

**IESI PA BETHLEHEM LANDFILL
SOUTHEASTERN REALIGNMENT
LAND DEVELOPMENT PLAN SUPPORTING DOCUMENTATION
SECTION 15**

COMMUNITY IMPACT STUDY

A. A Project Narrative Describing the Following:

1. The location of the project and the type of the project.

**IESI PA Bethlehem Landfill
2335 Applebutter Road
Bethlehem, PA 18015**

2. The project's extent in terms of numbers of units for residential projects and square feet for commercial, industrial and institutional development.

The Southeastern Realignment Project proposes 22.5 acres of piggyback disposal over previous Phases I, II and original landfill areas, 6.0 acres of lateral extension within an area of previously approved landfill support activities and additional disposal atop previously approved Phases III and IV.

3. The estimated population for residential developments upon completion, the estimated employment for industrial and commercial uses upon completion and the estimated employment and clients to be served for institutional developments upon completion.

The proposed project shall extend the operation of the landfill maintaining existing employment. No additional employment is anticipated associated with the project.

B. Tax Revenue/Financial

The IESI PA Bethlehem Landfill has in place a Host Agreement with Lower Saucon Township. This project proposes no modification of said agreement.

C. Analysis of services.

1. Water.

- (a) What will the total daily gallonage required for the project be? Who will pay for infrastructure and service costs?

The proposed project will have no effect on current daily water usage at the IESI PA Bethlehem Landfill. The project proposes no modifications to existing water services.

- (b) Will the water be provided from public sources or onsite? If public, can the public system handle the increased demand?

No increased demand.

- (c) By whom will the costs of improvements and usage be borne?

No water system improvements.

- (d) If water is to be from an onsite source or a new water source, a hydrological study per the requirements of this chapter will have to be provided prior to preliminary plan approval. What impact will the total daily draw have upon adjoining property owners? What will be available for fire flows? What have wells within a one-thousand-foot radius been able to produce?

N/A. Public water is provided to the subject site from Lower Saucon Authority.

- (e) Provide a listing of necessary applications for state or federal permitting.

No water approvals necessary.

2. Sewage. This data is provided in the land development planning module required by the DEP.

The proposed project does not include any infrastructure modifications to the existing public sewer mains and laterals serving the subject property. Sewage planning has been approved by the Township and PaDEP. No new planning module is required.

3. Streets and Traffic. Does the project fit into the existing Township street system? Who will bear the cost of street improvements? Are any private streets proposed? A traffic impact statement is required by the street section of this chapter and Chapter 180, Zoning. Provisions for pedestrian and bicycle transportation are also required.

No public streets are proposed as part of the project. A traffic analysis/study has been provided to the Township which concludes no impact to the existing street system serving the site. Modifications to the internal access roads are proposed. The costs of modification and continued maintenance of the internal access roads shall be the responsibility of IESI PA Bethlehem Landfill.

4. Parks and Recreation.

- (a) Proximity to existing Township parks.

The nearest park to the proposed project is the Steel City neighborhood park which is +/-4,025 feet from the project area of development.

- (b) Where are lands proposed for dedication? Are they in compliance with the Township Comprehension Plan and the officially adopted Park and Recreation Plan? Are active or passive recreational facilities to be provided? What percentage (if any) of environmentally sensitive areas are included in the dedication area?

No lands are proposed to be dedicated for recreational use.

- (c) If the development includes residential clusters, indicate how much land, made possible by the reduction in lot size, will be set aside for recreation and open space.

N/A. No residential clusters proposed.

- (d) What recreation facilities will be needed by the proposed residents? How are these needs met? Are the projected needs in line with projections provided in the Township Park and Recreation Plan?

N/A. No residences proposed.

5. Emergency Service: Police, Fire and Ambulance

- (a) How far is the project from police, fire and ambulance service?

The project is located +/-7.5 miles from the Lower Saucon police station, +/-2.5 miles from the Steel City Volunteer Fire Company Station (#63)/ambulance.

- (b) Does the proposed street system fit into an existing patrol area?

N/A. No streets proposed.

- (c) Are there streets or block lengths proposed which are longer than permitted by this chapter?

N/A. No streets proposed.

- (d) What provisions are proposed for fire protection?

Fire protection is provided from existing fire hydrants located along the frontage of the property and within the site. No additional fire hydrants are proposed.

- (e) If public water is proposed, will fire hydrants be provided in accordance with this chapter?

N/A. No water main extension proposed.

(f) Are sites designed in a manner to provide access and exposure for firefighting?

Yes, a perimeter access road is provided for access to all areas of the property and landfill.

(g) Are there secondary locations of access to the site or subdivision area?

Yes, secondary accesses are available, but are gated for safety.

6. Solid waste. What is the total estimated tonnage of waste to be collected within the proposed development? Who will be responsible for disposal and costs of disposal?

The Southeastern Realignment Project will accommodate approximately 2,678,000 tons of waste disposal. No waste will be generated by the project.

D. An analysis of the development's impact on the Township's natural resources, the environment and historic resources including but not limited to:

An Environmental Protection Analysis was performed in accordance with the Lower Saucon Township Zoning Ordinance, which concludes the proposed project meets or exceeds the prescribed protection rates for each resource including streams, floodplains, wetlands, steep slopes, rock outcrops and woodlands.

An extensive analysis was performed regarding Air Quality associated with the project as well as impact upon any historic or natural resources of the County or Township. These studies were performed as required by PaDEP as part of the Municipal Waste Permit Application which copy has been provided to the Township. The Air Quality and Form D study conclude no impact as a result of the proposed project. Additionally, we note the proposed project lies within the existing landfill permit boundary for the site and all required setbacks associated with the landfill activity have been met.

E. Mitigation of negative impacts. Where negative impacts are identified, the analysis should specify how the negative impacts are reduced or eliminated by the developer.

The various studies and analyses as outlined above result in no "negative" impacts to the community.