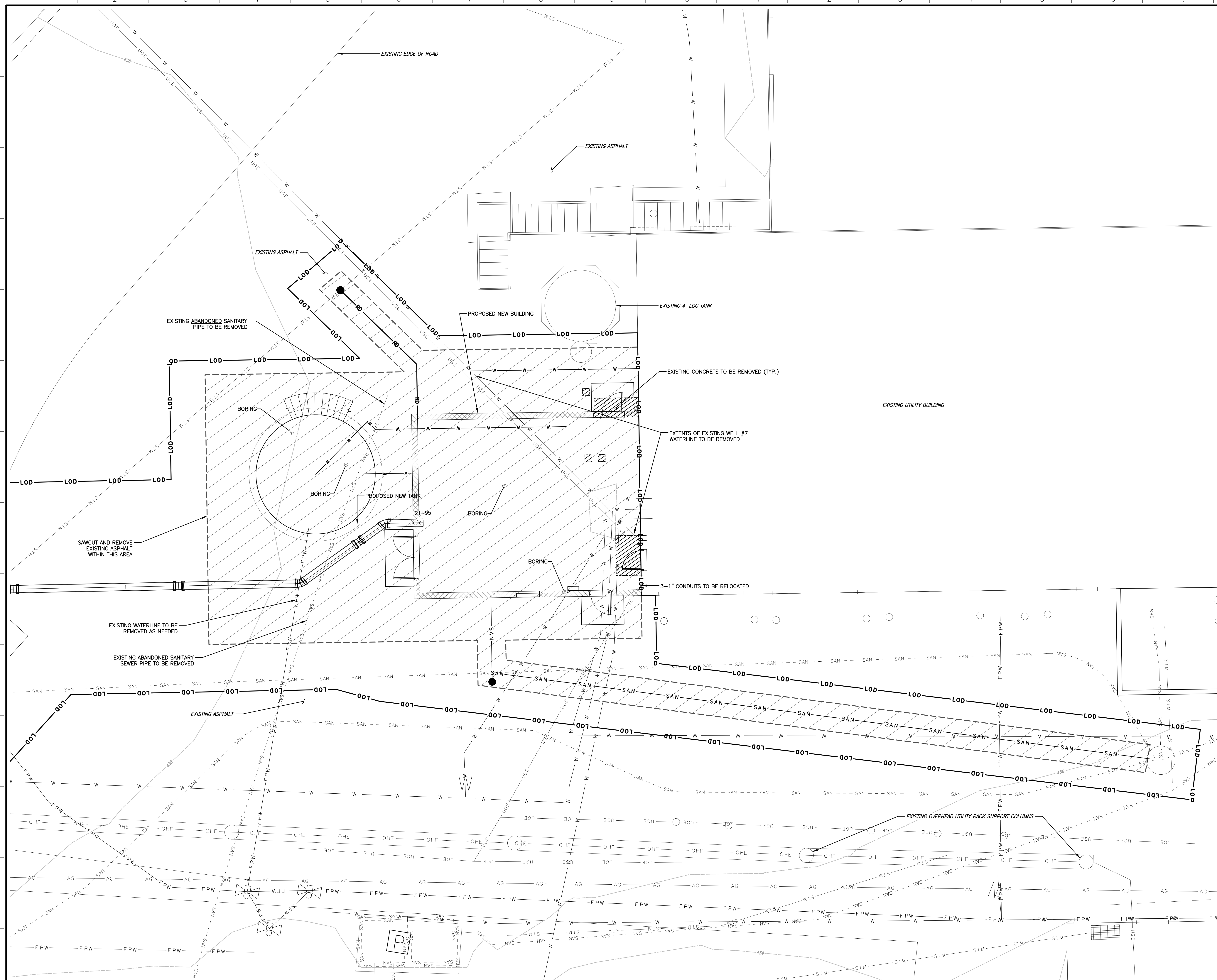
DATE: 08-31-2023
 MADE BY: SMH
 SCALE: 1" = 20'
 BY: S. DONOVAN
 ENGR: A. YON
 PRINTED: 09-13-2023



**NEW MUNICIPAL WATER SERVICE
 NPPC ALLENTOWN, PA FACILITY
 60% DESIGN REVIEW SUBMITTAL
 STA. 16+00 - 22+00**

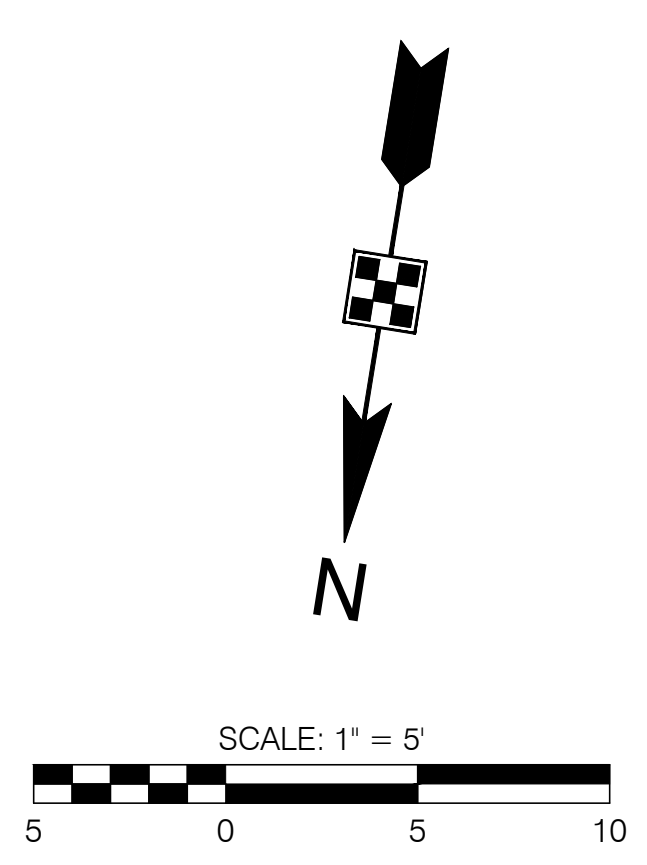
PLANT: ALLENTOWN, PA	AREA NO. 671
BLOG. NO. 00	
DRAWING NUMBER: 671-C008-3B	REVISION: 3B

File: G:\PROJECT FILES\GRAPHICS\DRAWINGS\LAYOUT SHEETS\HA9218 WATER LINE - 60-2 Saved: 13-Sep-23 11:24 By: Sheinze



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REVISION	BY	APPR BY	DATE	REVISION	BY	APPR BY	DATE
3B				3B			
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2				2			
1				1			

3B	BOX DESIGN REVIEW SUBMITTAL	SMH	AMY	09-13-23
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XXXX-DXXXX	



DATE	06-30-2023
MADE BY	T. MARTIN
SCALE	1" = 5'
APPROVED BY	S. DONOVAN
PROJECT ENGR	A. YON
PRINTED	09-13-2023

**NEW MUNICIPAL WATER SERVICE
NPPC ALLENTOWN, PA FACILITY
60% DESIGN REVIEW SUBMITTAL
DEMOLITION PLAN**

PLANT	ALLENTOWN, PA	AREA NO.	671
BLOG. NO.	00		
DRAWING NUMBER	671-C009-3B	REVISION	3B

SOUTH WHITEHALL TOWNSHIP

126

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

September 28, 2023

Nestle Purina PetCare
Attn: Brian Blanck
2050 Pope Road
Allentown, PA 18104

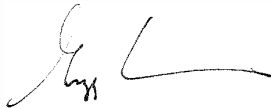
**Re: *NPPC Allentown PA Facility New Municipal Water Service
Major Plan 2023-105
Application Completeness Review***

Gentlemen:

This letter constitutes the Completeness Review for your application of September 21, 2023 for preliminary/final plan review of the above-referenced Major Plan. A determination has been made that your application is Administratively Complete. The plan is now scheduled to appear before the South Whitehall Township Planning Commission at their October 19, 2023 meeting.

If you have any questions, please call.

Sincerely,



**Gregg R. Adams, Planner
Community Development Department**

cc: T. Petrucci D. Manhardt C. Williams, Barry Isett Sub. File 2023-105



MEMORANDUM

TO: Mr. Gregg R. Adams via e-mail
Planner, Community Development Department
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, PE *AFT*
Manager, Municipal Engineering Services

SUBJECT: South Whitehall Township
NPPC Allentown PA Facility
New Municipal Water Service
Major Plan #2023-105
Preliminary/Final Plan Review

DATE: October 12, 2023

COPIES: Mr. Thomas R. Petrucci, MPA
Township Manager
South Whitehall Township

Mr. David Manhardt, AICP
Director of Community Development
South Whitehall Township

Mr. Herb Bender
Director of Township Operations
South Whitehall Township

Mr. Mike Elias
Public Works Utility and MS4 Program Coordinator
South Whitehall Township

Ms. Tracy J.B. Fehnel
Insurance Administrator & Executive Assistant
South Whitehall Township

Ms. Laura M. Harrier, BCO
Building Code Official/Zoning Officer
South Whitehall Township

Mr. John G. Frantz, CFEI, BCO
Fire Marshal, Building Code Official
South Whitehall Township

Joseph A. Zator, II, Esq.
South Whitehall Township Solicitor
Zator Law

Jennifer R. Alderfer, Esq.
Assistant South Whitehall Township Solicitor
Zator Law

Mr. Christopher Williams, P.E.
Senior Project Manager
Barry Isett & Associates, Inc.

Mr. Brian Blanck
Nestle Purina PetCare

(all via e-mail)

Mr. J. Scott Pidcock, PE, RA, Township Engineer

REPORT:**South Whitehall Township Ordinances:**

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Ordinance (SMO)

See attached list for documents reviewed.

Proposal:

Installation of 12” DIP Waterline from the Huckleberry Road and Wehr Mill Road intersection to Nestle Private Road entrance;

Installation of 12” DIP Waterline from Nestle Private Road entrance to Proposed Mechanical Building;

832 s.f. Mechanical Building and 40,000 gal. Water Surge Tank;

400± s.f. of additional impervious cover from Driveway Improvements;

On-Lot Water and Sewer.

Waivers/Deferrals Granted:

None to date.

Recommendation:

As it relates to aspects of the plan associated with the Land Development items, we recommend engineering approval subject to the following comments being satisfactorily addressed. As it relates to the items associated with the proposed waterline extension, we defer to the Township Utility Engineer.

erb/laf

Enclosures

South Whitehall Township
NPPC Allentown PA Facility
New Municipal Water Service
Major Plan #2023-105
Preliminary/Final Plan Review

October 12, 2023

REVIEW COMMENTS

A. Planning

1. Waivers and Deferrals requested by the Design Engineer in a letter dated September 21, 2023:
 - a. SALDO §312-12(b)(15) – Waiver of the requirement to show contours on the entire tract and on adjacent land within 400 feet of the tract. We have no engineering objection to this request;
 - b. SALDO §312-12(b)(21) – Waiver of the requirement to show all sidewalks, trails, driveways, streets, easements, and right-of-way platted or existing within 400 feet of the tract. We have no engineering objection to this request;
 - c. SALDO §312-12(b)(17) – Waiver of the requirement to show the names of owners of immediately adjacent land, and the names of the existing or proposed subdivisions. We have no engineering objection to this request;
 - d. SALDO §312-12(b)(14) – Waiver of the requirement to show bearings and distances of the boundaries of the tract. We have no engineering objection to this request;
 - e. SALDO §312-12(b)(20) – Waiver of the requirement to show the location, character, and elevation of any building within 100 feet of the tract. We have no engineering objection to this request;
 - f. SALDO §312-35(b)(3) – Deferral of the requirement for roadway improvements along all public streets adjacent to the tract;
 - g. SALDO §312-41(a)(1)(A) – Waiver of the requirement of the installation of street lights. We defer to the Township Lighting Consultant for this request; and
 - h. SALDO §312-12(f)(3) (revise to be SALDO §312-14(f)(3)) – Waiver of the requirement to not issue permits until the plan is recorded. We defer to the Township Staff for this request.

In the event that waivers/deferrals are granted, a note should be added to the Plans to be recorded listing the ordinance sections and should indicate the dates of approval and the Boards which took the action; and

2. Expand the language of the Deferral request (listed in Comment 1.f. above) to describe the specific roadway improvement requirements that the Applicant would wish to defer.

B. General

1. Clarify the Parking Calculations as it lists Proposed Parking Spaces or show these additional spaces on the Plans;
2. Revise the width of the driveway to not exceed 40 feet in width at the right-of-way line and provide proposed curbing, SALDO §312-36(c)(5)(A). We note that we would support a waiver of this requirement. Additionally, the Township may wish to discuss the restriction of truck traffic turning right from the Nestle Private Road driveway;
3. Obtain any necessary easements for the proposed waterline within Huckleberry Road and show these easements on the Plans, SALDO §312-12(b)(25) and §312-12(b)(26). Provide descriptions for and record deeds of easement or dedication to the satisfaction of the Township Solicitor;
4. Provide sheet numbers for each sheet and include these numbers in the List of Drawings, SALDO §312-12(b)(3);
5. Provide the plan scale, address of the Applicant, name and address of registered engineer or surveyor who prepared the plan, and the name of the municipality in the Plan Title Block, SALDO §312-12(b)(4);
6. Revise the Developer's Certification to include the statements listed in SALDO §312-14(b)(2);
7. Provide the zoning district boundaries on the Location Map, SALDO §312-12(b)(9)(D);
8. Provide a key map illustrating the relative location of each Plan sheet, SALDO §312-12(b)(10);
9. Show a benchmark on the Plans and provide the vertical datum, SALDO §312-12(b)(16);
10. Show the location of all existing watercourses, wetlands, bodies of water, floodplain, significant tree masses and other significant features such as rock outcrops, slag piles, quarry holes, springs, and swampy areas or note the absence of such, SALDO §312-12(b)(18);

11. Confirm the property owner information (e.g., Morris E. & Violet M. Wisser) shown on the Spoils and Stockpile Areas Plan;
12. Provide the property owner names of each Parcel ID number show in Plan view and show the location and size of existing buildings, sewer mains, water mains, culverts, storm sewers, petroleum or petroleum products lines, gas lines, transmission lines, fire hydrants, underground tanks, wells, septic systems within 100 feet of the tract and any other significant man-made features, SALDO §312-12(b)(19);
13. Identify soil types and map their limits on the Plans, SALDO §312-12(b)(22);
14. Provide the location of permanent reference monuments, SALDO §312-12(b)(27);
15. Identify the plans to be recorded in the List of Drawings and include the PCSM Plans as supplemental drawings, SALDO §312-14(b)(1);
16. Show a clear sight triangle at the intersection of Huckleberry Road and the Nestle Private Road, SALDO §312-36(c)(8);
17. Revise the Township Standard Construction Details to be consistent with the latest edition and remove all references to “The Pidcock Company” shown on the Construction Details Sheets;
18. Provide Landscaping and Lighting Plans, SALDO §312-12(b)(36) and §312-12(b)(37); and
19. The Zoning Officer may request a Zoning Plan showing historical zoning relief, and all zoning requirements, SALDO §312-12(b)(41).

C. Policy and Information

1. Provide a note listing all required outside agency permits and approvals on a plan to be recorded. These Agencies/permits include, but may not necessarily be limited to:
 - a. LVPC, SALDO §312-12(a)(10) and §312-14(a)(6);
 - b. PADEP, SALDO §312-12(a)(12) and §312-14(a)(8);
 - c. LCCD, SALDO §312-12(a)(13) and §312-14(a)(9); and
 - d. LANTA, SALDO §312-12(a)(14) and §312-14(a)(10).
2. List an anticipated completion date of all public improvements on a recorded plan, SALDO §312-14(b)(7);
3. The Township should determine whether open space, or fees in lieu thereof, will be required, and an appropriate note added to a plan to be recorded, SALDO §312-34(d) and §312-36(d);

4. Add the following note to the Plan: “The location of existing utilities is the responsibility of the Developer/Design Engineer and the locations of such facilities have not been reviewed by The Pidcock Company or the Township. The Developer/Design Engineer is responsible for confirming the location of all utilities and to avoid conflicts of the same with proposed improvements. Significant efforts to resolve such conflicts, including but not necessarily limited to redesign, construction delays, utility relocations, etc., may result if conflicts with existing utilities are encountered during construction”;
5. Add a note to the Plans which indicates that the details are a minimum standard for all construction within the Township, and that incorporation of portions or all of the Township Standard Construction Details on the Plans constitutes an acceptance of and endorsement of those standards by the Developer and the Developer’s Engineer;
6. Add a note, indicating that all construction within Township right-of-way shall be in accordance with Township Specifications and Standards for construction, to a sheet to be recorded;
7. Address any concerns of the Township Public Safety Commission;
8. Discuss matters pertaining to the design of water distribution with the Department of Public Works, SALDO §312-12(a)(6)(C);
9. We have not reviewed and would defer to the Township Fire Marshal and emergency response personnel regarding the acceptability of emergency access and fire protection requirements;
10. We defer to the Township Geotechnical Consultant for the review of all geotechnical aspects of the design;
11. Obtain permission from Buckeye Pipeline for any work within its easement and provide all correspondence to the Township and our office;
12. Copies of any deed restrictions associated with the PPL and Buckeye Pipeline easements should be provided, SALDO §312-12(a)(4); and
13. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-14(b)(2).

The comments noted above are the result of our engineering review. We have not reviewed items associated with legal, zoning, geotechnical, lighting, water/sanitary sewerage systems, environmental, frontage streetscape improvements, building code, public safety, and other non-engineering issues, which should be reviewed by the appropriate Township Staff and Consultants.

South Whitehall Township
NPPC Allentown PA Facility
New Municipal Water Service
Major Plan #2023-105
Preliminary/Final Plan Review

List of Plans and Supplemental Information
Prepared by Barry Isett & Associates, Inc. and
dated or last revised August 31, 2023 (except as noted)

1. Title Sheet, Sheet 1 of 16;
2. Water Line Plan and Profile View – Huckleberry Rd. (Sta. -0+10 – 3+00), Sheet 2 of 16;
3. Water Line Plan and Profile View – Huckleberry Rd. (Sta. 3+00 – 9+00), Sheet 3 of 16;
4. Water Line Plan and Profile View – Huckleberry Rd. (Sta. 9+00 – 15+00), Sheet 4 of 16;
5. Water Line Plan and Profile View – Huckleberry Rd. (Sta. 15+00 – 21+00), Sheet 5 of 16;
6. Water Line Plan and Profile View – Huckleberry Rd. (Sta. 21+00 – 22+50) & Nestle Private Rd. (Sta. -0+25 – 4+00), Sheet 6 of 16;
7. Water Line Plan and Profile View – Nestle Private Rd. (Sta. 4+00 – 10+00), Sheet 7 of 16;
8. Water Line Plan and Profile View – Nestle Private Rd. (Sta. 10+00 – 16+00), Sheet 8 of 16;
9. Water Line Plan and Profile View – Nestle Private Rd. (Sta. 16+00 – 22+00), Sheet 9 of 16;
10. Demolition Plan, Sheet 10 of 16 (cursory review only);
11. Construction Details, Sheets 11 and 12 of 16 (cursory review only);
12. Well House #6 Replacement Plan, Sheet 13 of 16 (cursory review only);
13. Erosion and Sedimentation Control Details, Sheet 14 of 16;
14. Erosion & Sedimentation Control Notes (1 of 1), Sheet 15 of 16;
15. Spoils and Stockpile Areas Plan, Sheet 16 of 16;
16. Title Sheet – Post Construction Stormwater Management Plans, Sheet 1 of 6, dated September 21, 2023;
17. Water Line – PCSM – Huckleberry Road (Sta. -0+10 – 9+00), Sheet 2 of 6, dated September 1, 2023;

18. Water Line – PCSM – Huckleberry Road (Sta. 9+00 – 21+00), Sheet 3 of 6, dated September 21, 2023;
19. Water Line – PCSM – Huckleberry Road (Sta. 21+00 – 22+50) Nestle Private Road (Sta. 4+00 – 10+00), Sheet 4 of 6, dated September 21, 2023;
20. Water Line – PCSM – Nestle Private Road (Sta. 10+00 – 22+00), Sheet 5 of 6, dated September 21, 2023; and
21. Supplemental Plantings – PCSM Plans, Sheet 6 of 6, dated September 21, 2023.

In addition, we have received the following information in support of the Application:

1. Letter of Transmittal to Township, dated September 21, 2023;
2. Copy of Check No. 0031948751 made payable to South Whitehall Township, dated August 8, 2023;
3. Subdivision & Land Development Review Application, dated September 9, 2023;
4. Request for Taxpayer Identification Number and Certification, Form W-9, dated July 7, 2023;
5. Required Escrow Account Opening Information Form, dated September 9, 2023;
6. Project Narrative, dated September 21, 2023;
7. Waiver Request letter to Township, dated September 21, 2023; and
8. Letter of Transmittal to Lehigh Valley Planning Commission, dated September 1, 2023.



October 9, 2023

Mr. Gregg Adams
Planner
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Nestles Purina Wastewater Treatment upgrade
Land Development #2023-105
Review of Preliminary Plan
SSM File 103400.0104

Dear Mr. Adams:

This correspondence is provided as a review of the Preliminary Land Development Plan submitted for the above referenced project revised on 6/30/2023. The project is new municipal water service to Nestle Facility. We have the following comments regarding the water utilities:

General Comments:

1. **Drawing number 671-T001-3B Revision 3B:**
A. Add Note to Title Sheet: THE PROPOSED WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUTH WHITEHALL TOWNSHIP STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS, CURRENT EDITION, AS WELL AS PA DEP REGULATIONS AND AWWA STANDARDS.

Water Comments:

1. **Drawing number 671-C005-3B Revision 3B:**
A. 20+00 Add A Fire Hydrant and gate valve.
2. **Drawing number 671-C003-3B Revision 3B:**
A. 11+00 add Air relief valve and Chamber. [SSM Standard Detail Drawing Number W-16]
3. **Drawing number 671-C002-3B / 671-C003-3B / 671-C004-3B:**
A. All fire hydrant tees should be 12"x12"x6" not 12"x12"x12".

Please contact us should you have any questions, or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens and McCoy

Jason M. Newhard, CCM, LO
Manager, Construction Mgt. Services
Environmental Engineering
jason.newhard@ssmgroup.com

cc: SWT, PW



HanoverEngineering

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

October 13, 2023

Mr. Gregg Adams, Planner
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of
Provided Documents
NPPC Allentown PA Facility New
Municipal Water Service Major Plan 2023-105
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT23-11(016)

Dear Mr. Adams:

Hanover Engineering (Hanover) has reviewed the information received on September 28, 2023 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Project Narrative, prepared by Barry Isett & Associates, Inc (BIA), dated September 21, 2023.
2. Waiver request letter referenced as "NPPC Allentown, PA Facility -New Municipal Water Service", prepared by BIA, dated September 21, 2023.
3. Engineering plan set entitled "Nestle Purina Engineering NPPC Allentown, PA Facility New Municipal Water Service Civil-Municipal Water Line Preliminary/Final Land Development Plan", Sheets 671-T001-3B and 671-C001-3B through 671-C0015-3B (16 sheets total), prepared by BIA, dated June 20, 2023, last revised September 13, 2023.

Based on our review, it is our understanding that the proposed development consists of the construction of approximately 4,400 linear feet (lf) of water line and associated tank and mechanical building. The tank, mechanical building, and approximately 2,200 lf of water line are proposed to be constructed on the Nestle Purina property. The remaining 2,200 lf of water line is proposed to be constructed along Huckleberry Road to the connection point in the intersection of Huckleberry Road and Wehr Mill Road. We offer the following comments:

1. Section 312.12(b)(18) of the Subdivision and Land Development Ordinance: Provide and label the location of all significant features listed or provide a note stating which features do not exist on the site.

Mr. Gregg Adams
Planner

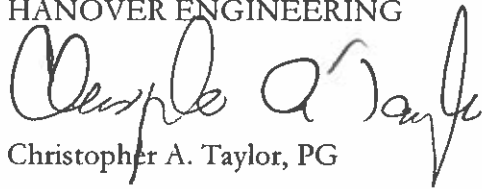
October 13, 2023

- 2. Section 312.12(b)(22) of the Subdivision and Land Development Ordinance: Soil types and mapped limits shall be depicted and labeled on the plans. A soil data table shall be provided.
- 3. Provide sinkhole mitigation details and specifications.
- 4. Provide a note stating the notification requirements and procedures upon the discovery of a sinkhole. At a minimum, notification to the Lehigh County Conservation District and South Whitehall Township shall be required.

We trust that this is the information that you require. Should you have any questions or concerns regarding this information, please do not hesitate to contact our office.

Respectfully,

HANOVER ENGINEERING

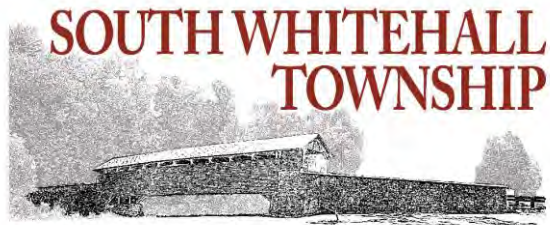


Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Sw123-11(016)-NPPCAllentownPAFacilityNewMunicipalWaterServiceMajorPlan2023-105\Docs\2023-10-13-SWT Geotech, Nestle Purina new muni water service geotech review cmt ltr 1.doc

- cc: Mr. Dave Manhardt, Director of Community Development (via email)
- Mr. Herb Bender, Public Works Director (via email)
- Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
- Mr. Mark Gnall, PE, The Pidcock Company (via email)
- Mr. Brian Blanck, Plant Manager, Nestle Purina Petcare
- Ms. Amber M. Yon, PE, Barry Isett & Associates, Inc.



INTEROFFICE MEMORANDUM

TO: DAVE MANHARDT, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: HERB BENDER, PUBLIC WORKS MANAGER

DATE: SEPTEMBER 30, 2022

**SUBJECT: NPPC ALLENTOWN PA. FACILITY NEW MUNICIPAL WATER SERVICE
MAJOR PLAN 2023-105**

The Public Works Dept. reviewed the above project and has the following comments:

1. Please show the separation of the on-lot well water with the new public feed.
2. All fire hydrant Tee's should be 12"x12"x6".
3. Verify location of 20"x16" reducer.
4. Please note what the distance is from the inlets to the new water main.
5. At final plan approval we will meet to discuss paving procedure for road restoration per our Ord.

SOUTH WHITEHALL TOWNSHIP

4444 Walbert Avenue, Allentown, PA 18104-1699
www.southwhitehall.com • (610) 398-0401

October 12, 2023

Nestle Purina PetCare
Attn: Brian Blanck
2050 Pope Road
Allentown, PA 18104

**Re: *NPPC Allentown PA Facility New Municipal Water Service
Major Plan 2023-105
Application Completeness Review***

Gentlemen:

The purpose of this letter is to report zoning and non-engineering related comments that are to be addressed. My comments follow:

Zoning

1. Comments of the Zoning Officer will be under a separate memorandum.

Fire Inspector

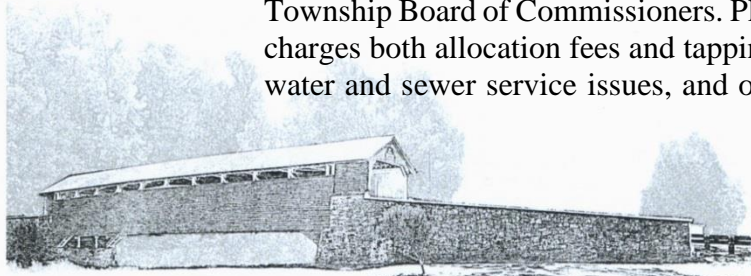
1. The Fire Inspector reported no comments. The Public Safety Commission is scheduled to review the plan at its November 6, 2023 meeting.

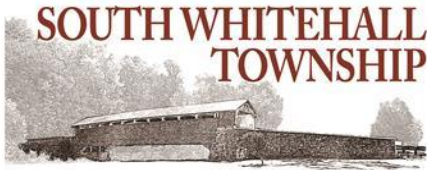
Open Space and Recreation

1. The plan will be forwarded to the Parks and Recreation Board for a recommendation on how the applicant might best meet the Open Space and Recreation Requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. For nonresidential developments a fee shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface) in lieu of the requirement for public dedication of land. Please provide the additional square footage of impervious surface with the next plan submission so that the fee can be calculated.

Water & Sewer

1. The applicant is to request allocations for water and sewer from the South Whitehall Township Board of Commissioners. Please be aware that the Board of Commissioners now charges both allocation fees and tapping (connection) fees. The applicant must address all water and sewer service issues, and obtain all approvals deemed necessary by the South



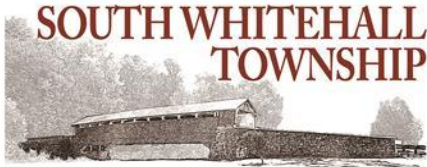


Whitehall Township Board of Commissioners. You are advised to contact the Township Operations Manager Herb Bender, as soon as practicable, to learn of, or confirm any or all of:

- a. The amount of any water and/or sewer *allocation fees*. The fees shall be calculated by the Township Water and Sewer Engineer and provided on the “Will Serve” letter. The fee for the allocation(s) will be due prior to plan recording;
 - b. The amount of any water and/or sewer *connection fees*. The fees shall be calculated by the Township Water and Sewer Engineer and provided on the “Will Serve” letter. The fees are due at or before the building permit is to be issued;
 - c. The amount of any *contributions* that would cover the cost of extending the water and/or sewer system so that it can serve your development.
2. An Erosion and Sediment Control Plan is required for any earth disturbance activity of more than 5,000 square feet pursuant to Section 296-11(B) of the South Whitehall Township Codified Ordinance (Stormwater Management Plan).

Legal and Other

1. Township policy with regard to the deferral of sidewalk and curbing has changed and deferrals shall no longer be granted. The applicant should be prepared to discuss compliance with SALDO Section 312-35(b)(3)(A)(ii).
2. The Township Solicitor and Township Engineer may want to comment upon the legal requirements of the MS4 program with regard to any private stormwater management facilities.
3. That the plan be amended to include a note referencing the “State Highway Law” pursuant to Section 508.6 of the PA Municipalities Planning Code and Section 312-12(a)(9) of the Subdivision and Land Development Ordinance.
4. If a dumpster is to be used, the location shall be identified on the plan and screened and buffered in accordance with Section 350-42(b) of the Zoning Ordinance and Section 288-4(c) of the Codified Ordinances.
5. Please consider the following in placement locations for street trees:
 - a. Placement over inlets should be avoided;
 - b. Provide ample clearance from street lights and hydrants.
6. A note shall be added to the plan (in the Construction Notes section) stating that a building permit is required for light pole foundations prior to installation.



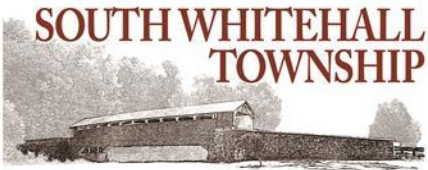
7. That a note be added to the site plan stating that the applicant is responsible for joining the PA One Call system and is responsible for the marking of all underground utilities prior to the utilities being formally accepted by and dedicated to the Township.
8. Signature Blocks and Certifications to appear on each plan sheet to be recorded.

Waiver and Deferral Request Commentary

1. Request to waive SALDO Section 312-12(b)(15) requiring the showing of contours within 400 feet of the tract. Staff defers to the Township Engineer.
2. Request to waive SALDO Section 312-12(b)(21) requiring the showing of rights of way within 400 feet of the tract. Staff defers to the Township Engineer.
3. Request to waive SALDO Section 312-12(b)(17) requiring the names of adjoining property owners and subdivisions on the plan. Staff defers to the Township Engineer but has no objections to the request.
4. Request to waive SALDO Section 312-12(b)(14) requiring the showing of the boundaries of the tract by bearings and distances. Staff defers to the Township Engineer.
5. Request to waive SALDO Section 312-12(b)(20) requiring the showing of buildings within 100 feet of the tract. Staff defers to the Township Engineer.
6. Request to defer SALDO Section 312-35(b)(3) requiring the improvement of adjacent public roads to Township ROW standards. Staff has no objection to this request.
7. Request to waive SALDO Section 312-41(a)(1)(A) requiring the installation of street lights. Staff has no objection to this request.
8. Request to waive SALDO Section 312-12(f)(3) requiring that the plan be recorded prior to issuance of building permits. Staff has no objection to this request, nor to the waiver of SALDO Section 312-43 requiring the recording of the plan prior to the issuance of permits to erect a building, should the applicant so request.

Official Map & Comprehensive Plan

1. The Official Map depicts the subject parcel (2050 Pope Road) containing 15% slopes in the area of Huckleberry Road. The eastern portion of Huckleberry Road is underlain by a groundwater recharge basin. Huckleberry Road is classified as a Minor Arterial Road.
2. The Comprehensive Plan indicates natural areas within and adjoining the tract. Natural areas should be a priority for preservation when possible. In some cases, development can be supported in these areas but may require site-level analysis.



The Comprehensive Plan envisions the tract within an Industrial Land Use Type. The goal of Industrial is:

- To support the manufacturing and distribution of goods and materials. Intensity of development is dependent on the availability of utilities and connections to road infrastructure.
- Require buffers to be proportionate to the degree of impact and intensity of development.
- Consider transit and multimodal connection to support industrial employees.
- Coordinate development along transportation routes that can appropriately accommodate traffic impacts and require necessary transportation improvements.
- Industrial Land Use supports Open Space, Agriculture, Conservation Subdivision, Regional Employment Center, and Industrial place types.

Your plan is scheduled to be reviewed by the Planning Commission on Thursday, October 19, 2023 at 7:30 p.m. in the South Whitehall Township Municipal Building located at 4444 Walbert Avenue. The meeting will be also be livestreamed via GoToMeeting. To access the meeting though your computer, go to <https://global.gotomeeting.com/join/757430189>. To access the meeting through your phone, dial 1-224-501-3412 and, when prompted, enter 757 430 189 to join the meeting.

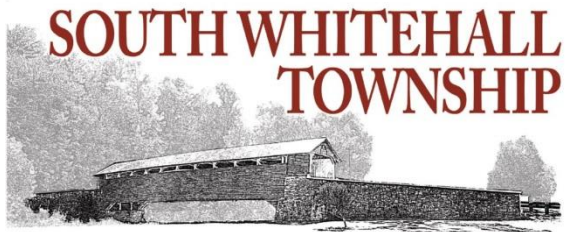
If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregg R. Adams", written over a horizontal line.

**Gregg R. Adams, Planner
Community Development Department
South Whitehall Township**

cc: T. Petrucci D. Manhardt L. Harrier J. Frantz H. Bender M. Elias
 S. Pidcock A. Tallarida J. Zator, Esq J. Alderfer, Esq C. Williams, Barry Isett
 Sub. File #2011-203



MEMORANDUM

TO: Planning Commission
FROM: Laura Harrier, Zoning Officer
DATE: October 16, 2023
SUBJECT: Subdivision Plan Review
NPPC Allentown PA Facility New Municipal Water Service
Major Plan 2023-105
Plan Dated September 13, 2023
COPIES: D. Manhardt, G. Adams, J. Alderfer, Esq., A. Tallarida, J. Frantz, Applicant

No zoning comments.

Laura Harrier
Zoning Officer, Community Development

PROJECT NARRATIVE
FOR
NESTLE PURINA PETCARE, ALLENTOWN, PA
FACILITY – NEW MUNICIPAL WATER SERVICE

South Whitehall Township, Lehigh County, Pennsylvania

The proposed development consists of the construction of a +-4,400 LF water line and associated tank and mechanical building. Construction of the water line will reduce the demand on the site's existing wells. The water line connection point is in the intersection of Huckleberry Road and Wehr Mill Road and will extend west along the north side of Huckelberry Road for +-2,200 LF, then turning south into the Nestle Purina plant and extending an additional +-2,200 LF to the proposed mechanical building within the plant. The plant's needs can be served by an 8" line, however, Township staff has previously requested that the line be upsized to a 12" ductile iron pipe within the Huckleberry Road right-of-way.

The only above-ground structures proposed are the 832 SF (32' x 26') mechanical building and adjacent 40,000 gallon water surge tank (12' diameter, 47' high). These structures are located on an existing paved area, therefore, no impervious increase is proposed for these structures. An increase of approximately 400 SF of impervious cover is proposed to accommodate radius improvements at the site driveway near the water line's entry point into the property.

The project will not impact employee counts, traffic or parking demand. The site is served by an existing private wastewater treatment plant. The proposed disturbance associated with this project is approximately 4.5 acres, therefore, an NPDES permit is required for this work, and will be submitted to the Lehigh County Conservation District shortly.



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

September 21, 2023
Project #1089822.000

South Whitehall Township Planning Commission
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

Dear Planning Commission Members:

RE: NPPC ALLENTOWN, PA FACILITY – NEW MUNICIPAL WATER SERVICE
South Whitehall Township, Lehigh County, Pennsylvania
Waiver Requests

On behalf of Nestle Purina PetCare Company, Barry Isett & Associates, Inc. is hereby requesting waivers from the following sections of the South Whitehall Township Subdivision and Land Development Ordinance:

1. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(15)

This section of the ordinance requires that contours on the entire tract and on adjacent land within 400 feet of the tract be shown.

We are requesting a waiver from this section to not show contours beyond the project area. Due to the overall size of the property (115 acres) and drawing scale needed to clearly present the proposed development, it would not be feasible to show this information. Please note that all contours related to the project development are shown on the plans, and that contours outside of the project area are shown on the USGS Location Map provided on the plans.

2. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(21)

This section of the ordinance requires that all sidewalks, trails, driveways, streets, easements, and rights-of-way streets, easements, and rights-of-way, platted or existing, within 400 feet of the site, be shown on the plans.

We are requesting a waiver from this section to not show the requested information within 400 feet of the site. Due to the overall size of the property and drawing scale needed to clearly present the proposed development, there is not enough available space to adequately show this information.

3. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(17)

This section of the ordinance requires the names of owners of immediately adjacent land and the names of existing or proposed subdivisions to be shown on the plan.

We are requesting a waiver from providing this information due to the overall size of the property. Also, the majority of the project is a utility line within public right-of-way and on the applicant's

property. The only significant improvements are a new mechanical room and tank which are proposed over 800 feet from the nearest adjacent property. Also note that parcel ID numbers are provided for adjacent properties along the portion of the project in Huckleberry Road.

4. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(14)

This section of the ordinance requires boundaries of the tract showing bearings and distances to be shown on the plans.

We are requesting a waiver from this section because it would not be feasible to show the entire tract with bearings and distances due to the size of the property. Please note that the nearest boundary is shown on the plans with bearings and distances.

5. Subdivision and Land Development Ordinance (SALDO), Section 312-12(b)(20)

This section of the ordinance requires that a plan show the location, character, and elevation of any building within one-hundred feet of the tract.

We are requesting a waiver from this section because the project is within the interior of the plant property and Township right-of-way. Due to the overall size of the property and drawing scale needed to clearly present the proposed development, there is not enough available space to adequately show this information.

6. Subdivision and Land Development Ordinance (SALDO), Section 312-35(b)(3)

This section of the ordinance requires improvements along public streets.

We are requesting a deferral from this section along all public streets adjacent to the plant because the main project area is within the interior of the existing plant, and the only public improvements proposed are the water line extension.

No new entrances, road construction, or increased traffic demand is proposed with this project. The scope of this project is relatively minor and is limited to a water line extension with a mechanical room and tank proposed to facilitate connection of the new water supply to the plant.

7. Subdivision and Land Development Ordinance (SALDO), Section 312-41(a)(1)(A)

This section of the ordinance requires installation of streetlights.

We are requesting a waiver from this section. The portion of Huckleberry Road along the project frontage does not currently have streetlights and is generally rural, consisting of woods, farm fields and a few residential properties.

8. Subdivision and Land Development Ordinance (SALD), Section 8. 312-12(f)(3)

This section of the ordinance requires that permits shall not be issued until the plan is recorded.

Since the project mainly consists of utility construction, we are requesting a waiver from this section so that permits could be issued prior to the plan being recorded, but after receiving approval from the Board of Commissioners. A waiver could allow utility construction to commence immediately after receipt of Board of Commissioners approval and the NPDES permit and would increase the chances of the applicant meeting critical project milestones.

Please contact our office at 610-398-0904 if you have any questions or require further information.

Sincerely,



Christopher Williams, PE
Civil Operations Manager, Lehigh Valley

