

BETHLEHEM LANDFILL COMPANY

PHASE V EXPANSION

CONDITIONAL USE APPLICATION

January 2023



Prepared by:

Martin and Martin, Incorporated

37 South Main Street, Suite A

Chambersburg, PA 17201

Phone: 717.264.6759

Fax: 717.264.7339

Website: martinandmartininc.com

LOWER SAUCON TOWNSHIP PLANNING APPLICATION
3700 OLD PHILADELPHIA PIKE
BETHLEHEM, PA 18015
(610) 865-3291

Type of Application:

Date of Application 1/6/2023

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> REQUEST TO COUNCIL | <input type="checkbox"/> SITE PLAN | <input type="checkbox"/> MINOR SUBDIVISION |
| <input type="checkbox"/> LAND DEVELOPMENT | <input type="checkbox"/> MAJOR SUBDIVISION | <input type="checkbox"/> SKETCH PLAN | |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Formal Review | |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Final Plan | <input type="checkbox"/> Informal Review | |

☐ OTHER _____

Name of Development Bethlehem Landfill

Location/Address of Property 2335 Applebutter Road, Bethlehem, PA 18015

Type of Request Conditional Use Associated with the Phase V Expansion of Bethlehem Landfill (See Attachment #3 - Narrative)

Tax Map See Attachment "2" 18-14-1, 1A, 1B(268), 2, 158 PT-5-33 Zoning District LI

Number of Lots Seven (7) (See Attachment "2") Total Acreage 505.1648

Water Supply: On Lot ☐ Public ☒ Sewerage Supply: On Lot ☐ Public ☒

Owner Bethlehem Landfill Company (5 Parcels)

Fax No. _____
Phone No. 610-317-3200

Owner's Address 2335 Applebutter Road, Bethlehem, PA 18015

Owner Dennis M. and Christine E. Hahn ("Hahn") (2 Parcels)

Fax No. _____
Phone No. _____

Owner's Address 2396 Riverside Drive, Bethlehem, PA 18015

Applicant Bethlehem Landfill Company (with Hahn permission, see letter at Attachment "1")

Fax No. _____
Phone No. 610-898-3852

Applicant's Address 2335 Applebutter Road, Bethlehem, PA 18015

Registered Engineer Martin & Martin, Inc.

Fax No. _____
Phone No. 717-264-6759

Engineer's Address 37 S. Main Street, Suite A, Chambersburg, PA 17201

Attorney Maryanne Garber, Esquire

Fax No. _____
Phone No. 610-898-3852

Attorney's Address 850 Cassatt Road, Suite 210, Berwyn, PA 19312

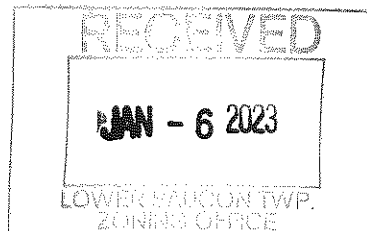
Lower Saucon Township representatives are authorized to enter land for site inspection, if necessary.

[Signature]
Signature of Owner/Applicant Representative

1/6/2023
Date

For Office Use Only

Fees Received - Application \$ 750.00 Escrow \$ 2000.00
ck# 00953 ck# 00954



PROFESSIONAL ESCROW AGREEMENT

THIS AGREEMENT, dated this 6th day of January, 2023, by and between **LOWER SAUCON TOWNSHIP**, a Township of the Second Class, with its principal place of business being located at 3700 Old Philadelphia Pike, Bethlehem, PA 18015 (hereinafter referred to as "TOWNSHIP")

AND

BETHLEHEM LANDFILL COMPANY (hereinafter referred to as "DEVELOPER/ OWNER"),

WITNESSETH:

WHEREAS, DEVELOPER/OWNER, is the equitable/record owner of **Tax Parcel Nos. N8 14 1 0719E; N8 14 1A 0719; N8 14 2 0719E; N8 14 15 0719; P7 5 33 0719; and has the authorization of owners Dennis M. and Christine E. Hahn regarding Tax Parcel Nos. N* 14 1B 0719 (2 parcels with same Tax Parcel No.) (address) consisting of approximately 505.1648 acres**, located in Lower Saucon Township, Northampton County, Pennsylvania, and is in the process of requesting conditional use approval relative to said premises ("Conditional Use Application"); and

WHEREAS, DEVELOPER/OWNER has requested to meet and consult with the TOWNSHIP's professionals and consultants, including, but not limited to the Township Engineer, Township Solicitor, and other experts, consultants and professionals employed and/or contracted by the TOWNSHIP relative to said Conditional Use Application (hereinafter "Professionals"); and

WHEREAS, DEVELOPER/OWNER recognizes that the administrative overhead of the Township, including but not limited to the staff services of its employees now or hereafter employed (hereinafter "Staff") will be utilized in said review discussions, all to the financial detriment of the Township; and

WHEREAS, DEVELOPER/OWNER further recognized that the TOWNSHIP will incur a certain amount of fees, costs, charges and expenses (collectively "Expenses") on account of said review discussions; and

WHEREAS, DEVELOPER/OWNER realizes that said Expenses will be incurred by the TOWNSHIP relative to review discussions with its Professionals and Staff, and DEVELOPER/OWNER is willing to be solely responsible for the payment of the same, so long as the same are reasonable.

NOW THEREFORE, intending to be legally bound, the parties hereto do hereby promise, covenant and agree as follows:

1. The "Whereas" clauses above mentioned are incorporated herein by reference as if fully set out and, further, form part of the parties' agreement.

2. DEVELOPER/OWNER hereby warrants and represents that it is the record/equitable owner of the subject Premises listed in the first Whereas Clause herein and has authorization to include the properties owned by the Hahn's as noted in the first Whereas Clause herein, as evidenced by the deeds and authorization letter included in the Application Package submitted to the Township on January 6, 2023; and further, that it agrees to be bound by the terms and conditions of the within Agreement.

3. TOWNSHIP, at the request of DEVELOPER/OWNER agrees to allow its Professionals and Staff to meet for review purposes with DEVELOPER/OWNER, so long as the reasonable Expenses incurred by the TOWNSHIP relative to the same are fully paid by DEVELOPER/OWNER. DEVELOPER/OWNER hereby agrees to be solely responsible for the payment of same. DEVELOPER/OWNER acknowledges that it may not be required by law to reimburse the Township for the Township Solicitor's fees. However, by executing this Agreement, DEVELOPER/ OWNER is requesting that the Township Solicitor participate in the review process and agrees to pay the Township Solicitor's fees related to that review.

4. In consideration for the privilege of DEVELOPER/OWNER meeting with the Professionals and Staff of TOWNSHIP, DEVELOPER/OWNER hereby agrees that this Agreement supplements the TOWNSHIP's Fee Schedule and any other applicable laws, ordinances, rules and regulations governing reimbursement to the TOWNSHIP of said Expenses, including applicant's rights under the Pennsylvania Municipalities Planning Code (MPC). DEVELOPER will deposit, for the sole benefit of the TOWNSHIP, as escrow agent, the initial sum of Two Thousand Dollars (\$2,000.00); said monies to be held in the TOWNSHIP name alone, as escrowee, in a non-interest bearing segregated account not co-mingled with its general fund, for the exclusive purposes hereinafter set forth (hereinafter "Escrow"). Receipt of the amount of \$ 2,000.00 will be acknowledged by TOWNSHIP when so deposited.

5. DEVELOPER/OWNER agrees that the Escrow account shall be used to reimburse the TOWNSHIP for any and all Expenses, fees and charges of its Professionals and Staff, which may be based on minimum charges for particular services, including Township Solicitor's fees. The TOWNSHIP will provide DEVELOPER/OWNER, on a monthly basis, with an itemized invoice containing copies of all invoices received by the TOWNSHIP from its Professionals and/or Staff during the prior month. Any dispute as to the items contained on said invoices shall be resolved in accordance with the applicable provisions of the MPC.

In the event DEVELOPER/OWNER disputes the amount of any Professional fee, DEVELOPER/OWNER shall notify the TOWNSHIP in writing by certified or registered mail of any

disputed fees. Said notification must be received by the TOWNSHIP within fourteen (14) days from the date the TOWNSHIP issued a summary statement of itemized fees to the DEVELOPER/OWNER.

6. The DEVELOPER/OWNER shall be responsible for maintaining the original balance relative to the escrow account established with the Township for the payment of Township costs and fees. Each month, the Township shall forward an invoice to the applicant setting forth the amount deducted from the said escrow account for payment of costs and fees. Within ten (10) days of the date of the invoice, the applicant shall remit the amount of the invoice to the Township, thereby bringing the balance of the escrow account back to the original amount. Any invoices not paid within the aforementioned time period shall be charged interest on the overdue balance at a rate of one and one-half (1 ½%) percent. In the event that the balance of the Escrow Account fails to be replenished, the TOWNSHIP may direct its professionals and consultants to cease work on the applicant's submission until such time as the escrow account balance is restored to its original amount. At its sole discretion, the TOWNSHIP shall review the Escrow account on a periodic basis and may require a reasonable increase in the Minimum Balance. At such time after the subdivision/land development project receives final approval, or Developer/Owner notifies the Township in writing that the project is being terminated, any balance remaining in the Escrow account shall be returned to DEVELOPER/OWNER.

7. The Escrow established herein shall be deemed Cash Collateral for the sole and exclusive benefit of the TOWNSHIP, as that term is applied in Bankruptcy proceedings. This instrument shall also be deemed a security agreement creating a first-lien security interest in favor of the TOWNSHIP in the Escrow.

8. If DEVELOPER/OWNER fails at any time, following a request from the TOWNSHIP in accordance with paragraph 6 to replenish the escrow, the parties agree that the TOWNSHIP Professionals and Staff will not be obligated to converse or meet with the DEVELOPER/OWNER or his representatives. The review discussions with the TOWNSHIP Professionals and Staff shall continue at such time as the Escrow is replenished by DEVELOPER/OWNER.

9. The parties agree that the within Escrow Agreement is a professional Escrow only and shall in no way, either expressly or tacitly, be construed as a construction escrow.

10. Either party may terminate this Agreement for any reason by providing a notice of intent to Terminate. It is understood and agreed that, other than for good cause shown, the TOWNSHIP may not terminate this Agreement so long as the DEVELOPER/OWNER is in compliance in all material respects with all of the terms of this Agreement and any other related documentation between the parties, their successors and assigns. Upon receipt of said Notice by the TOWNSHIP, this Agreement shall terminate forty-five (45) days from said date. All Professional Fees due the TOWNSHIP, including those incurred by the TOWNSHIP within the above-referenced time period, shall be paid from the Escrow created herein. Any balance in the Escrow fund shall be paid by the TOWNSHIP to DEVELOPER/OWNER within ten (10) days after the above-mentioned forty-five (45) day time period.

11. Any notice of Intent to Terminate required under this Agreement, to be effective, shall be forwarded by certified mail, return receipt requested, to addresses as follows:

IF TO DEVELOPER/OWNER:

Bethlehem Landfill Company
2335 Applebutter Road, Bethlehem, PA 18015
610 317 3200

WITH COPY TO:

Maryanne Starr Garber, Esq.
Land Air Water Legal Solutions
850 Cassatt Rd, Suite 210
Berwyn, PA 19312

IF TO THE TOWNSHIP, ADDRESSED AS FOLLOWS:

Lower Saucon Township
3700 Old Philadelphia Pike
Bethlehem, PA 18015

WITH A COPY TO:

B. Lincoln Treadwell, Jr., Esq.
Treadwell Law Offices, P.C.
915 West Broad Street
Bethlehem, PA 18018

12. The invalidity or unenforceability of any particular provision of this Agreement shall not affect any other provision hereof, and the Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

13. No failure to act upon any default or to exercise any right or remedy hereunder shall constitute a waiver of such default or a waiver of any other terms of the within Agreement.

14. This Agreement shall be binding upon the parties hereto, their successors and assigns, and shall not be altered, amended or vacated except by the express written consent of all parties.

15. This Agreement shall be governed and shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania.

16. This Agreement may be signed in multiple counterparts and all such counterparts shall be deemed to be one and the same Agreement.

02/08/06 rev.
04/11/07 rev.
05/19/08 rev.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year aforesaid.

ATTEST:

LOWER SAUCON TOWNSHIP

John S. Vanzo
Title: 2/0

COMMONWEALTH OF PENNSYLVANIA :

SS:

COUNTY OF NORTHAMPTON :

On this 9th day of January, 2023, before me, a Notary Public, the undersigned officer, personally appeared John S. Vanzo, who acknowledged himself/herself to be the 2/0 of LOWER SAUCON TOWNSHIP and that he/she, as such officer, being authorized to do so, executed the foregoing Agreement for the purposes herein contained by signing for LOWER SAUCON TOWNSHIP by himself/herself as such officer.

Marlene G. Bender
Commonwealth of Pennsylvania - Notary Seal
Marlene G. Bender, Notary Public
Northampton County
My commission expires July 8, 2026
Commission number 1009978
Member, Pennsylvania Association of Notaries

WITNESS:

[Signature]

APPLICANT:

[Signature]

Title: District Manager

Title: _____

COMMONWEALTH OF PENNSYLVANIA :
 Franklin :
COUNTY OF ~~NORTHAMPTON~~ :

SS:

On this 5th day of January, 2023, before me, a Notary Public, the undersigned officer, personally appeared Astor Lawson, who acknowledged himself/herself to be the District Manager of Bethlehem Landfill, a Pennsylvania Company, and that he/she, as such officer, being authorized to do so, executed the foregoing Agreement for the purposes herein contained by signing for Bethlehem Landfill by himself/herself as such officer.

Commonwealth of Pennsylvania - Notary Seal
KEVIN BODNER - Notary Public
Franklin County
My Commission Expires January 28, 2025
Commission Number 1274323

[Signature]

Notary Public

BETHLEHEM LANDFILL COMPANY (BLC)
PHASE V EXPANSION
CONDITIONAL USE APPLICATION

Attachments

1. Dennis M. & Christine E. Hahn Letter of Conditional Use Application Acknowledgement
2. Tax Parcel Mapping – Seven (7) Parcels and Deeds
3. Project Narrative
 - a. Exhibit A – Conditional Use Application Plans Dated January 6, 2023, Prepared by Martin & Martin, Inc. (12 Sheets)
4. Aerial Photograph
5. Property Owners within 300 Feet Map and Property Owners within 200 Feet Map

Attachment 1

Jan 4, 2023

Lower Saucon Township Council
3700 Old Philadelphia Pike
Bethlehem, PA 18015

Dear Council Members:

We are the owners of two parcels of property located at 2396 Riverside Drive, Bethlehem, PA 18015.

Parcel No. 18 14 0719, located in Lower Saucon Township ("Property")

We are aware that Bethlehem Landfill is including our property as part of an application for Conditional Use approval of an expansion of their municipal waste landfill, and give our authorization for that submittal.

Sincerely,

Christine E. Hahn

Dennis M. Hahn

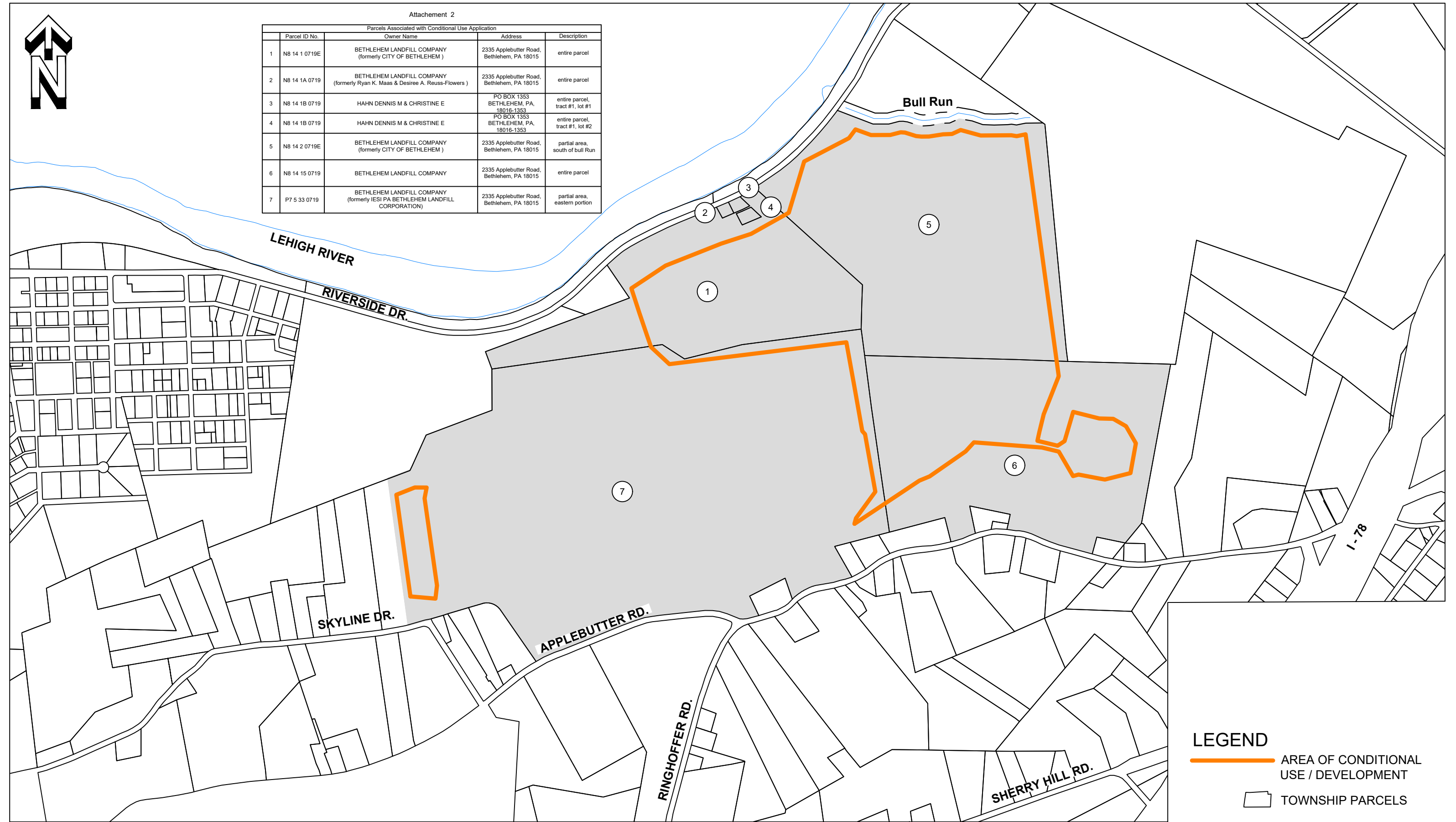
CHRISTINE E. HAHN AND DENNIS M. HAHN

Attachment 2



Attachment 2

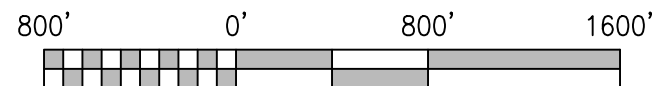
Parcels Associated with Conditional Use Application				
	Parcel ID No.	Owner Name	Address	Description
1	N8 14 1 0719E	BETHLEHEM LANDFILL COMPANY (formerly CITY OF BETHLEHEM)	2335 Applebutter Road, Bethlehem, PA 18015	entire parcel
2	N8 14 1A 0719	BETHLEHEM LANDFILL COMPANY (formerly Ryan K. Maas & Desiree A. Reuss-Flowers)	2335 Applebutter Road, Bethlehem, PA 18015	entire parcel
3	N8 14 1B 0719	HAHN DENNIS M & CHRISTINE E	PO BOX 1353 BETHLEHEM, PA, 18016-1353	entire parcel, tract #1, lot #1
4	N8 14 1B 0719	HAHN DENNIS M & CHRISTINE E	PO BOX 1353 BETHLEHEM, PA, 18016-1353	entire parcel, tract #1, lot #2
5	N8 14 2 0719E	BETHLEHEM LANDFILL COMPANY (formerly CITY OF BETHLEHEM)	2335 Applebutter Road, Bethlehem, PA 18015	partial area, south of bull Run
6	N8 14 15 0719	BETHLEHEM LANDFILL COMPANY	2335 Applebutter Road, Bethlehem, PA 18015	entire parcel
7	P7 5 33 0719	BETHLEHEM LANDFILL COMPANY (formerly IESI PA BETHLEHEM LANDFILL CORPORATION)	2335 Applebutter Road, Bethlehem, PA 18015	partial area, eastern portion



LEGEND

- AREA OF CONDITIONAL USE / DEVELOPMENT
- TOWNSHIP PARCELS

NOTE:
PARCEL DATA FROM COUNTY OF NORTHAMPTON (GIS DATA).
ZONING DATA FROM LOWER SAUCON TOWNSHIP.



ATTACHMENT 2

PREPARED BY:



martin and martin incorporated

37 south main street • suite A
chambersburg, pennsylvania . 17201

COUNTY OF NORTHAMPTON**RECORDER OF DEEDS**

NORTHAMPTON COUNTY GOVERNMENT CENTER

669 WASHINGTON STREET

EASTON, PENNSYLVANIA 18042-7486

Area Code (610) 829-6210

Andrea F. Suter - Recorder

Dorothy J. Edelman - Lead Deputy

Barbara L. Manieri - Deputy



Book - 2022-1 Starting Page - 269095

*Total Pages - 7

Instrument Number - 2022031584

Recorded On 9/30/2022 At 11:38:03 AM

NCGIS Registry UPI Certification

On September 29, 2022 By HW

* Instrument Type - DEED

Invoice Number - 1044290

* Grantor - BETHLEHEM CITY

* Grantee - BETHLEHEM LANDFILL COMPANY

User - JMKE

* Customer - COMMONWEALTH LAND TITLE PHILADELPHIA COMMERCIAL - 1700 MARKE

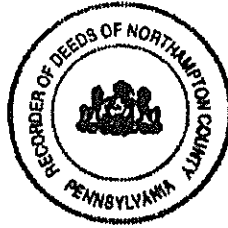
*** FEES**

STATE TRANSFER TAX	\$100.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$17.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$20.00
SAUCON VALLEY AREA	\$50.00
SCHOOL REALTY TAX	
LOWER SAUCON TOWNSHIP	\$50.00
TOTAL PAID	\$299.25

***RECORDED BY:**

COMMONWEALTH LAND TITLE PHILADELPHIA
COMMERCIAL - 1700 MARKE
1700 MARKET ST STE 2110
PHILADELPHIA, PA 19103

I hereby CERTIFY that this document is recorded in the
Recorder's Office Of Northampton County, Pennsylvania



Andrea F. Suter

Andrea F. Suter
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not DetachTHIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

Book: 2022-1

Page: 269095

001M05



* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

**PREPARED BY AND
UPON RECORDING RETURN TO:**

Christine R. Deutsch, Esquire
Deutsch Commercial Real Estate Law LLC
1515 Market Street, Suite 1200
Philadelphia PA 19102-1932
215-854-6338

PHIL 200926

Commonwealth Land Title Insurance Company
1700 Market Street
Suite 2100
Philadelphia, PA 19103

DEED

Parcel Numbers: N8 14 2 0719E ("Property 1")
N8 14 1 0719E ("Property 2")

THIS INDENTURE made the 24th day of September in the year of our Lord two thousand twenty-two (2022), but effective only as of the 29th day of September in the year of our Lord two thousand twenty-two (2022)

BETWEEN CITY OF BETHLEHEM, a Pennsylvania municipal corporation and third class city in the Commonwealth of Pennsylvania (hereinafter called the "**Grantor**"), of the one part, and **BETHLEHEM LANDFILL COMPANY** (f/k/a Eastern Waste of Bethlehem, Inc.), a Delaware corporation (hereinafter called the "**Grantee**"), of the other part,

WHEREAS, Grantor and Eastern Waste of Bethlehem, Inc., a Delaware corporation, are parties to an Option Agreement dated July 17, 1998 (the "**Option Agreement**") recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania (the "**Recorder's Office**") on July 20, 1998 as Instrument No. 1998028073 in Miscellaneous Book Volume 1998-1, Page 093410 for certain real property more particularly described therein and known as Parcel Nos. N8 14 2 0719E and N8 14 1 0719E; and

WHEREAS, Eastern Waste of Bethlehem, Inc. changed its name to IESI PA Bethlehem Landfill Corporation on July 12, 1999 by filing with the Secretary of State of Delaware (the "**Secretary**") a Restated Certificate of Incorporation; and

WHEREAS, IESI PA Bethlehem Landfill Corporation changed its name to Bethlehem Landfill Company, *i.e.*, the Grantee, on June 8, 2018 by filing with the Secretary a Certificate of Amendment of Certificate of Incorporation; and

WHEREAS, Grantee has exercised its rights under the Option Agreement, and this conveyance is occurring upon the terms set forth in the Option Agreement;

NOW THEREFORE, WITNESSETH that the said Grantor for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) lawful money of the United States of America and other good and valuable consideration, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

UNDER AND SUBJECT, nevertheless, to restrictions, covenants, easements and conditions of record, to the extent valid and enforceable and still applicable to the above described premises.

TOGETHER with all and singular the improvements, ways, streets, alleys, passages, driveways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lots or pieces of ground above described, with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

UNDER AND SUBJECT, as aforesaid.

AND the said Grantor, for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will, subject as aforesaid, **WARRANT** and forever **DEFEND**.


[Signature page follows]

IN WITNESS WHEREOF, the party of the first part hereunto has caused these presents to be duly executed by its authorized officers, with its corporate seal hereunto affixed, the day and year first above written.

ATTEST:

CITY OF BETHLEHEM


George H. Yasso, Controller

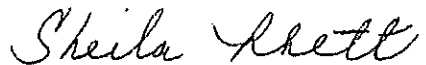
BY: 
J. William Reynolds, Mayor

(SEAL)

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF NORTHAMPTON :

On this, the 26th day of September 2022, before me, a Notary Public in and for the State and County aforesaid, the undersigned officer, personally appeared J. William Reynolds, who acknowledged himself to be the Mayor of City of Bethlehem, a Pennsylvania municipal corporation and City of the Third Class, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the City by himself as such officer.

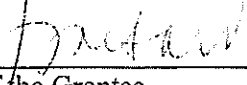
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


NOTARY PUBLIC

My Commission Expires: MAY 7, 2025

The address of the above named Grantee is:

Bethlehem Landfill Company
Attn: Tax Department
3 Waterway Square Place, Suite 110
The Woodlands, Texas 77380 - 3488


On behalf of the Grantee

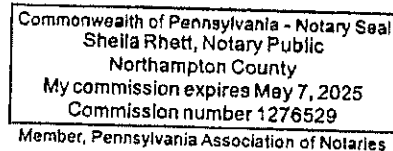


EXHIBIT "A"

LEGAL DESCRIPTION FOR FORMER REDINGTON PROPERTY (PROPERTY 1)

ALL THAT CERTAIN tract of land situate in Lower Saucon Township, Northampton County, Pennsylvania, bounded and described in accordance with Boundary Survey of the Bethlehem Landfill prepared by Martin and Martin Incorporated dated 7/26/21 and last revised 9/18/21, as follows, to wit:

Beginning at an existing iron pin along the North side of Riverside Drive; thence along the North side of Riverside Drive N 60°36'18" E a distance of 337.57' to an existing rail monument; thence along the North side of Riverside Drive thence N 50°55'57" E a distance of 367.66' to an existing rail monument; thence across Riverside Drive N 46°43'43" E a distance of 418.47' to an existing iron pin on the South side of Riverside Drive; thence along the South side of Riverside Drive N 36°59'17" E a distance of 302.24' to an existing iron pin; thence continuing along the South side of Riverside Drive N 33°49'44" E a distance of 678.55' to a point along lands now or formerly of RZB, LLC; thence along lands now or formerly of RZB, LLC S 57°50'45" E a distance of 941.41' to an existing iron pin at lands now or formerly of Bruce & Ginger Petrie; thence along lands now or formerly of Bruce & Ginger Petrie S 56°42'20" E a distance of 736.81' to an existing rail monument; thence continuing along said lands S 07°48'00" E a distance of 2188.25' to an existing iron pin along lands now or formerly of Bethlehem Landfill Company; thence along lands now or formerly of Bethlehem Landfill Company S 89°58'54" W a distance of 1981.45' to a point along lands now or formerly of IESI PA Bethlehem Landfill Corporation; thence along lands now or formerly of IESI PA Bethlehem Landfill Corporation N 10°24'59" W a distance of 256.01' to an existing iron pin at lands now or formerly of the City of Bethlehem; thence along lands now or formerly of the City of Bethlehem N 02°13'49" W a distance of 395.81' to a point; thence continuing along lands now or formerly of the City of Bethlehem N 49°49'52" W a distance of 1453.37' to an existing iron pin; which is the point of beginning, having an area of 5,940,137 square feet, 136.3668 acres.

BEING, as to Property 1, the same premises that were conveyed to City of Bethlehem by Bethlehem Steel Corporation by Deed dated April 24, 1991 and recorded in the Recorder's Office on May 30, 1991 in Deed Book 830 Page 479 et seq.

AND

LEGAL DESCRIPTION FOR FORMER HELMS PROPERTY (PROPERTY 2)

ALL THAT CERTAIN tract of land situate in Lower Saucon Township, Northampton County, Pennsylvania, bounded and described in accordance with Boundary Survey of the Bethlehem Landfill prepared by Martin and Martin Incorporated dated 7/26/21 and last revised 9/18/21, as follows, to wit:

Beginning at an existing iron pin along the North side of Riverside Drive; thence crossing Riverside Drive and along lands now or formerly of the City of Bethlehem S 49°49'52" E a distance of 1453.37' to a point; thence continuing along lands now or formerly of the City of Bethlehem S

02°13'49" E a distance of 395.81' to an existing iron pin; thence along lands now or formerly of IESI PA Bethlehem Landfill Corporation S 82°57'22" W a distance of 1708.03' to an existing iron pin; thence continuing along lands now or formerly of IESI PA Bethlehem Landfill Corporation N 47°07'42" W a distance of 231.00' to an existing iron pin; thence along said lands S 77°07'49" W a distance of 676.45' to an existing iron pin; thence continuing along said lands S 77°33'27" W a distance of 808.25' to an existing P.K. Nail in Rock along lands now or formerly of Bushkill Valley Motorcycle Club, Inc.; thence along lands now or formerly of Bushkill Valley Motorcycle Club, Inc. N 07°27'46" W a distance of 165.06' to an existing iron pin; thence continuing along said lands N 66°29'46" E a distance of 1249.01' to a point in a stone row at lands now or formerly of Pennsylvania Power and Light Company; thence along lands now or formerly of Pennsylvania Power and Light Company N 37°25'29" W a distance of 341.22' to an existing iron pin along the South side of Riverside Drive; thence along Riverside Drive N 46°19'02" E a distance of 206.72' to an existing iron pin; thence along said road with a curve turning to the right with an arc length of 457.45', with a radius of 1339.70', with a chord bearing of N 56°19'26" E, with a chord length of 455.23' to an existing iron pin; thence continuing along said road N 63°19'21" E a distance of 550.40' to an existing iron pin; thence crossing over Riverside Drive N 24°23'55" W a distance of 20.56' to an existing iron pin; thence along the North side of Riverside Drive N 65°48'45" E a distance of 283.86' to an existing iron pin; which is the point of beginning, having an area of 2,695,959 square feet, 61.8907 acres.

EXCEPTING FROM THE ABOVE DESCRIPTION OF PROPERTY 2:

DENNIS M. & CHRISTINE E. HAHN, TRACT 1, LOT 1

Beginning at an existing iron pin along the South side of Riverside Drive; thence along the South side of Riverside Drive N 68°17'36" E a distance of 119.97' to an existing iron pin along the Western side of Chestnut Street; thence along the Western side of Chestnut Street S 49°10'05" E a distance of 134.60' to an existing iron pin; thence S 68°18'39" W a distance of 182.24' to an existing iron pin along lands now or formerly of Ryan X. Mass & Desiree A. Reuss-Flowers; thence along lands now or formerly of Ryan X. Mass & Desiree A. Reuss-Flowers N 21°36'52" W a distance of 119.38' to an existing iron pin along the South side of Riverside Drive; which is the point of beginning, having an area of 18,042 square feet, 0.4142 acres.

DENNIS M. & CHRISTINE E. HAHN, TRACT 1, LOT 2

Beginning at an existing iron pin along the Western side of Chestnut Street; thence S 49°16'53" E a distance of 135.13' to an existing iron pin along the Northern side of Centre Street; thence along the Northern side of Centre Street S 68°13'44" W a distance of 250.86' to an existing iron pin; thence leaving the Northern side of Centre Street N 21°40'32" W a distance of 119.94' to an existing iron pin; thence N 68°15'16" E a distance of 188.24' to an existing iron pin along the Western side of Chestnut Street; which is the point of beginning, having an area of 26,321 square feet, 0.6043 acres.

RYAN X. MASS & DESIREE A. REUSS-FLOWERS

Beginning at an existing iron pin along the South side of Riverside Drive; thence along lands now or formerly of Dennis M. & Christine E. Hahn S 21°36'52" E a distance of 119.38' to an existing iron pin; thence S 68°07'00" W a distance of 119.57' to an existing iron pin; thence N 21°33'30" W a distance of 119.47' to an existing iron pin along the South side of Riverside Drive; thence

along the South side of Riverside Drive N 68°09'39" E a distance of 119.45' to an existing iron pin along the South side of Riverside Drive; which is the point of beginning, having an area of 14,272 square feet, 0.3276 acres.

BEING, as to Property 2, the same premises that were conveyed to City of Bethlehem by Michael L. Helms, David L. Helms, Mary W. Helms VanStone and Deborah E. Helms by Deed dated December 31, 1991 and recorded in the Recorder's Office on August 17, 1992 in Deed Book 871 Page 479 et seq.

THIS DEED,

Made this

Between, DAVIS J. CROWELL, III, and YVETTE M. CROWELL, husband and wife,

(hereinafter called the Grantor s).

AND

DENNIS M. HAHN and CHRISTINE E. HAHN, husband and wife,

Lower Saucon Township Tax \$76.50

Saucon Valley School District \$76.50

Affidavit Filed

(hereinafter called the Grantee s),

Witnesseth, That in consideration of One and 00/100

(\$1.00)

DOLLAR

in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee s their heirs and assigns,

ALL THOSE CERTAIN two lots or pieces of ground situate, lying and being in the Township of Lower Saucon in the County and State aforesaid being Lot Nos. 1, 2, 19 and 20 on the general plan of Lots laid out by the said Abraham S. Shimer, bounded and described as follows, to wit:

Lot No. 1 - consisting of Lots Nos. 1 and 2 on the said plan, BEGINNING at the southwest corner of Rail Road and Chestnut Streets; thence along Chestnut Street, South sixteen degrees east, one hundred and twenty feet to a corner, thence along a public alley, south seventy-four degrees west, one hundred and twenty feet to a corner on Lot No. 3, thence along said Lot No. 3, north sixteen degrees west, one hundred and twenty feet to Rail Road Street, thence along said Rail Road Street, North seventy-four degrees east, one hundred and twenty feet to the place of beginning. CONTAINING fourteen thousand four hundred square feet of ground.

Lot No. 2 - consists of Lots No. 19 and 20, on the said plan, BEGINNING at the northeast corner of Lot No. 20, thence along Chestnut Street, south sixteen degrees east, one hundred and twenty feet to a corner on Centre Street, thence along said Centre Street, south seventy-four degrees west, one hundred and twenty feet to a corner on Lot No. 18, thence along said Lot No. 18 North sixteen degrees west one hundred and twenty feet to the aforesaid alley, thence along said alley, north seventy-four degrees east one hundred and twenty feet to the place of beginning. CONTAINING fourteen thousand four hundred square feet of ground.

TRACT NO. 2

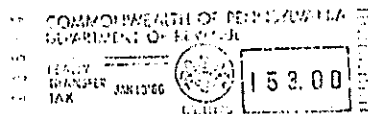
ALL THOSE CERTAIN two building lots situate lying and being in the Township of Lower Saucon in the County and State aforesaid, bounded and described as follows, to wit:...

Lot No. 1 - BEGINNING at a corner on the south side of Rail Road Street on the plot or draft of building lots laid out by Abraham S. Shimer; thence along Chestnut Street south forty-three degrees and a half East one hundred and thirty-six feet to a public alley; thence along the north side of said public alley South seventy-four degrees West forty-eight feet to a corner on Lot No. 1; thence along said Lot No. 1 north sixteen degrees West one hundred and twenty feet to the place of beginning. CONTAINING two thousand eight hundred and eighty square feet of ground more or less.

Lot No. 2 - BEGINNING at a corner of said Chestnut Street and the aforesaid public alley thence along the south side of said alley South seventy-four degrees West fifty-two feet to a corner on Lot No. 20, thence along said Lot No. 20 South sixteen degrees East one hundred and twenty feet to a corner on Centre Street; thence along the North side of said Centre Street North seventy-four degrees East one hundred feet to a corner on said Chestnut Street; thence along the west side of said Chestnut Street North forty-three degrees and a half West one hundred and thirty-six feet to the place of beginning. CONTAINING nine thousand one hundred and twenty square feet of ground, more or less.

BEING THE SAME PREMISES which Charles A. Fagan, Administrator of the Estate of Katherine Skelly a/k/a Katharine Skelly a/k/a Katherine M. Skelly, deceased, by deed dated March 27, 1975 and recorded at Deed Book Volume 510, Page 420, Northampton County Records, granted and conveyed unto Davis J. Crowell, III, single.

TOGETHER WITH a perpetual easement to draw water from a well on an adjoining property, as appears more specifically by reference to a Deed of Easement from Davis J. Crowell, Jr. and Elizabeth V. Crowell, husband and wife, to Dennis M. Hahn and Christine E. Hahn, husband and wife, grantees herein; said Deed of Easement dated even date herewith and intended to be forthwith recorded in the Recorder of Deeds Office in and for Northampton County, Pa.



And the said Grantors hereby covenant and agree that they will specially warrant the premises hereby conveyed.

VOL 694 PAGE 764

In Witness Whereof, the said Grantors have executed or caused these presents to be duly executed the day and year first above written.

Sealed and Delivered

In the Presence of:

WITNESS:

Hugh M. Seeline

Davis J. Crowell, III (SEAL)
Davis J. Crowell, III

Thomas Heiden

Yvette M. Crowell (SEAL)
Yvette M. Crowell

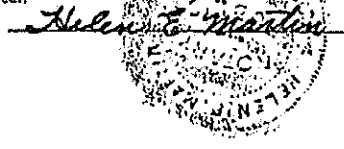
STATE OF ILLINOIS
COUNTY OF COOK

ss:

On this, the 9th day of October, 19 85, before me, the undersigned officer, personally appeared DAVIS J. CROWELL, III, and YVETTE M. CROWELL, husband and wife,

(or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



STATE OF
COUNTY OF

On this, the _____ day of _____, 19 _____, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

In Witness Whereof, I hereunto set my hand and official seal.

105-153.00

SY-153.00

707

Deed

DAVIS J. CROWELL, III, and
YVETTE M. CROWELL, husband and
wife

TO

DENNIS M. HAHN and CHRISTINE E.
HAHN, husband and wife

Premises: Riverside Drive, Lower
Saucon Township,
Northampton County, PA.

The address of the within
named Grantee is:

R.D.# 5, Bethlehem, Pa 18015

On behalf of Grantee.

COHN AND MAYROSH
LAW OFFICES
612 Main Street
P.O. Box 1
HELENTOWN, PA. 18053

STATE OF PENNSYLVANIA,

COUNTY OF

RECORDED on this _____ day of _____, A.D. 19 _____
in the Recorder's Office of the said County in Deed Book _____ Vol. _____
page _____

GIVEN under my hand the seal of the said office, the date above written.

Recorder

97-05012
AFFIDAVIT FILED

DEED OF CONSOLIDATION

THIS INDENTURE made the 13th day of July in the year of our Lord Two Thousand (2000) between **IESI PA BETHLEHEM LANDFILL CORPORATION**, a Delaware corporation, formerly known as Eastern Waste of Bethlehem, Inc. (hereinafter called the "Grantor"), of the one part, and **IESI PA BETHLEHEM LANDFILL CORPORATION**, a Delaware corporation (hereinafter called the "Grantee"), of the other part,

WHEREAS, The City of Bethlehem, a municipal corporation and political subdivision of the Commonwealth of Pennsylvania, by Deed dated July 17, 1998, and recorded in the Office for the Recording of Deeds in and for Northampton County, Pennsylvania (the "Recorder of Deeds Office") in DBV 1998-1, page 093368, granted and conveyed unto Eastern Waste of Bethlehem, Inc. ("Eastern Waste") the property identified as Premises "A" on Schedule "1" attached hereto and made a part hereof, containing approximately 206.455 acres on Applebutter Road, Lower Saucon Township, Northampton County, Pennsylvania and identified as Northampton County Uniform Parcel Identification Nos.: Map P7, Block 5, Lots 31, 33 and 34; Map P8, Block 1, Lot 1; and Map N8, Block 14, Lot 16.

WHEREAS, Randy Dalrymple and Dianne Lynn Dalrymple, husband and wife, by Deed dated August 18, 1998, and recorded in the Recorder of Deeds Office, in DBV 1998-1, page 110131, granted and conveyed unto Eastern Waste the property identified as Premises "B" on Schedule "1" attached hereto and made a part hereof, being designated as Northampton County Uniform Parcel Identification No.: Map P7, Block 5, Lot 32 and known as 2305 Applebutter Road, Lower Saucon Township, Northampton County, Pennsylvania.

WHEREAS, Richard C. Fox, by Deed dated December 18, 1998, and recorded in the Recorder of Deeds Office, in DBV 1998-1, page 176936, granted and conveyed unto Eastern Waste, the property identified as Premises "C" on Schedule "1" attached hereto and made a part hereof, being designated as Northampton County Uniform Parcel Identification No.: Map P7, Block 5, Lot 29, located on the north side of Easton Road, Lower Saucon Township, Northampton County, Pennsylvania.

WHEREAS, IESI PA Corporation, a Delaware corporation, acquired all of the stock of Eastern Waste and changed the name of Eastern Waste to IESI PA Bethlehem Landfill Corporation.

WHEREAS, CitiFinancial Services, Inc., a Pennsylvania corporation, by Deed dated July 13, 2000, intended to be recorded in the Recorder of Deeds Office immediately prior to the recording of this Deed of Consolidation, granted and conveyed unto IESI PA Bethlehem Landfill Corporation the property identified as Premises "D" on Schedule "1" attached hereto and made a part hereof, being designated as Northampton County Uniform Parcel Identification No.: Map P7, Block 5, Lot 31B and known as 2297 Applebutter Road, Lower Saucon Township, Northampton County, Pennsylvania.

WHEREAS, Premises "A", "B", "C" and "D" abut each other.

SCHEDULE "1"

PREMISES "A"

**DESCRIPTION OF LANDS
NOW OR FORMERLY OF THE CITY OF BETHLEHEM
"LANDFILL TRACT"**

ALL THAT CERTAIN tract or parcel of land with improvements thereon located along the northerly side of Applebutter Road (SR 2012) east of the Borough of Freemansburg in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described in accordance with a survey conducted by Keystone Consulting Engineers, Inc. as shown as the "Landfill Tract" on the plan entitled, "Plan Showing Boundary Survey - Along Lands Now or Formerly of City of Bethlehem," Drawing No. CB-98-012, dated: March 31, 1998, last revised: July 16, 1998, as follows to wit;

BEGINNING at an iron pin set in the ultimate northerly right-of-way of Applebutter Road (SR 2012 - 60 feet wide), said point being the southeasterly corner of lands now or formerly of Ronald E. and Rhoda J. Mullikin, distant 30.00 feet from the centerline of the aforesaid Applebutter Road, and located approximately 1896 feet west of the intersection of Applebutter Road and Ringhoffer Road (TR 400);

thence along said Mullikin lands the following three (3) courses and distances: 1) North 25° 23' 58" West, 155.79 feet to an iron pin set; 2) North 34° 40' 01" West, 409.17 feet to an iron pin found; 3) along the arc of a curve to the left having a radius of 150.00 feet and a central angle of 71° 42' 30", an arc length of 187.73 feet to an iron pin found;

thence continuing along said Mullikin lands and further along lands now or formerly of Joseph M. and Margaret L. Milan and lands now or formerly of Joseph P. and Mary Ann Mosiada, South 73° 37' 29" West, 376.87 feet to an iron pin found;

VOL: 2000-1.
PAGE:

008739

thence along lands now or formerly of Richard D. and Cynthia S. Gardner South $68^{\circ} 20' 51''$ West, 123.21 feet to an iron pin found in the center of the 33.00 feet wide right-of-way of Green Hill Road (TR 399);

thence crossing the northerly side of said Green Hill Road, along lands now or formerly of Richard C. Fox, the following two (2) courses and distances: 1) North $07^{\circ} 18' 18''$ West, 395.14 feet to an iron pin found; 2) North $08^{\circ} 05' 04''$ West, 874.29 feet to an iron pin found at a corner of lands now or formerly of Bushkill Valley Motorcycle Club, Inc.;

thence along said Motorcycle Club lands, the following three (3) courses and distances: 1) North $35^{\circ} 59' 56''$ East, 327.50 feet to an iron pin set; 2) North $69^{\circ} 31' 56''$ East, 545.05 feet to an iron pin found; 3) North $04^{\circ} 35' 26''$ East, 462.72 feet to a PK nail set in a stone corner found at a corner of other lands, formerly of Michael L. Helms, et. al., now of the City of Bethlehem;

thence along the "Old Helms Tract," now of the City of Bethlehem, the following four (4) courses and distances: 1) North $77^{\circ} 33' 48''$ East, 808.42 feet to an iron pin found; 2) North $77^{\circ} 06' 37''$ East, 676.45 feet to an iron pin set along the south side of a dirt road; 3) South $46^{\circ} 53' 23''$ East, 231.00 feet to an iron pipe found; 4) North $82^{\circ} 57' 18''$ East, 1708.69 feet to an iron pin set at a corner of lands formerly of Bethlehem Steel Corporation now of the City of Bethlehem;

thence along the "Old Bethlehem Steel Corporation Tract," now of the City of Bethlehem, South $10^{\circ} 18' 22''$ East, 255.75 feet to an iron pin set at a corner of lands now or formerly of Jersey Central Power and Light Company;

thence along said Jersey Central Power and Light Company lands, South $10^{\circ} 17' 49''$ East, 1497.80 feet to an iron pipe found in the line of lands now or formerly of Andrew I. Nuss;

thence along said Nuss lands, South $71^{\circ} 31' 29''$ West, 139.17 feet to an iron pipe found at a corner of lands now or formerly of Bronius and Elena Sudzinskas;

thence along said Sudzinskas lands, South $71^{\circ} 35' 06''$ West, 240.74 feet to an iron pin found at a corner of lands now or formerly of Virginia A. MacDonald;

thence along said MacDonald lands the following two (2) courses and distances: 1) South $71^{\circ} 15' 06''$ West, 142.59 feet to an iron pin set; 2) South $30^{\circ} 43' 54''$ East, 293.47 feet to an iron pin set in the ultimate northerly right-of-way of Applebutter Road (SR 2012), said point being distant 30.00 feet from the centerline of said road;

thence along the ultimate northerly right-of-way of Applebutter road (SR 2012), parallel and 30.00 feet distant from the centerline thereof, the following three (3) courses and distances: 1) along the arc of a curve to the right having a radius of 404.09 feet, a central angle of $10^{\circ} 26' 22''$, an arc length of 73.63 feet and a chord bearing south $72^{\circ} 07' 54''$ West, a chord length of 73.52 feet to an iron pipe found; 2) South $77^{\circ} 21' 06''$ West, 197.15 feet to an iron pipe found; 3) along the arc of a curve to the left having a radius of 665.70 feet and a central angle of $19^{\circ} 13' 43''$, an arc length of 223.41 feet to an iron pin set in the line of lands now or formerly of Charles F. Folk;

thence along said Folk lands the following three (3) courses and distances: 1) North $24^{\circ} 48' 15''$ West, 204.85 feet to an iron pin set; 2) South $58^{\circ} 11' 45''$ West, 407.75 feet to an iron pin set; 3) South $38^{\circ} 03' 15''$ East, 198.55 feet to an iron pin set in the aforementioned ultimate northerly right-of-way of Applebutter Road (SR 2012);

VOL: 2000-1
PAGE:

088741

thence along the ultimate northerly right-of-way of Applebutter Road (SR 2012), parallel and 30.00 feet distant from the centerline thereof, the following ten (10) courses and distances: 1) South 73° 28' 59" West, 175.13 feet to an iron pipe found; 2) along the arc of a curve to the right having a radius of 173.43 feet and a central angle of 42° 56' 08", an arc length of 129.96 feet to an iron pipe found; 3) North 63° 34' 53" West, 42.99 feet to an iron pipe found; 4) along the arc of a curve to the left having a radius of 430.00 feet and a central angle of 33° 07' 53", an arc length of 248.65 feet to an iron pipe found; 5) South 83° 17' 15" West, 196.06 feet to an iron pipe found; 6) along the arc of a curve to the right having a radius of 3970.00 feet and a central angle of 02° 25' 30", an arc length of 168.03 feet to an iron pipe found; 7) South 85° 42' 45" West, 103.75 feet to an unmarked point within an historical structure; 8) along the arc of a curve to the left having a radius of 480.00 feet and a central angle of 16° 43' 41", an arc length of 140.14 feet to an iron pipe found; 9) South 68° 59' 04" West, 219.28 feet to an iron pin set; 10) South 67° 42' 43" West, 580.59 feet to an iron pipe found in the line of lands now or formerly of Randy and Dianne Lynn Dalrymple;

thence along said Dalrymple lands the following three (3) courses and distances: 1) North 25° 59' 15" West, 139.03 feet to an iron pipe found; 2) South 70° 25' 44" West, passing through an iron pipe found on line at 61.34 feet, a total distance of 183.83 feet to a PK nail set in concrete; 3) South 25° 23' 58" East, 156.57 feet to an iron pin set in the ultimate northerly right-of-way of Applebutter Road (SR 2012);

thence along the said ultimate northerly right-of-way of Applebutter Road (SR 2012), parallel and 30.00 feet distant from the centerline thereof, along the arc of a curve to the left having a radius of 1630.00

feet, a central angle of $01^{\circ} 45' 40''$, a chord bearing South $60^{\circ} 50' 57''$ West and a chord distance of 50.10 feet, an arc length of 50.11 feet to an iron pin set at the point and place of BEGINNING.

CONTAINING 206.455 acres of land, more or less.

SUBJECT to the easements, restrictions and rights-of-way of record.

As amended by Quit-Claim Deed by and between the Township of Lower Saucon and the City of Bethlehem dated July 15, 1998, and recorded in the Office for the Recorder of Deeds in and for Northampton County, Pennsylvania, on July 17, 1998 in DBV 1998-1, page 093364.

And as further amended by Quit-Claim Deed by and between the City of Bethlehem and Eastern Waste of Bethlehem, Inc. dated May 27, 1999 and recorded in the Office for the Recorder of Deeds in and for Northampton County, Pennsylvania, on _____ in DBV _____, page _____.

BEING KNOWN AS Northampton County Uniform Parcel Identification Nos.:

Map P7, Block 5, Lots 31, 33 and 34; Map P8, Block 1, Lot 1; and Map N8, Block 14, Lot 16.

VOL: 2000-1
PAGE:

088743

SCHEDULE "1"

PREMISES "B"

ALL THAT CERTAIN messuage or tenement and piece or parcel of land situate in the Township of Lower Saucon, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post in a public road along lands now or formerly of Amandus Uhler; thence northwardly along lands now or late of William P. Lerch one hundred eighty-six (186) feet to lands now or formerly of said William P. Lerch and William Swartz; thence along lands of said William P. Lerch and William Swartz eastwardly one hundred eighty-three (183) feet to lands of the said William A. Swartz; thence southwardly one hundred eighty-six (186) feet to the aforesaid public road and land now or late of Amandus Uhler; thence westwardly one hundred eighty-three (183) feet to the place of beginning.

ALSO KNOWN AS NORTHAMPTON COUNTY PARCEL IDENTIFIER:
MAP: P7 BLOCK: 5 LOT: 32

VOL: 2000-1
PAGE:

088744

SCHEDULE "1"

PREMISES "C"

ALL THAT CERTAIN Lot or piece of ground situate, lying and being in Lower Saucon Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in Green Hill Road in line of land now or late of Charles Lerch; thence leaving said Green Hill Road and running along land now or late of said Charles Lerch, North four degrees fifteen minutes West (N 4° 15' W) one thousand two hundred twelve and seventy-five hundredths (1212.75) feet to a point; thence along line of land now or late of Erwin Freeman North seventy-two degrees thirty minutes East (N 72° 30' E) four hundred and thirty-seven and twenty-five hundredths (437.25) feet to a point; thence partly along land now or late of Charles Swartz and partly along land now or late of Charles Lerch south four degrees East (S 4° E) twelve hundred forty-two and forty-five hundredths (1242.45) feet to a point in Green Hill Road; thence along said road in a southwesterly direction five hundred and thirty feet, more or less, to the place of beginning.

BOUNDED on the North by land now or late of Erwin Freeman, on the South by Green Hill Road, on the East partly by land now or late of Charles Swartz and partly by land now or late of Charles Lerch, and on the West by land now or late of Charles Lerch.

BEING KNOWN AS Northampton County Uniform Parcel Identification No.:
Map P7, Block 5, Lot 29.

VOL: 2000-1
PAGE:

088745

SCHEDULE "1"

PREMISES "D"

ALL THAT CERTAIN tract or parcel of land with improvements thereon located along the northerly side of Applebutter Road (SR 2012) east of the Borough of Freemansburg in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described in accordance with a survey conducted by Keystone Consulting Engineers, Inc. and shown as Lot 2 on the plan entitled, "Plan Showing Property Boundaries To Be Consolidated By IESI PA Bethlehem Landfill Corp.," Drawing No. CB-00-090, dated: June 30, 2000, revised: July 11, 2000, as follows to wit:

BEGINNING at an iron pin set in the northerly right-of-way of Applebutter Road (SR 2012 - 60 feet wide), said point being the southeasterly corner of lands now or formerly of Ronald E. and Rhoda J. Mullikin (lot 2 of lands indicated to be consolidated on the above mentioned plan), distant 30.00 feet from the centerline of the aforesaid Applebutter Road, and located approximately 1896 feet west of the intersection of Applebutter Road and Ringhoffer Road (TR 400);

thence along the northerly right-of-way of said Applebutter Road, parallel and offset 30.00 feet north of the centerline thereof, along the arc of a curve to the left having a radius of 1630.00 feet, a central angle of $06^{\circ} 50' 40''$, a chord bearing of South $56^{\circ} 32' 48''$ West, a chord distance of 194.59 feet an arc length of 194.71 feet to an iron pin to be set in the line of lands now or formerly of Carlos H. Cordova;

thence along said Cordova lands the following two (2) courses and distances: 1) North $28^{\circ} 30' 24''$ West, 90.54 feet to an iron pin found; 2) South $57^{\circ} 59' 39''$ West, 136.51 feet to an iron pin found at a corner of lands now or formerly of Joseph M. and Margaret L. Milan;

thence along said Milan lands, North $25^{\circ} 41' 41''$ West, 659.40 feet to an iron pin found in the line of lands now or formerly of Eastern Waste of Bethlehem, Inc.;

thence along said Eastern Waste lands, the following four (4) courses and distances: 1) North $73^{\circ} 37' 29''$ East, 148.00 feet to an iron pin found; 2) along the arc of a curve to the right having a radius of 150.00 feet and a central angle of $71^{\circ} 42' 30''$, an arc length of 187.73 feet to an iron pin found; 3) South $34^{\circ} 40' 01''$ East, 409.17 feet to an iron pin set; 4) South $25^{\circ} 23' 58''$ East, 155.79 feet to the iron pin set in the northerly right-of-way of Applebutter Road at the point and place of BEGINNING;

CONTAINING 4.577 acres of land, more or less.

SUBJECT to any easements, restrictions, rights-of-way or other pertinent facts of record.

BEING THE SAME PREMISES as previously conveyed to Ronald E. and Rhoda J. Mullikin on the 27th day of November, 1989 and recorded in Northampton County Deed Book Volume 787, page 94.

BEING KNOWN AS Northampton County Uniform Parcel Identification No.: Map 27, Block 5, Lot 31B.

VOL: 2000-1
PAGE:

088746

THIS IS THE CONSOLIDATED DESCRIPTION OF SCHEDULE # 1
PREMISES A, B, C, & D

ALL THAT CERTAIN tract or parcel of land with improvements thereon located along the northerly side of Applebutter Road (SR 2012) east of the Borough of Freemansburg in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania, bounded and described in accordance with a survey conducted by Keystone Consulting Engineers, Inc. as shown on the plan entitled, "Plan Showing Property Boundaries To Be Consolidated By IESI PA Bethlehem Landfill Corp.," Drawing No. CB-00-090, dated: June 30, 2000, revised: July 11, 2000, as follows to wit:

BEGINNING at an iron pin set in the northerly right-of-way of Applebutter Road (SR 2012 - 60 feet wide), said point being the southeasterly corner of lands now or formerly of Ronald E. and Rhoda J. Mullikin (lot 2 of lands indicated to be consolidated on the above mentioned plan), distant 30.00 feet from the centerline of the aforesaid Applebutter Road, and located approximately 1896 feet west of the intersection of Applebutter Road and Ringhoffer Road (TR 400);

thence along the northerly right-of-way of said Applebutter Road, parallel and offset 30.00 feet north of the centerline thereof, along the arc of a curve to the left having a radius of 1630.00 feet, a central angle of $06^{\circ} 50' 40''$, a chord bearing of South $56^{\circ} 32' 48''$ West, a chord distance of 194.59 feet an arc length of 194.71 feet to an iron pin to be set in the line of lands now or formerly of Carlos H. Cordova;

thence along said Cordova lands the following two (2) courses and distances: 1) North $28^{\circ} 30' 24''$ West, 90.54 feet to an iron pin found; 2) South $57^{\circ} 59' 39''$ West, 136.51 feet to an iron pin found at a corner of lands now or formerly of Joseph M. and Margaret L. Milan;

thence along said Milan lands the following two (2) courses and distances: 1) North $25^{\circ} 41' 41''$ West, 659.40 feet to an iron pin found; 2) South $73^{\circ} 37' 29''$ West, 191.82 feet to an iron pin to be set at a corner of lands now or formerly of Joseph P. and Mary Ann Masiado, said point being North $31^{\circ} 55' 40''$ West, 3.92 feet from an iron pipe found in the line of said Masiado lands;

thence along said Masiado lands the following two (2) courses and distances: 1) South $73^{\circ} 37' 29''$ West, 37.04 feet to an iron pin found; 2) South $68^{\circ} 20' 51''$ West, 4.08 feet to a corner of lands now or formerly of Richard D. and Cynthia S. Gardner, said point being North $17^{\circ} 50' 15''$ West, 3.77 feet from an iron pipe found in the line of said Gardner lands;

thence along said Gardner lands, South $68^{\circ} 20' 51''$ West, 119.13 feet to an iron pin found in the extended centerline of Green Hill Road (TR 399 - 33 feet wide);

thence continuing along said Gardner lands, and along the center of said Green Hill Road, the following four (4) courses and distances: 1) South $68^{\circ} 48' 32''$ West, 68.88 feet to a point; 2) South $72^{\circ} 52' 06''$ West, 115.94 feet to a point; 3) South $76^{\circ} 49' 07''$ West, 81.57 feet to a point; 4) South $79^{\circ} 42' 41''$ West, 49.77 feet to a railroad spike found buried 0.4 feet in the pavement at a corner of lands now or formerly of James O. and Sandra G. Gardner;

SCHEDULE "2"

VOL: 2000-1
PAGE:

088747

thence continuing in said Green Hill Road, along said James Gardner lands, South 79° 26' 48" West, 135.91 feet to a railroad spike found buried 0.4 feet in the pavement at a corner of lands now or formerly of Frederick R. and Linda Klotz;

thence along said Klotz lands, following in and substantially along the easterly side of an 8 feet wide stone row, the following two (2) courses and distances: 1) North 07° 44' 25" West, passing through an iron pipe found at 269.51 feet, a total distance of 273.98 feet to an iron pin to be set, said pin being North 83° 31' 12" East, 0.61 feet from an iron pin found in the tract line between two "Klotz" tracts; 2) North 06° 44' 56" West, 941.28 feet to an iron pin to be set at a corner of lands of the Bushkill Valley Motorcycle Club, Inc.;

thence along said Motorcycle Club lands, the following four (4) courses and distances: 1) following approximately parallel and 14 feet more or less to the north of an existing stone wall, North 68° 24' 56" East, 442.37 feet to an iron pin found; 2) North 35° 59' 56" East, 327.50 feet to an iron pin set; 3) North 69° 31' 56" East, 545.05 feet to an iron pin found; 4) North 04° 35' 26" East, 462.72 feet to a PK nail set in a stone corner found at a corner of other lands, formerly of Michael L. Helms, et. al., now of the City of Bethlehem;

thence along the "Old Helms Tract," now of the City of Bethlehem, the following four (4) courses and distances: 1) North 77° 33' 48" East, 808.42 feet to an iron pin found; 2) North 77° 06' 37" East, 676.45 feet to an iron pin set along the south side of a dirt road; 3) South 46° 53' 23" East, 231.00 feet to an iron pipe found; 4) North 82° 57' 18" East, 1708.69 feet to an iron pin set at a corner of lands formerly of Bethlehem Steel Corporation now of the City of Bethlehem;

thence along the "Old Bethlehem Steel Corporation Tract," now of the City of Bethlehem, South 10° 18' 22" East, 255.75 feet to an iron pin set at a corner of lands now or formerly of Jersey Central Power and Light Company;

thence along said Jersey Central Power and Light Company lands, South 10° 17' 49" East, 1497.80 feet to an iron pipe found in the line of lands now or formerly of Andrew I. Nuss;

thence along said Nuss lands, South 71° 31' 29" West, 139.17 feet to an iron pipe found at a corner of lands now or formerly of Bronius and Elena Sudzinskas;

thence along said Sudzinskas lands, South 71° 35' 06" West, 240.74 feet to an iron pin found at a corner of lands now or formerly of Virginia A. MacDonald;

thence along said MacDonald lands the following two (2) courses and distances: 1) South 71° 15' 06" West, 142.59 feet to an iron pin set; 2) South 30° 43' 54" East, 293.47 feet to an iron pin set in the northerly right-of-way of Applebutter Road (SR 2012), said point being distant 30.00 feet from the centerline of said road;

thence along the northerly right-of-way of Applebutter road (SR 2012), parallel and 30.00 feet distant from the centerline thereof, the following three (3) courses and distances: 1) along the arc of a curve to the right having a radius of 404.09 feet, a central angle of 10° 26' 22", an arc length of 73.63 feet and a chord bearing South 72° 07' 54" West, a chord length of 73.52 feet to an iron pipe found; 2) South

77° 21' 06" West, 197.15 feet to an iron pipe found; 3) along the arc of a curve to the left having a radius of 665.70 feet and a central angle of 19° 13' 43", an arc length of 223.41 feet to an iron pin set in the line of lands now or formerly of Charles F. Folk;

thence along said Folk lands the following three (3) courses and distances: 1) North 24° 48' 15" West, 204.85 feet to an iron pin set; 2) South 58° 11' 45" West, 407.75 feet to an iron pin set; 3) South 38° 03' 15" East, 198.55 feet to an iron pin set in the aforementioned northerly right-of-way of Applebutter Road (SR 2012);

thence along the northerly right-of-way of Applebutter Road (SR 2012), parallel and 30.00 feet distant from the centerline thereof, the following ten (10) courses and distances: 1) South 73° 28' 59" West, 175.13 feet to an iron pipe found; 2) along the arc of a curve to the right having a radius of 173.43 feet and a central angle of 42° 56' 08", an arc length of 129.96 feet to an iron pipe found; 3) North 63° 34' 53" West, 42.99 feet to an iron pipe found; 4) along the arc of a curve to the left having a radius of 430.00 feet and a central angle of 33° 07' 53", an arc length of 248.65 feet to an iron pipe found; 5) South 83° 17' 15" West, 196.06 feet to an iron pipe found; 6) along the arc of a curve to the right having a radius of 3970.00 feet and a central angle of 02° 25' 30", an arc length of 168.03 feet to an iron pipe found; 7) South 85° 42' 45" West, 103.75 feet to an unmarked point within an historical structure; 8) along the arc of a curve to the left having a radius of 480.00 feet and a central angle of 16° 43' 41", an arc length of 140.14 feet to an iron pipe found; 9) South 68° 59' 04" West, 219.28 feet to an iron pin set; 10) South 67° 42' 43" West, 580.59 feet to an iron pipe found in the line of lands formerly of Randy and Dianne Lynn Dalrymple, now of Eastern Waste of Bethlehem, Inc. (lot 1 of lands indicated to be consolidated on the above mentioned plan) and a corner of lands previously dedicated as right-of-way for Applebutter Road;

thence along said lands dedicated as right-of-way for right-of-way for Applebutter road, the following four (4) courses and distances: 1) South 25° 59' 15" East 30.06 feet to a railroad spike to be set at a corner of lands formerly of Bethlehem Steel Corporation; 2) along said lands formerly of Bethlehem Steel, South 67° 42' 43" West, 80.78 feet to an iron pin found buried in the pavement; 3) further along said lands formerly of Bethlehem Steel, South 60° 52' 38" West, 104.17 feet to a railroad spike to be set; 4) North 25° 23' 58" West, passing through an iron pipe found at 28.40 feet, a total distance of 33.57 feet to an iron pin set in the northerly right-of-way of said Applebutter Road (SR 2012 - 60 feet wide);

thence along the northerly right-of-way of Applebutter Road, parallel and 30.00 feet north of the centerline thereof, along the arc of a curve to the left having a radius of 1630.00 feet, a central angle of 01° 45' 40", a chord bearing South 60° 50' 57" West and a chord distance of 50.10 feet, an arc length of 50.11 feet to an iron pin set at the point and place of BEGINNING.

CONTAINING 224.471 acres of land, more or less.

BEING NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFICATION NUMBERS:

N8-1446-0719, P7-5-29-0719, P7-5-31-0719, P7-5-32-0719, P7-5-33-0719, P7-5-34-0719,
P8-1-1-0719, P7-5-31B

VOL: 2000-1
PAGE:

088749

WHEREAS, IESI PA Bethlehem Landfill Corporation, as owner of Premises "A", "B", "C" and "D", now desires to consolidate the Premises into one parcel.

WITNESSETH, that the said Grantor, for and in consideration of the above-recited premises, does hereby grant, sell and convey unto Grantee, its successors and assigns,

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements erected thereon, SITUATE in the Township of Lower Saucon, County of Northampton, Commonwealth of Pennsylvania, as shown on a plan of property for IESI PA Bethlehem Landfill Corporation prepared by Keystone Consulting Engineers, Inc. and dated June 30, 2000, being bounded and described as follows:

See Schedule "2" attached and made a part hereof.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, in law or in equity, or otherwise howsoever, of, in, and to the same and every party thereof.

TO HAVE AND TO HOLD the said lot or parcel of ground with the improvements erected thereon, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for itself, its successors and assigns, does by these presents, covenant, grant and agree to and with the said Grantee, its successors and assigns, that it the said Grantor, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto said Grantee, its successors and assigns, against it, the said Grantor, its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them, or any of them shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

(CORPORATE SEAL)

IESI PA BETHLEHEM LANDFILL
CORPORATION

ATTEST:

Name: Edward L. Apuzzi
Title: Assistant Secretary

By:

Name: Christopher V. Della Pietra
Title: Vice President

STATE OF NEW JERSEY :
: SS.
COUNTY OF HUDSON :

On this 13th day of July, 2000, before me, the undersigned officer, personally appeared Christopher V. Della Pietra, who acknowledged himself to be the Vice President of IESI PA Bethlehem Landfill Corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

RECORDER OF DEEDS
NORTHAMPTON COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
2000025510
RECORDED ON
JUL 14, 2000
1:55:18 PM

AFFORDABLE HOUSING \$11.05
AFFORDABLE HOUSING \$1.95
- ADMIN FEE
RECORDING FEES \$33.00
STATE WRIT TAX \$0.50
COUNTY RECORDS \$1.00
IMPROVEMENT FEE
DEEDS RECORDS \$1.00
IMPROVEMENT FEE
TOTAL \$48.50

Amy N. Figiel
Notary Public

AMY N. FIGIEL
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/18/2005

The address of the above named Grantee is:

2335 Applebutter Road
Bethlehem, PA 18015-²⁰⁰⁴

Christopher V. Della Pietra



I hereby CERTIFY that this document is recorded in the Recorder's Office of Northampton County, Pennsylvania.

Ann L. Achatz

BE\285082\1

VOL: 2000-1
PAGE:

088751

Premises: 2390 Riverside Drive, Bethlehem
Lower Saucon Township
Northampton County, PA
Parcel No. N8 14 1A 0719

SPECIAL WARRANTY DEED

This Indenture, made the 18 th day of *May* in the year of our Lord
Two Thousand Twenty-Two (2022)

Between Ryan K. Maas and Desiree A. Reuss-Flowers

(hereinafter called the Grantors), parties of the first part,

And Bethlehem Landfill Company, a Delaware corporation

(hereinafter called the Grantee), party of the other part,

Witnesseth that in consideration of the sum of Two Hundred Eighty Thousand and 00/100-----(\$280,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, its successors and assigns forever,

ALL THAT CERTAIN lot or piece of ground situate in Lower Saucon Township, County of Northampton, Commonwealth of Pennsylvania.

BEGINNING at the northwest corner of Lot No. 2 on the General Plan laid out by Abraham S. Shimer (near Redington); thence, along said Lot 2, South 16 degrees East, 120 feet to a corner on the north side of a 12 feet wide alley; thence, along said alley, South 74 degrees West, 120 feet to a corner on Lot No. 5 on said plan; thence, along said Lot No. 5, North 16 degrees West, 120 feet to a corner on the south side of Railroad Street; thence, along said Railroad Street, North 74 degrees East, 120 feet to the place of Beginning.

THE above-described lot or piece of ground consists of Lots No. 3 and 4, on the above-mentioned Plan of Lots as laid out by the said Abraham S. Shimer.

BEING KNOWN as 2390 Riverside Drive, Bethlehem, Lower Saucon Township, Pennsylvania.

BEING Tax Parcel No. N8 14 1A 0719

First American Title Insurance
National Commercial Services
NCS-1125324-CO

BEING THE SAME PREMISES which Patti D. Wagner, by Deed dated August 20, 2015, and recorded on August 26, 2015, in the Office of the Recorder of Deeds of Northampton County, Commonwealth of Pennsylvania, in Record Book Volume 2015-1, page 164460, Instrument No. 2015021917, granted and conveyed unto Ryan K. Maas and Desiree A. Reuss-Flowers, in fee.

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors, as well at law as in equity of the said Parties of the First Part of, in and to or out of the said premises, and every part and parcel thereof.

To have and to hold the said above-described lot or piece of ground, together with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns,

And the said Grantors for themselves and their heirs and assigns, do by these presents covenant, grant and agree to and with the said Grantee, and its successors and assigns. that they, the said Grantors, and their heirs and assigns, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors and their heirs and assigns, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same, or any part thereof, ***SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.***

In witness whereof, the said Grantors have hereunto set their hands and seals the day and year first above written.

***Signed, Sealed and Delivered
In the presence of:***



Ryan K. Maas

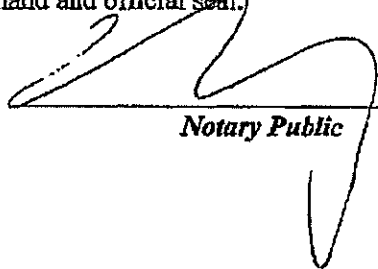


Desiree A. Reuss-Flowers

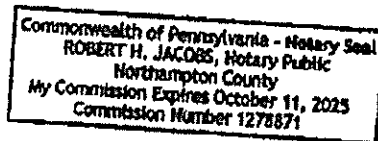
Commonwealth of Pennsylvania]
County of Northampton] ss.:

On this, the 17 day of May, 2022, before me, the undersigned officer, personally appeared Ryan K. Maas and Desiree A. Reuss-Flowers, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.



Notary Public



I hereby certify that the precise address of the Grantee herein is:

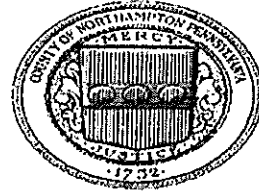
2335 Applebutter Rd
Bethlehem, PA 18015-6004



COUNTY OF NORTHAMPTON

RECORDER OF DEEDS
 NORTHAMPTON COUNTY GOVERNMENT CENTER
 669 WASHINGTON STREET
 EASTON, PENNSYLVANIA 18042-7486
 Area Code (610) 829-6210

Andrea F. Suter - Recorder
 Dorothy J. Edelman - Lead Deputy
 Barbara L. Manieri - Deputy



Book - 2020-1 Starting Page - 93296
 *Total Pages - 6

Instrument Number - 2020011044
 Recorded On 4/30/2020 At 2:51:22 PM

NCGIS Registry UPI Certification
 On April 30, 2020 By KW

* Instrument Type - DEED
 Invoice Number - 950202
 * Grantor - GENON REMA LLC
 * Grantee - BETHLEHEM LANDFILL COMPANY
 User - KSKE
 * Customer - FIDELITY NATIONAL TITLE PHILADELPHIA COMMERCIAL - 1515
 MARKE

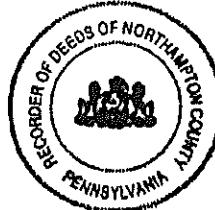
*** FEES**

STATE TRANSFER TAX	\$85,000.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$40.25
RECORDING FEES	\$15.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING -	\$2.48
ADMIN FEE	
COUNTY RECORDS	\$2.00
IMPROVEMENT FEE	
DEEDS RECORDS	\$3.00
IMPROVEMENT FEE	
UPI CERTIFICATION FEE	\$30.00
SAUCON VALLEY AREA	\$42,500.00
SCHOOL REALTY TAX	
LOWER SAUCON	\$42,500.00
TOWNSHIP	
TOTAL PAID	\$170,107.25

*** RECORDED BY:**

FIDELITY NATIONAL TITLE PHILADELPHIA
 COMMERCIAL - 1515 MARKE
 1700 MARKET ST STE 2100
 PHILADELPHIA, PA 19103-3919

I hereby CERTIFY that this document is recorded in the
 Recorder's Office Of Northampton County, Pennsylvania



Andrea F. Suter

Andrea F. Suter
 Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
 OF THIS LEGAL DOCUMENT

Book: 2020-1 Page: 93296

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

00G6EP



For APN/Parcel ID(s): N8 14 15 0719, P8 1 7 0719, and P8 1 7B 0719

SPECIAL WARRANTY DEED

THIS DEED,

MADE the 27th day of April, 2020, effective as of April 30, 2020

BETWEEN

GENON REMA, LLC, a Delaware Limited Liability Company, formerly known as NRG REMA, LLC, a Delaware Limited Liability Company, formerly known as Sithe New Jersey Holdings, LLC, having an address of c/o GenOn Holdings, Inc., 1360 Post Oak Blvd., Houston, TX 77056, herein designated as the GRANTOR,

AND

BETHLEHEM LANDFILL COMPANY, a Delaware corporation, having an address of 3 Waterway Square Place, Suite 110, The Woodlands, TX 77389, herein designated as the GRANTEE;

WITNESSETH, that the said Grantor, for and in consideration of the sum of EIGHT MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$8,500,000) in-hand paid, lawful money of the United States of America, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the Grantee, its successors and assigns:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND with any and all improvements thereon, situate in the Township of Lower Saucon, County of Northampton, Commonwealth of Pennsylvania (the "Property"), more particularly described as follows:

All that certain piece or parcel of land with improvements located thereon, situated in the Township of Lower Saucon, County of Northampton and Commonwealth of Pennsylvania and described in accordance with a survey prepared by McTish, Kunkel & Associates dated 2/17/99, as revised, drawing number 06230-A, and more particularly bounded and described as follows, to wit:

BEGINNING at a railroad spike found in the centerline of Applebutter Road, S.R. 2012, (50 feet wide), at the Southwesterly corner of land now or late of Timothy L. and Lisa M. Walters, thence along said centerline of S.R. 2012, South 80 degrees 25 minutes 20 seconds West, 184.09 feet to a railroad spike found;

Thence along lands now or late of Robert J. and Linda Romig, the following 3 courses and distances:

1. Crossing S.R. 2012, North 04 degrees 26 minutes 05 seconds East, 200.00 feet to an iron pin set;
2. North 85 degrees 33 minutes 55 seconds West, 200.02 feet to an iron pin set;
3. South 04 degrees 26 minutes 05 seconds West, 200.00 feet to a railroad spike found in the aforementioned S.R. 2012;

Thence along said centerline of S.R. 2012, North 75 degrees 39 minutes 53 seconds West, 154.94 feet to a bolt found;

Thence along lands now or late of Manufacturers Light and Heat Company the following 3 courses and distances:

1. Crossing S.R. 2012, North 43 degrees 17 minutes 12 seconds East, 232.63 feet to a rebar found; passing through a rebar found a distance of 24.96 feet from the beginning of this line;
2. North 72 degrees 54 minutes 55 seconds West, 263.12 feet to a rebar found;
3. South 17 degrees 05 minutes 05 seconds West, 208.71 feet to a railroad spike found in the aforementioned S.R. 2012; passing through a rebar found a distance of 24.96 feet from the end of this line;

Thence in and along the centerline of S.R. 2012 the following 4 courses and distances:

1. North 72 degrees 54 minutes 55 seconds West, 139.55 feet to a railroad spike found;
2. North 71 degrees 57 minutes 18 seconds West, 83.99 feet to a railroad spike found;
3. North 70 degrees 14 minutes 08 seconds West, 435.24 feet to a railroad spike found;
4. North 82 degrees 39 minutes 04 seconds West, 107.16 feet to a railroad spike set;

Thence crossing S.R. 2012, along lands now or late of Todd and Tina Marie Seifert and Ricky K. Steely, North 06 degrees 26 minutes 14 seconds East, 200.01 feet to an iron pipe found; passing through a iron pipe found a distance of 80.16 feet from the beginning of this line;

Thence along said lands now or late of Ricky K. Steely the following 2 courses and distances:

1. North 83 degrees 27 minutes 22 seconds West, 376.26 feet to an axle found;
2. South 15 degrees 30 minutes 24 seconds East, 269.55 feet to a railroad spike set in the centerline of S.R. 2012; passing through an iron pipe found a distance of 24.43 feet from the end of this line;

Thence along said centerline of S.R. 2012, South 74 degrees 06 minutes 16 seconds West, 264.30 feet to a railroad spike set;

Thence along lands now or late of Andrew L. Nuss the following 2 courses and distances:

1. Crossing S.R. 2012, North 08 degrees 48 minutes 31 seconds West, 242.68 feet to a rebar found; passing through an iron pipe found a distance of 19.97 feet from the beginning of this line;
2. South 79 degrees 03 minutes 42 seconds West, 522.71 feet to a rebar found;

Thence along lands now or late of Eastern Waste of Bethlehem, Inc., North 08 degrees 51 minutes 41 seconds West, 1499.66 feet to a rebar found;

Thence along lands now or late of the City of Bethlehem, South 88 degrees 38 minutes 17 seconds East, 1982.20 feet to a rebar found;

Thence along lands now or late of Bruce and Ginger Petrie, South 89 degrees 06 minutes 09 seconds East, 839.78 feet to a rebar found;

Thence along lands now or late of Timothy L. and Lisa M. Walters the following 3 courses and distances:

1. South 11 degrees 51 minutes 13 seconds West, 1427.57 feet to a rebar found; passing through a rebar found a distance of 1066.48 feet from the beginning of this line;
2. South 31 degrees 19 minutes 23 seconds East, 412.00 feet to a rebar found;
3. South 33 degrees 38 minutes 09 seconds West, 24.97 feet to a railroad spike found in the centerline of Applebutter Road, S.R. 2012; the PLACE OF BEGINNING.

Being the same premises which Jersey Central Power and Light Company, a New Jersey corporation by Deed dated 11/19/1999 and recorded 12/6/1999 in Northampton County in Record Book Volume 1991-1 Page 180264 conveyed unto Sithe New Jersey Holdings, LLC, a Delaware limited liability company, in fee.

AND THE SAID Sithe New Jersey Holdings, LLC is now known as NRG REMA LLC, a Delaware limited liability company.

AND THE SAID NRG REMA LLC, a Delaware limited liability company, is now known as GenOn REMA, LLC, a Delaware limited liability company.

UNDER AND SUBJECT to the same rights, privileges, agreements, rights of way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyances, or visible on the ground.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, passages, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof.

AND ALSO all the estate right, title, interest, use, possession, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the Property herein described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the Property herein described together with the hereditaments and appurtenances unto the Grantee, its successors and assigns, and to the Grantee's proper use and benefit forever.

AND the said Grantor will **SPECIALLY WARRANT AND FOREVER DEFEND** the Property herein conveyed.

[This page ends here. Signature Page to Follow]

Attachment 3

BETHLEHEM LANDFILL COMPANY (BLC)

PHASE V EXPANSION CONDITIONAL USE APPLICATION

ATTACHMENT 3 – PROJECT NARRATIVE

BLC is seeking to continue landfill operations at the Bethlehem Landfill (Pennsylvania Solid Waste Permit No. 100020) by adding disposal capacity through both lateral and overlay expansions of the existing facility. This project is referenced herein as the Phase V Expansion. The land upon which the Phase V Expansion is located is zoned LI, a district in which landfills are permitted as a Conditional Use. Therefore, BLC seeks Conditional Use Approval of the Phase V Expansion from Lower Saucon Township Council. Future additional approvals that will be required for the Phase V Expansion include Land Development Approval from Lower Saucon Township Council and a Major Modification to the landfill's PADEP Solid Waste Permit from PADEP. As such, per Section 180-109(F)(1) of the Lower Saucon Township Zoning Ordinance ("Zoning Ordinance"), the Phase V Expansion is not subject to the Zoning Ordinance's site plan approval process and requirements.

The Phase V Expansion proposes 117.4 acres of lateral expansion (new disposal footprint/newly lined area) and 26.74 acres atop previously permitted lined disposal area. The total Phase V development area, which includes the proposed disposal area as well as associated new or alternative landfill support activities and structures, is 189.0 acres, all to be located within what will ultimately be a consolidated 505.1648 acre parcel (said consolidation to be sought as part of the future land development approval process). Refer to attached Exhibit A – Conditional Use Application Plans, which depicts and describes the Phase V Expansion proposed.

The Phase V Expansion proposes additional capacity, as well as new disposal area and related activities, beyond the current PADEP Solid Waste Permit Boundary for Bethlehem Landfill. As such, a Major Modification to the landfill's PADEP Solid Waste Permit will be required prior to development of the Phase V Expansion. A proposed new PADEP Solid Waste Permit Boundary is delineated on Exhibit A. That proposed permit boundary is subject to approval by PADEP and may be modified as part of that PADEP review process. However, the permit boundary as currently shown represents the maximum additional permit area sought by BLC as part of the Phase V Expansion.

A proposed expanded disposal footprint (within the proposed PADEP Solid Waste Permit Boundary) is also delineated on Exhibit A. Like the PADEP Solid Waste Permit Boundary, that proposed disposal footprint is subject to modification resulting from further Geologic Investigations and PADEP's review of the Major Permit Modification. However, that proposed disposal area represents the maximum disposal footprint being sought by BLC.

The Phase V Expansion includes alternative locations for certain existing facilities (internal access drives, the truck wash facility, and the scales and scale house), to provide for the potential relocation of these existing facilities.

The landfill's existing operations will not change with the Phase V Expansion. The type and amount of waste it is permitted to receive will remain the same. The landfill's current permitted

average daily volume (ADV) is 1,375 tons/day and its current permitted maximum daily volume (MDV) is 1,800 tons/day. The landfill is open to receive waste between 7 AM and 4 PM Monday through Saturday with operating hours being 6 AM to 6 PM. The landfill has operated pursuant to these same ADV/MDV permit limits and days/hours of operation for nearly two decades. The ADV/MDV and days/hours of operation will not change with the Phase V Expansion. By maintaining these existing conditions, the vehicle trips to and from the site related to the Phase V Expansion will be substantially similar to those generated by current operations. Furthermore, the existing PADEP-approved designated haul route that trucks must use to get to the site, as well as access to the site from Applebutter Road, will remain the same.

BLC is proposing to develop the Phase V Expansion in accordance with Section 180-109(G) of the Lower Saucon Township Zoning Ordinance (Natural Resource Mitigation Alternative) and has provided the information and calculations required by that Section on Sheet 7 of the Exhibit A. BLC requests, as part of this Conditional Use Application, that Lower Saucon Township Council provide written approval for BLC to exceed the net buildable site area permitted by Section 180-95(C)(2)(c) (“Permitted Net Buildable Site Area”), utilizing a greater area of natural resource protection land than would otherwise be permitted by the Resource Protection Standards contained in Section 180-95 (“Excess Resource Utilization”), as is proposed on Sheets 7 of Exhibit A. Per Section 180-109(G)(8) of the Zoning Ordinance, BLC will demonstrate and make the required dedication and/or fee-in-lieu of dedication payment prior to final land development approval.

The Phase V Expansion as proposed (as demonstrated in this Application package and as will be presented at the Conditional Use Hearing) meets the general requirements and standards applicable to Conditional Uses set forth in Section 180-12.1(C) of the Zoning Ordinance.

- The project is in accordance with the Lower Saucon-Hellertown Joint Comprehensive Plan (“Joint Plan”) and is consistent with the spirit, purposes, and the intent of the Zoning Ordinance. The Joint Plan, which was updated in 2022, did not change any recommendations for the area surrounding the existing landfill upon which the Phase V Expansion is proposed. The Joint Plan designates the current landfill and almost all lands proposed for the landfill expansion to the east and northeast as “Industrial.” The Industrial category in the Joint Plan includes certain lands up to Riverside Drive and property to the east which, prior the recent rezoning to LI, were zoned RA but for decades housed a pre-existing legal non-conforming industrial use. The Industrial category in the Joint Plan is intended to provide for “generally larger-scale local and/or industrially-oriented industrial, industrial-office and/or services uses.” The land along the Bull Run Creek is designated by the Joint Plan as “Open Space” because it is part of the Bull Run National Heritage Area. As depicted on Exhibit A, the Phase V Expansion will be set back significantly to the south from Bull Run Creek and therefore is in accordance with the Joint Plan in that respect. Furthermore, BLC has proposed to dedicate to the Township significant acreage in the vicinity of the Phase V Expansion and the existing landfill which will limit future expansion of the landfill to the west and northwest, conserve natural resources, and connect to existing Conservations Easements held by the Township
- In providing for a logical expansion of a long-standing highly-regulated business to continue to operate in a safe and environmentally compliant manner in the Township,

which will provide substantial financial benefits to the Township as well as an important service to the surrounding community and region, the project is in the best interests of the municipality, the convenience of the community, and the public welfare, and will be a substantial improvement to the property in the immediate vicinity.

- The project is suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity. The project is an expansion of an existing use which is subject to comprehensive regulations that utilize state-of-the-art operational methods to ensure that good stewardship and harmony with adjacent properties and the surrounding community is achieved.
- The project is in conformance with all applicable requirements of the Zoning Ordinance and all municipal ordinances.
- The Phase V Expansion is suitable in terms of effects on highway traffic and safety, with adequate access arrangements to protect streets from undue congestion and hazard.
- The project is in accordance with sound standards of subdivision and land development practice where applicable.

BLC will provide testimony on all of these points at the Conditional Use Hearing.

The Phase V Expansion as proposed (as demonstrated in this Application package and as will be presented at the Conditional Use Hearing) also meets the specific requirements and standards applicable to Conditional Uses set forth in Section 180-12.1(D) of the Zoning Ordinance.

- The proposal provides for adequate access to public roads without creating hazardous conditions. There are no changes proposed as part of the Phase V Expansion that will change or impair existing access, which has safely served the site for decades. There are no changes to permitted ADV/MDV, days/hours of operation, or truck routes.
- The Phase V Expansion will not adversely alter the character of stable neighborhoods, and the project as proposed is protective of adjoining residents given the nature of the surrounding area, and the setbacks, buffers, landscaping, and conservation easements that are proposed. The project is an expansion of an existing use that is subject to comprehensive regulations that utilize state-of-the-art operational methods to ensure that good stewardship and harmony between adjoining properties and the surrounding community is achieved.

BLC will provide testimony on these points at the Conditional Use Hearing.

Finally, in conjunction with Conditional Use Approval, BLC is seeking relief that Council is empowered to grant relating to a perimeter earthen berm. Section 109(F)(3)(a) of the Lower Saucon Township Zoning Ordinance requires a perimeter earthen berm along property lines where new disposal area is proposed. The earthen berm is unnecessary and would affect an unreasonable and excessive burden and expense on BLC and deprive BLC of the reasonable use and value of the property. As part of this Conditional Use Application, BLC requests that Lower

Saucon Township Council make a determination, pursuant to Section 180109.F(3)(a)[4], that existing features serve as an acceptable substitute for this berm requirement. Council has made this determination with past expansions of the landfill, including the Northern Realignment, the Southeastern Realignment, and the Phase IV Expansion.

BETHLEHEM LANDFILL PHASE V EXPANSION

CONDITIONAL USE APPLICATION PLAN

Bethlehem Landfill Company

"Exhibit A"

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO SERVE AS AN EXHIBIT (EXHIBIT A) TO THE CONDITIONAL USE APPLICATION FOR THE PHASE V EXPANSION AT THE BETHLEHEM LANDFILL. THE PHASE V EXPANSION ENCOMPASSES THE FOLLOWING:

117.4 ACRES OF LATERAL EXPANSION (NEW DISPOSAL FOOTPRINT / NEWLY LINED AREA) AND 28.74 ACRES ATOP PREVIOUSLY PERMITTED LINED DISPOSAL AREA. THE TOTAL PHASE V DEVELOPMENT AREA, WHICH INCLUDES THE PROPOSED DISPOSAL AREA AS WELL AS ASSOCIATED NEW OR ALTERNATIVE LANDFILL SUPPORT ACTIVITIES AND STRUCTURES, IS 188.0 ACRES. ALL TO BE LOCATED WITHIN WHAT WILL ULTIMATELY BE A CONSOLIDATED 505.1648 ACRE PARCEL (SAID CONSOLIDATION TO BE SOUGHT AS PART OF THE FUTURE LAND DEVELOPMENT APPROVAL PROCESS).

ZONING APPROVAL:

IN 1993, 2001, 2016, AND 2020 THE LOWER SAUCON TOWNSHIP ZONING HEARING BOARD GRANTED SPECIAL EXCEPTION APPROVAL TO UTILIZE 206 ACRES OF THE SUBJECT PARCEL FOR LANDFILL USE.

THE PHASE V EXPANSION EXTENDS BEYOND THE 206 ACRE LANDFILL USE PREVIOUSLY GRANTED. THE LOWER SAUCON TOWNSHIP ZONING ORDINANCE HAS BEEN AMENDED TO INCLUDE WASTE DISPOSAL FACILITIES AS CONDITIONAL USES WITHIN THE LIGHT INDUSTRIAL ZONING DISTRICT. THUS BETHLEHEM LANDFILL CORPORATION IS SEEKING CONDITIONAL USE APPROVAL FOR THE PHASE V EXPANSION DEPICTED HEREIN.

GENERAL NOTES:

1. DEVELOPMENT PROPOSED HEREIN IS WITHIN A TO BE CONSOLIDATED 505.1648 ACRE TRACT COMPRISED OF SEVEN (7) TRACTS. A LOT CONSOLIDATION AND SUBDIVISION PLAN SHALL BE FILED WITH LOWER SAUCON TOWNSHIP TO CREATE THE SUBJECT PARCEL.
2. THE PHASE V EXPANSION INCLUDES ADDITIONAL DISPOSAL CAPACITY AND PROPOSES LANDFILL OPERATIONS BEYOND THE EXISTING PADEP PERMIT BOUNDARY FOR BETHLEHEM LANDFILL. AS SUCH, A PADEP SOLID WASTE PERMIT MAJOR MODIFICATION IS REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT.
3. UTILITY LOCATIONS SHOWN ON ALL PLAN SHEETS SHALL BE FIELD VERIFIED IN ACCORDANCE WITH PA ACT 187 PRIOR TO ANY EXCAVATION.
4. NO DEVELOPMENT IS PROPOSED WITHIN OR DIRECTLY ADJACENT TO PUBLIC RIGHTS OF WAY OF SKYLINE DRIVE, RIVERSIDE DRIVE AND APPLEBUTTER ROAD.
5. SOME SITE INFORMATION FOR THESE PLANS HAS BEEN COMPILED FROM DRAWINGS FURNISHED BY GANNETT FLEMING, INC. OF HARRISBURG, PENNSYLVANIA AND AMERICAN RESOURCE CONSULTANTS, INC. OF DOYLESTOWN, PENNSYLVANIA.
6. BASE MAPPING CREATED BY COMPILING TOPOGRAPHY FROM LOOKWOOD MAPPING CO. DATED 2-2-99 & TVGA ENGINEERING, SURVEYING, P.C. DATED APRIL 1998. MAPPING HAS BEEN FIELD VERIFIED. DISPOSAL AREA INFORMATION TAKEN FROM PHASE III PERMIT DWGS. BY GANNETT FLEMING. DATED NOV. 9, 1993. EXISTING PROPERTY LINE DATA TAKEN FROM PLAN BY KEYSTONE CONSULTING ENGINEERS, INC. REVISED THRU 12-13-00 AND A BOUNDARY SURVEY BY STERS AND RUNYON SURVEYING, CHAMBERSBURG, PA.
7. "EXISTING CONDITIONS" AS DEPICTED HEREIN CONSIST OF EITHER ACTUAL FIELD CONDITIONS TAKEN FROM THE REFERENCED AERIAL PHOTOGRAPHY OR THE FIELD PHOTOGRAPHY APPROVED CONDITIONS AS OUTLINED WITHIN THE SOUTHEASTERN REALIGNMENT, RING FACILITY, AND THE NORTHERN REALIGNMENT LAND DEVELOPMENT PLANS.

UTILITY CONTACTS:

WATER / SEWER:
LOWER SAUCON AUTHORITY
3706 OLD PHILADELPHIA PIKE
BETHLEHEM, PENNSYLVANIA 18015
PH: (610) 317-3212
EMAIL: administrator@lowersauconauthority.org

GAS:
CALPINE ENERGY CENTER
2254 APPLEBUTTER ROAD
BETHLEHEM, PENNSYLVANIA 18015
PH: (610) 861-6130

UGI UTILITIES, INC.
P.O. BOX 13009
READING, PA 19612
PH: (610) 278-2722
EMAIL: customerservice@ugi.com

STORM SEWER:
LOWER SAUCON TOWNSHIP - PUBLIC WORKS
CONTACT: ROGER RASICH
3700 OLD PHILADELPHIA PIKE
BETHLEHEM, PENNSYLVANIA 18015
PH: (610) 865-3291
EMAIL: dave@lowersaucontownship.org

SANITARY SEWER:
WASTE CONNECTIONS
CONTACT: DAVID PANNUCCI
2335 APPLEBUTTER ROAD
BETHLEHEM, PENNSYLVANIA 18015
PH: (610) 317-3200
EMAIL: david.pannucci@wasteconnections.com

ELECTRIC:
PPL ELECTRIC UTILITIES
827 HAUGMAN ROAD
ALLENTOWN, PA 18104
PH: (888) 220-9991

NEIGHBORHOOD PROTECTION:

BETHLEHEM LANDFILL COMPANY SHALL COMPLY WITH THE REQUIREMENTS OF ZONING ORDINANCE SECTION 180-96 OF THE LOWER SAUCON TOWNSHIP ZONING ORDINANCE AS IT PERTAINS TO GENERAL PERFORMANCE STANDARDS REGARDING NEIGHBORHOOD PROTECTION IN SO FAR AS THESE STANDARDS ARE WITHIN THE LIMITATIONS OF NORMAL LANDFILL OPERATIONS AND PROCEDURES.

PENNDOT OCCUPANCY PERMITS:

- 1) DRIVEWAY ACCESS IMPROVEMENTS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, P.L. 1242, NO. 428, KNOWN AS THE "STATE HIGHWAY LAW" (36 P.S. 670-420).
- 2) BUILDING PERMITS SHALL NOT BE ISSUED UNTIL OR AFTER SAID HIGHWAY OCCUPANCY PERMIT HAS BEEN ISSUED.
- 3) APPROVAL OF THIS PLAN DOES NOT REPRESENT ANY GUARANTY OR ASSURANCE BY LOWER SAUCON TOWNSHIP THAT A HIGHWAY OCCUPANCY WILL BE ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
- 4) NO MODIFICATIONS ARE PROPOSED TO THE EXISTING LANDFILL ACCESS FROM APPLEBUTTER ROAD.
- 5) ALL CURRENT AND FUTURE OWNERS ARE HEREBY NOTIFIED OF THE REQUIREMENT THAT THEY INSTALL, AT THEIR SOLE COST AND EXPENSE, CURBING IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS IF AND WHEN LOWER SAUCON TOWNSHIP OR PENNDOT INSTALLS CURBING ALONG APPLEBUTTER ROAD.

RIPARIAN CORRIDOR BUFFER, WETLANDS, FLOODPLAIN:

- 1) THE RIPARIAN CORRIDOR BUFFERS AS ILLUSTRATED HEREIN ARE SUBJECT TO THE RESTRICTIONS OUTLINED IN SECTION 180-95(F) OF THE LOWER SAUCON TOWNSHIP CODE. THE RIPARIAN BUFFERS DEPICTED WERE TAKEN FROM PHASE IV, SOUTHEASTERN REALIGNMENT AND NORTHERN REALIGNMENT LAND DEVELOPMENT PLANS PREPARED BY MARTIN AND MARTIN.
2. TEN (10) WETLANDS HAVE BEEN DELINEATED WITHIN THE SUBJECT PROPERTY. THESE WETLANDS ARE IDENTIFIED AS WETLANDS A THRU J. WETLANDS A AND B WERE ARE TAKEN FROM THE PHASE III CITY OF BETHLEHEM LANDFILL PADEP PERMIT APPLICATION. WETLANDS A AND B WERE REVIEWED AND CONFIRMED BY THE USACE AS PART OF THE PHASE IV BETHLEHEM LANDFILL EXPANSION. WETLAND C DELINEATED BY ROEMER ECOLOGICAL SERVICES AS SHOWN HEREIN WAS REVIEWED AND CONFIRMED BY THE USACE IN 2014 AS PART OF THE SOUTHEASTERN REALIGNMENT. WETLANDS D THRU J WERE DELINEATED BY TRIAD ENGINEERING INC, HAGERSTOWN, MD. IN 2020 AND HAVE NOT BEEN REVIEWED OR CONFIRMED BY USACE. USACE REVIEW AND CONFIRMATION WILL BE MADE IN CONJUNCTION WITH THE PHASE V EXPANSION PADEP SOLID WASTE PERMIT APPLICATION.
- 3) BASED UPON AN EXAMINATION OF THE LOWER SAUCON TOWNSHIP FLOOD INSURANCE RATE MAPPING AS PREPARED BY FEMA, THERE IS IDENTIFIED FLOOD PLAIN ASSOCIATED WITH THE SUBJECT PROPERTY WHICH LIES ENTIRELY IN ZONE X. SAID FLOODPLAIN IS IDENTIFIED ON THESE PLANS BEING LOCATED ON THE FORMER REDDINGTON PARCEL. NO DEVELOPMENT IS PROPOSED WITHIN THE FLOODPLAIN.
- 4) THE GRANT OF A PERMIT OR APPROVAL OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN IN OR NEAR FLOODPLAIN AREAS SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTY OR WARRANTY OF ANY KIND BY THE TOWNSHIP OR AN OFFICIAL, CONSULTANT OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF THE PROPOSED USE, AND THE OWNERS HEREBY AGREE AND ACKNOWLEDGE THAT SUCH PERMITS OR APPROVALS SHALL NOT CREATE ANY LIABILITY UPON THE TOWNSHIP, ITS OFFICIAL, EMPLOYEES OR CONSULTANTS.

JANUARY 6, 2023

LOWER SAUCON TWP.

NORTHAMPTON COUNTY

OWNER / APPLICANT

BETHLEHEM LANDFILL COMPANY
2335 APPLEBUTTER ROAD
BETHLEHEM, PA 18015

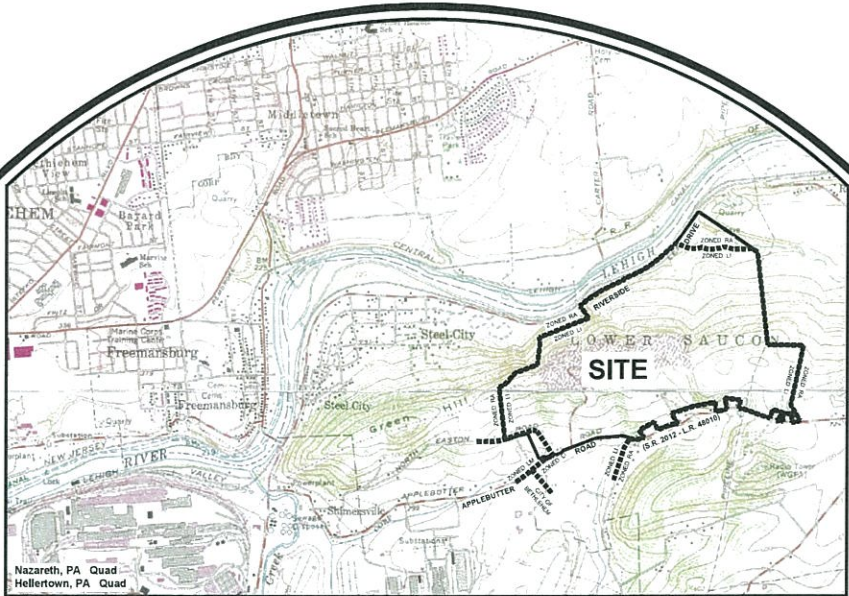
OWNER / APPLICANT

DENNIS M. AND CHRISTINE HAHN
2396 RIVERSIDE DRIVE
BETHLEHEM, PA 18015

PREPARED BY:



martin and martin, Inc.
phone: (717) 37 South Main Street • Suite A
264-6759 Chambersburg, Pennsylvania 17201



LOCATION MAP



SCALE: 1" = 2,000'

TABLE OF CONTENTS

SHEET	NAME
1	COVER SHEET
2	PROPOSED PROPERTY BOUNDARY WITH EXISTING EASEMENTS / RESTRICTIVE COVENANTS AND RIGHTS-OF-WAY
3	OVERALL EXISTING CONDITIONS / APPROVED DEVELOPMENT PLANS
4	EXISTING CONDITIONS - APPLEBUTTER ROAD / SKYLINE DRIVE
5	EXISTING CONDITIONS - APPLEBUTTER ROAD
6	EXISTING CONDITIONS - APPLEBUTTER ROAD
7	EXISTING NATURAL RESOURCES PLAN
8	WOODLAND NATURAL RESOURCES PLAN
9	STEEP SLOPE NATURAL RESOURCES PLAN
10	CONDITIONAL USE DEVELOPMENT PLAN
11	ACCESS ROAD DETAILS
12	NEIGHBORHOOD PROTECTION ANALYSIS

LINE TABLE

LINE	BEARING	DISTANCE
1	N 35°24'54" E	135.77
2	N 07°27'46" E	165.06
3	N 24°24'59" E	341.22
4	N 42°15'02" E	341.22
5	N 24°23'55" E	26.56
6	N 65°48'45" E	283.86
7	N 60°36'18" E	137.07
8	N 50°55'57" E	367.66
9	N 46°43'43" E	418.47
10	N 36°59'17" E	102.24
11	S 32°41'34" E	411.85
12	S 75°02'30" W	184.25
13	N 03°06'57" E	200.02
14	N 86°52'33" W	200.02
15	S 03°04'27" W	200.00
16	N 77°03'52" W	155.06
17	N 41°59'31" E	123.65
18	N 74°17'03" W	263.19
19	S 10°42'04" W	208.62
20	N 74°17'59" W	139.55
21	N 74°56'37" W	84.06
22	N 71°12'04" W	434.54
23	N 82°16'35" W	107.16
24	N 02°48'43" E	199.97
25	N 84°51'15" W	376.33
26	S 17°01'04" E	269.55
27	S 72°42'30" W	264.89
28	N 10°10'12" W	242.65
29	S 71°31'29" W	139.17
30	S 71°38'06" W	240.74
31	S 71°15'06" W	142.59
32	S 30°43'54" E	263.47
33	S 72°12'06" W	169.37
34	N 24°48'15" W	264.85
35	S 68°11'25" W	407.75
36	S 68°03'15" E	198.42
37	S 73°28'59" W	175.13
38	N 63°14'53" W	42.99
39	S 83°17'15" W	198.06
40	S 85°42'45" W	103.75
41	S 68°59'04" W	219.78
42	S 25°58'15" E	10.96
43	S 67°42'43" W	80.78
44	S 60°52'38" W	104.17
45	N 22°42'58" W	33.57
46	N 26°40'42" W	160.4
47	S 57°59'39" W	135.51
48	S 73°07'29" W	191.65
49	S 75°10'10" W	164.83
50	S 68°18'25" W	123.21
51	S 68°46'06" W	86.88
52	S 72°49'40" W	119.68
53	S 76°42'41" W	18.68
54	S 68°17'47" E	209.99
55	S 32°04'37" W	24.93

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1339.70	457.45	433.33	N 55°18'22" E	113°31'50"	230.97
C2	404.09	73.62	73.55	S 72°07'54" W	10°26'20"	36.91
C3	865.70	223.41	222.35	S 67°44'18" W	18°13'43"	112.77
C4	173.43	176.96	166.54	N 65°02'57" W	42°45'06"	68.20
C5	430.00	248.59	245.20	N 80°05'48" W	33°07'53"	127.51
C6	3970.00	168.03	168.01	S 84°30'00" W	2°25'30"	84.03
C7	480.00	140.14	139.64	S 77°20'05" W	16°43'41"	70.57
C8	1630.00	50.10	50.10	S 60°50'48" W	1°45'40"	25.05
C9	11630.00	194.72	194.60	S 56°32'38" W	6°50'40"	97.47

NOTES:

- 1) A "Woodlands Protection Easement" on the Former Helms Parcel, recorded in Northampton County deedbook Volume 1994-6, Page 12081, is acknowledged by Bethlehem Landfill Company. BLC is Requesting Lower Saucon Township to Release / Terminate this Easement.
- 2) "Scenic and Conservation Easements" on the Former Helms and Redington Parcels, Recorded in Northampton County Deedbooks 1994-6, Page 12074 and 1994-6, Page 12081, are Acknowledged by Bethlehem Landfill Company. BLC is Requesting that Lower Saucon Township Release / Terminate these Restrictions.
- 3) Property subject to a proposed 10 foot wide utility easement along the Northerly R/W of Applebutter Road as shown.
- 4) Lower Saucon Authority waterline easements are plotted in accordance with the following documents: Misc 503, PG 437 (Pump Station Easement); Record Book 1994-6, PG 77878 (150,000 Gal. Water Tank and Dual Pipeline Easement) as recorded in Northampton County.
- 5) Lands N/F of Dennis and Christine Hahn and N/F of Bethlehem Landfill Company (Deed 2022-1, 150680) as shown represent their Record Boundaries as described in their respective Deeds of Record. Both Deeds refer to a "Plan of Lots laid out by Abraham S. Shimer" and describe Boundaries along certain roads that were never opened. The Deeds do not mention the width of the solid streets and the above mentioned plan was not recorded. This survey subject to any rights that may exist in the area of the above mentioned roads.

LEGEND

- E.I.P. EX. IRON PIN, IRON PIPE, RR SPIKE, PK NAIL, OR NAIL SPIKE.
- E = EX. OR PROPOSED IRON PIN TO BE SET
- = PROPERTY LINE
- ⊙ = SIGNIFICANT TREE FOUND
- = UTILITY POLE
- = HIGH TENSION TRANSMISSION LINE TOWER
- = BUILDING RESTRICTION LINE (B.R.L.)
- = LANDFILL PROPERTY LINE (505.1648 AC. PER FUTURE LOT CONSOLIDATION)
- = EASEMENT LINE
- = RIGHT OF WAY LINE
- = ADJOINING PROPERTY LINE - R/W LINE
- = EDGE OF ROAD
- = FENCE
- = CENTERLINE
- = STONE ROW FOUND
- = FACILITY LICENSE BOUNDARY (BETHELEM RENEWABLE ENERGY, LLC)
- = FORMER DEED DIVISION LINE
- = TC ENERGY (COLUMBIA GAS TRANSMISSION)
- = PP&L POWER LINE
- ZONING BOUNDARY (LI - LIGHT INDUSTRIAL, RA - RURAL AGRICULTURAL, LM - LIGHT MANUFACTURING)
- R/W AREAS = 11.07 ACRES
- EASEMENT AREAS = 16.31 ACRES
- AREAS WITH RESTRICTIVE COVENANTS PROHIBITING LANDFILL ACTIVITIES = 198.657 ACRES
- CARBONATE GEOLOGY-LIMITS (AS PER LST ZONING MAP) TO BE CONFIRMED BY SITE SPECIFIC STUDY AND ANALYSIS

EX. EASEMENTS / RESTRICTIVE COVENANTS AND R/W WITHIN PROP. CONSOLIDATED LANDFILL PARCEL

- 1) SKYLINE DRIVE ROAD R/W - 0.163 AC.
- 2) PP&L UTILITY R/W (100' R/W) - 4.360 AC.
- 3) LOWER SAUCON AUTHORITY WATER UTILITY, WATER TANK & PUMP STA. EASEMENT - 1.37 AC.
- 4) APPLEBUTTER ROAD R/W - 0.130 AC.
- 5) APPLEBUTTER ROAD 10' WIDE UTILITY EASEMENT - 0.570 AC.
- 6) R/W WATER METER VAULT EASEMENT - 0.01 AC.
- 7) 40 FEET WIDE STREAM PROTECTION EASEMENT - 0.93 AC.
- 8) COLUMBIA GAS TRANSMISSION 50' R/W - 4.085 AC.
- 9) INTERSTATE ENERGY 100' R/W - 3.735 AC.
- 10) INTERSTATE GULF ENERGY 50' R/W - 1.116 AC.
- 11) BULL RUN STREAM PROTECTION EASEMENT - 3.983 AC.
- 12) MISC. STREAM PROTECTION EASEMENTS - 3.19 AC.
- 13) 100' "WOODLANDS PROTECTION EASEMENT" - 7.87 AC.
- 14) RIVERSIDE DRIVE R/W - 1.29 AC.
- 15) AREAS WITH RESTRICTIVE COVENANTS PROHIBITING LANDFILL ACTIVITIES (DEED 2022-1, 26905 PROPERTIES #1 & #2) - 198.66 AC.

NOTE: OVERLAP OF EXISTING EASEMENTS AND R/W'S WHICH WILL NOT BE OBSOLETE, MODIFIED OR RELEASED AS PART OF THE PHASE II EXPANSION EQUALS 0.72 ACRES.

* EX. EASEMENTS / RESTRICTIVE COVENANTS APPLICANT WILL REQUEST TWP. TO RELEASE / TERMINATE

** EX. EASEMENTS WILL BECOME OBSOLETE DUE TO PADEP / USACE PERMITTED REMOVAL OF RESOURCES (WETLANDS AND STREAMS)



DATE	
REVISION	
NO.	

PROPOSED PROPERTY BOUNDARY WITH EXISTING EASEMENTS / RESTRICTIVE COVENANTS AND RIGHTS-OF-WAY

BETHLEHEM LANDFILL PHASE V EXPANSION CONDITIONAL USE APPLICATION PLAN

Bethlehem Landfill Company

LOWER SAUCON TWP. NORTHAMPTON CO. PENNSYLVANIA

MMI martin and martin incorporated
 37 south main street • suite A
 phone: (717) 264-6759
 chambersburg, pennsylvania 17201

SCALE: 1" = 300'

PROJ. NO. 11622.6
 DWG. BY: MSH/DJB
 CHK. BY: JLM
 DATE: 01/06/23

CADD FILE: 11622.6-ZP-02.dwg

DATE: 01/06/23

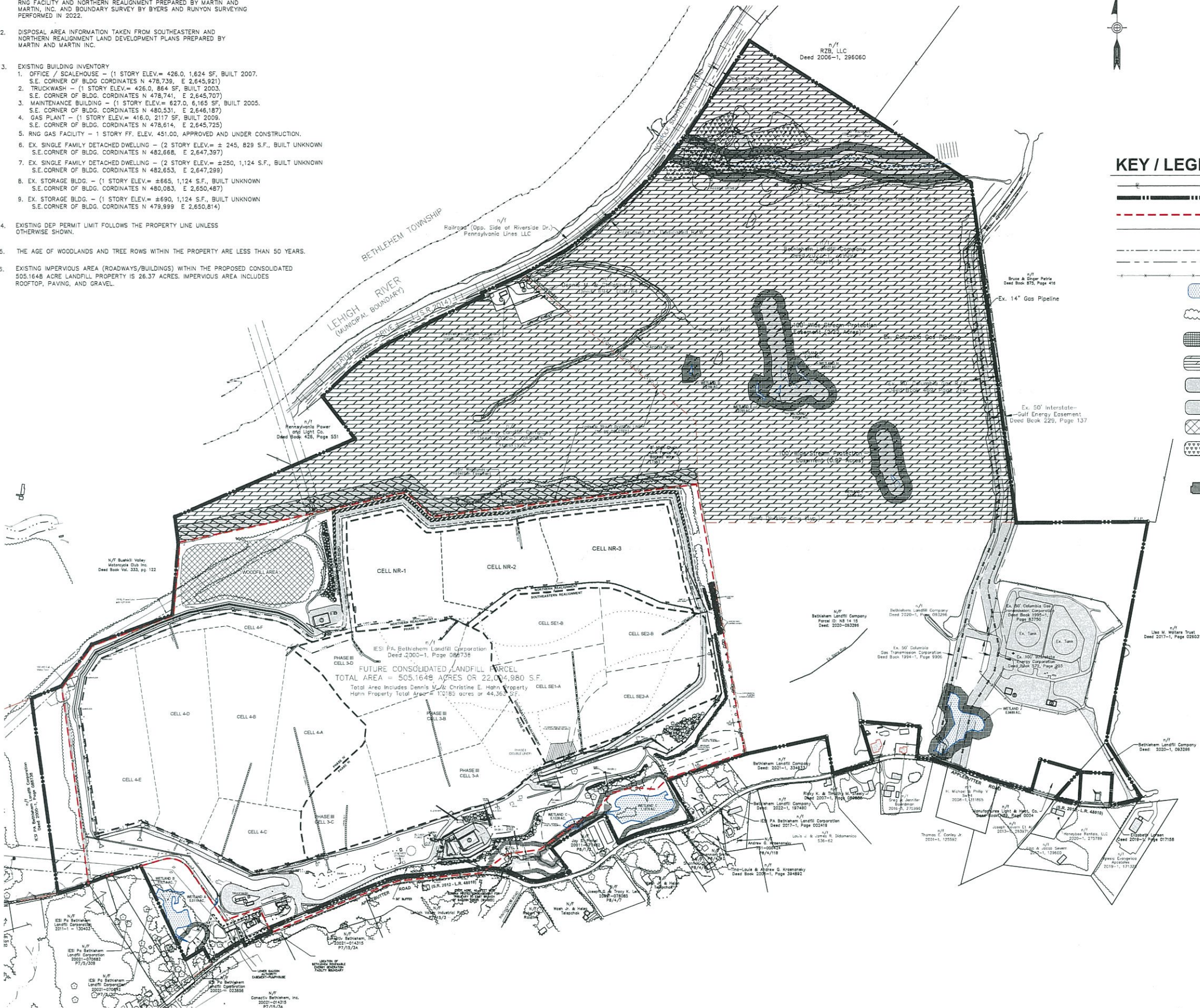
SCALE: 1" = 300'

DRAWING NO.

2 of 12

NOTES:

- MAPPING COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY EXPOSED BY LAND MAPPING SERVICES, AND PREVIOUSLY FILED LAND DEVELOPMENT PLANS FOR SOUTHEASTERN REALIGNMENT, RING FACILITY AND NORTHERN REALIGNMENT PREPARED BY MARTIN AND MARTIN, INC. AND BOUNDARY SURVEY BY BYERS AND RUNYON SURVEYING PERFORMED IN 2022.
- DISPOSAL AREA INFORMATION TAKEN FROM SOUTHEASTERN AND NORTHERN REALIGNMENT LAND DEVELOPMENT PLANS PREPARED BY MARTIN AND MARTIN, INC.
- EXISTING BUILDING INVENTORY
 - OFFICE / SCALEHOUSE - (1 STORY ELEV.= 426.0, 1,624 SF, BUILT 2007, S.E. CORNER OF BLDG. COORDINATES N 478,739, E 2,645,921)
 - TRUCKWASH - (1 STORY ELEV.= 426.0, 864 SF, BUILT 2003, S.E. CORNER OF BLDG. COORDINATES N 478,741, E 2,645,707)
 - MAINTENANCE BUILDING - (1 STORY ELEV.= 627.0, 6,163 SF, BUILT 2005, S.E. CORNER OF BLDG. COORDINATES N 480,531, E 2,646,187)
 - GAS PLANT - (1 STORY ELEV.= 416.0, 2,117 SF, BUILT 2009, S.E. CORNER OF BLDG. COORDINATES N 478,614, E 2,645,725)
 - RNG GAS FACILITY - 1 STORY FF. ELEV. 451.00, APPROVED AND UNDER CONSTRUCTION.
 - EX. SINGLE FAMILY DETACHED DWELLING - (2 STORY ELEV.= ± 245, 829 S.F., BUILT UNKNOWN, S.E. CORNER OF BLDG. COORDINATES N 482,666, E 2,647,397)
 - EX. SINGLE FAMILY DETACHED DWELLING - (2 STORY ELEV.= ± 250, 1,124 S.F., BUILT UNKNOWN, S.E. CORNER OF BLDG. COORDINATES N 482,653, E 2,647,299)
 - EX. STORAGE BLDG. - (1 STORY ELEV.= ± 665, 1,124 S.F., BUILT UNKNOWN, S.E. CORNER OF BLDG. COORDINATES N 480,083, E 2,650,487)
 - EX. STORAGE BLDG. - (1 STORY ELEV.= ± 690, 1,124 S.F., BUILT UNKNOWN, S.E. CORNER OF BLDG. COORDINATES N 479,999, E 2,650,814)
- EXISTING DEP. PERMIT LIMIT FOLLOWS THE PROPERTY LINE UNLESS OTHERWISE SHOWN.
- THE AGE OF WOODLANDS AND TREE ROWS WITHIN THE PROPERTY ARE LESS THAN 50 YEARS.
- EXISTING IMPERVIOUS AREA (ROADWAYS/BUILDINGS) WITHIN THE PROPOSED CONSOLIDATED 505.1648 ACRE LANDFILL PROPERTY IS 26.37 ACRES. IMPERVIOUS AREA INCLUDES ROOFTOP, PAVING, AND GRAVEL.



BENCHMARKS

BENCHMARKS	COORDINATES	ELEVATION
BM-1 BENCH MARK PT.1 DRILL HOLE IN CHISEL CUT LMC-8	N 478,993.68 E 2,646,105.87	ELEV. 456.24
BM-2 BENCH MARK PT.2 DRILL HOLE IN CHISEL CUT LMC-7	N 479,153.22 E 2,646,622.26	ELEV. 471.28
BM-3 BENCH MARK PT.3 DRILL HOLE IN CHISEL CUT LMC-6	N 479,350.67 E 2,647,261.69	ELEV. 471.24
BM-4 BENCH MARK PT.4	N 479,422.66 E 2,647,595.57	ELEV. 480.29

KEY / LEGEND

- ADJOINING PROPERTY LINE
- PROPOSED LANDFILL PROPERTY LINE (505.1648 ACRE PER FUTURE LOT CONSOLIDATION)
- DEP. PERMIT BOUNDARY AS TAKEN FROM MARCH 1994 PERMIT DRAWINGS
- PP&L POWER LINE
- OVERHEAD UTILITY POLE
- EASEMENT LINE
- RIGHT OF WAY LINE
- FENCE
- WETLAND AREAS
- WOOD LINES, TREE MASSES
- 50' RIPARIAN OR WETLAND BUFFER
- AREAS WITH RESTRICTIVE COVENANTS PROHIBITING LANDFILL ACTIVITIES
- STREAM PROTECTION EASEMENT
- WOODLANDS PROTECTION EASEMENT
- WOODFILL AREA
- FLOODPLAIN AREA
- ONSITE BUILDING DESIGNATION (SEE EXISTING BUILDING INVENTORY NOTE 4 THIS SHEET)
- STRUCTURE



DATE	
REVISION	
NO.	

OVERALL EXISTING CONDITIONS / APPROVED DEVELOPMENT PLANS

Bethlehem Landfill Company

BETHLEHEM LANDFILL PHASE V EXPANSION CONDITIONAL USE APPLICATION PLAN

NORTHAMPTON CO.

LOWER SAUCON TWP.

martin and martin incorporated
phone: (717) 37 south main street • suite A
264-6759 chambersburg, pennsylvania • 17201

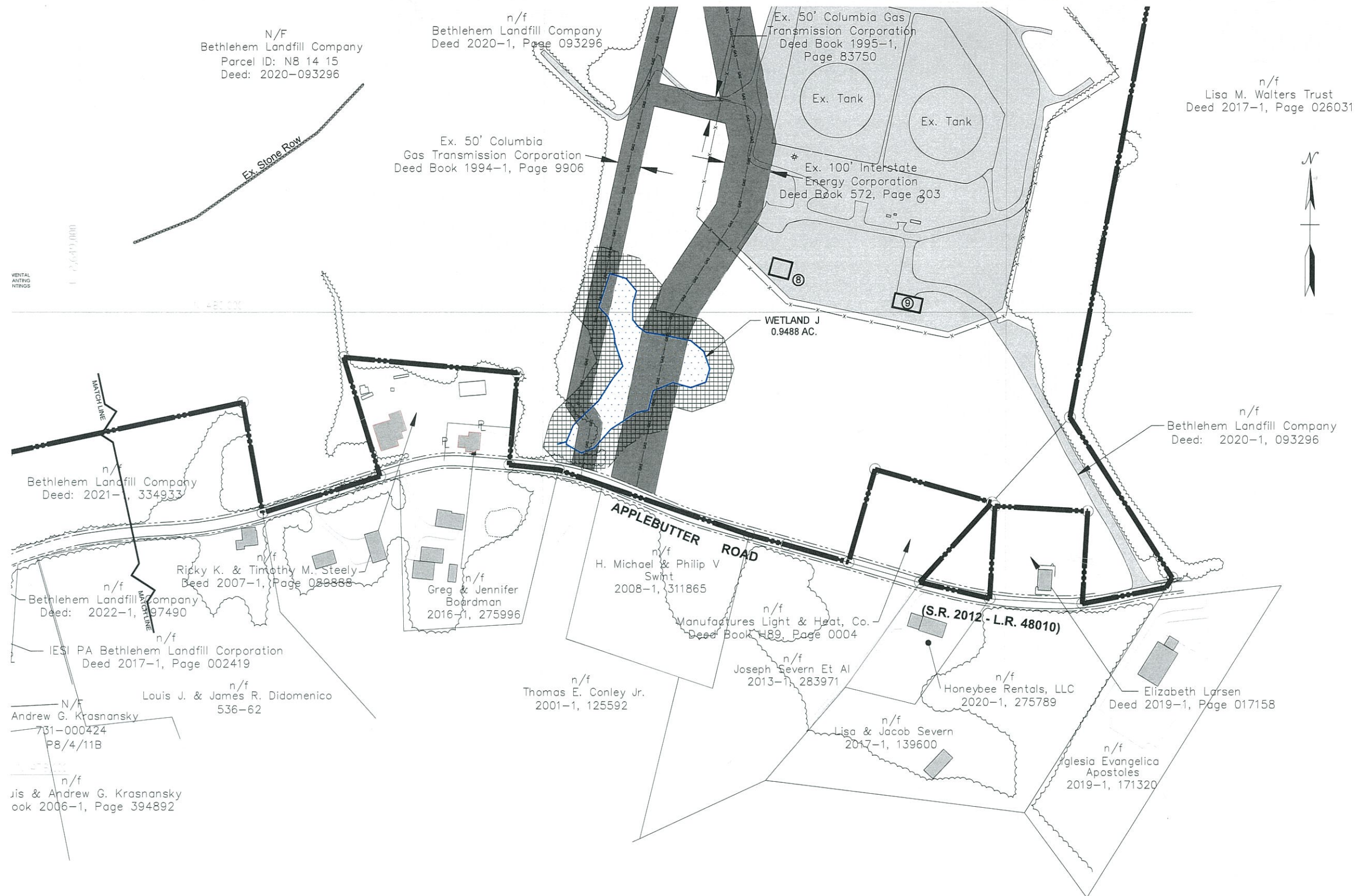
PROJ. NO. 1162.6
OWN. BY: DB
CHK. BY: RMB
DATE: 01/06/23
SCALE: 1" = 300'

CADD FILE: 1162.6-ZP-03.dwg

DATE: 01/06/23

SCALE: 1" = 300'

DRAWING NO. 3 of 12

[illegible]

MMI martin and martin incorporated
37 south main street • suite A
phone: (717) chambersburg, pennsylvania 17201
264-6759



STEEP SLOPES 8% TO 15% (1.8 AC.)
STEEP SLOPES 15% TO 25% (2.9 AC.)
STEEP SLOPES GREATER THAN 25 % (5.7 AC.)

RNG NATURAL RESOURCE IMPACTS

STEEP SLOPES 8% TO 15% (0.5 AC.)
STEEP SLOPES 15% TO 25% (0.5 AC.)
STEEP SLOPES GREATER THAN 25 % (1.1 AC.)

NORTHERN REALIGNMENT

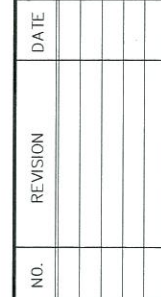
NATURAL RESOURCE IMPACTS

STEEP SLOPES 8% TO 15% (0.9 AC.)
STEEP SLOPES 15% TO 25% (1.5 AC.)
STEEP SLOPES GREATER THAN 25 % (7.3 AC.)

PHASE V EXPANSION

NATURAL RESOURCE IMPACTS

STEEP SLOPES 8% TO 15% (54.9 AC.)
STEEP SLOPES 15% TO 25% (69.7 AC.)
STEEP SLOPES GREATER THAN 25 % (41.8 AC.)



STEEP SLOPE NATURAL RESOURCES PLAN

LOWER SAUCON TWP. NORTHAMPTON CO.
BETHLEHEM LANDFILL PHASE V EXPANSION CONDITIONAL USE APPLICATION PLAN

Bethlehem Landfill Company

MVI martin and martin incorporated
phone: (717) 37 south main street • suite A
264-6759 chambersburg, pennsylvania 17201

162.6	OWN. BY: MSH/DB
	CHK. BY:

SCALE: AS NOTED

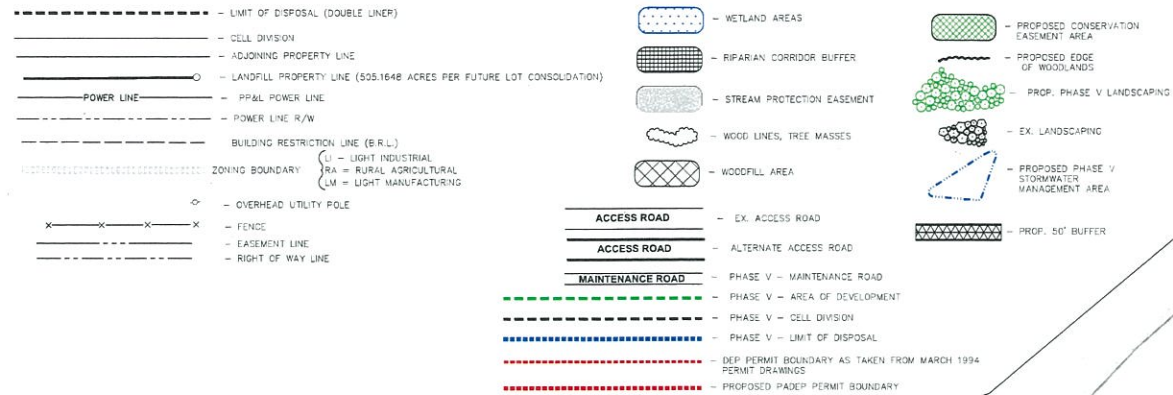
CADD FILE:
1162.6-ZP-09.dwg

DATE: 01/06/23

SCALE: AS NOTED

DRAWING NO.

KEY / LEGEND



SOILS

UNIT	DESCRIPTION
CaB	Calton loam, 3 to 8 percent slopes
GIB	Gladstone gravelly loam, 3 to 8 percent slopes
GIC	Gladstone gravelly loam, 8 to 15 percent slopes
GmB	Gladstone gravelly loam, 0 to 8 percent slopes, very bouldery
GmD	Gladstone gravelly loam, 8 to 25 percent slopes, very bouldery
GmF	Gladstone gravelly loam, 25 to 55 percent slopes, very bouldery
GnD	Gladstone-Parker gravelly loam, 15 to 25 percent slopes
Mb	Middlebury Silt loam
RzF	Ryder-Rock outcrop complex, 25 to 75 percent slopes
UdB	Udorthents, limestone, 0 to 8 percent slopes
UfB	Udorthents, sanitary landfill
UkaB	Urban land - 0 to 8 percent slopes
UupB	Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes
WaB	Washington Silt loam, 3 to 8 percent slopes
Wd	Washington Silt loam, 15 to 25 percent slopes

SOURCE: NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY AND NRCS SOIL DATA MART.

SITE DATA:

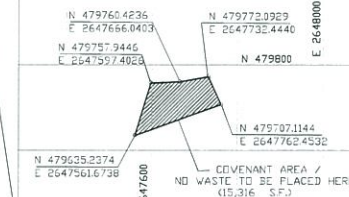
PROPERTY AREA:	505.1648 AC. (GROSS AREA OF FUTURE CONSOLIDATED LOT)
ZONING DISTRICT:	LM (LIGHT INDUSTRIAL), RA (RURAL AGRICULTURAL)
YARD REQUIREMENTS:	<p>(RA) - FRONT: MIN. 50 FEET; SIDE: MIN. 40 FEET; REAR: MIN. 50 FEET.</p> <p>(LM) - FRONT: MIN. 50 FEET; SIDE: 50 FEET; REAR MIN. 50 FEET.</p> <p>SIDE & REAR = 75 FT. MIN. FOR U ZONED PROPERTY ADJUTING RESIDENTIAL</p>
EXISTING & PROPOSED USE:	LANDFILL, U DISTRICT & RNG FACILITY AS ACCESSORY USE
WATER:	PUBLIC WATER (LOWER SAUCON AUTHORITY)
SEWER:	PUBLIC SEWER (LOWER SAUCON AUTHORITY)
MAXIMUM IMPERVIOUS COVERAGE:	38.05 ACRES (AS PER 180.95 ANALYSIS)
TOTAL IMPERVIOUS AREA:	33.12 ACRES (EXISTING = 26.37 AC. PROPOSED = 6.75 AC.)
MINIMUM LOT WIDTH:	300 FEET (INDUSTRIAL USE)
MAXIMUM HEIGHT:	NO SUBDIVISION PROPOSED
MAXIMUM BUILDING COVERAGE:	35 FEET (RA), 50 FEET (LM, INDUSTRIAL USE)
TOTAL BUILDING COVERAGE:	NO BUILDING PROPOSED
MAXIMUM BUILDABLE SITE AREA:	<1% (NO BUILDINGS PROPOSED)
TOTAL BUILDABLE SITE AREA:	211.55 AC. (AS PER 180.95 ANALYSIS)
OFFSTREET PARKING:	257.43 AC. (LIMIT OF DISPOSAL)
	NO PROPOSED OR MODIFICATIONS TO EXISTING OFFSTREET PARKING AREAS ARE PROPOSED

LANDSCAPING AND SCREENING DATA:

- SETBACKS:
 - EARTHEN BERMS - 50 FEET FROM PROPERTY BOUNDARY
 - NON DISTURBANCE SETBACK = 80 FEET
 - LANDFILL ACTIVITIES - 100 FEET FROM PROPERTY BOUNDARY
 - LANDFILL ACTIVITIES - 100 FEET FROM PUBLIC ROAD R/W
 - LANDFILL ACTIVITIES - 300 FEET FROM OCCUPIED DWELLING OR COMMERCIAL / INDUSTRIAL BUILDING
 - * LIMIT OF DISPOSAL
- MINIMUM BUFFER YARD WIDTH: 20 FEET
- PROPOSED BUFFER YARD WIDTH: 50 FEET (LIMITS AS DEPICTED HEREON)
- NO PERIMETER EARTHEN BERM IS PROPOSED FOR THE AREA WHERE NEW DISPOSAL AREA WILL BE LOCATED PURSUANT TO SECTION 180-109 F (2) (a) (4). BLC RESPECTFULLY REQUEST THAT TOWNSHIP COUNCIL DETERMINE THAT THE EXISTING FEATURES SERVE AS AN ACCEPTABLE SUBSTITUTE FOR THE BERM REQUIREMENTS. EXISTING LANDSCAPE FEATURES (TREES, SHRUBS & GROUND COVER) ARE MAINTAINED WITHIN 80 FEET OF THE PROPERTY LINE. CONSTRUCTION OF A PERIMETER BERM WOULD RESULT IN REMOVAL OF THE EXISTING LANDSCAPE FEATURES IN THESE AREAS.

RELIEF FROM THE PERIMETER EARTHEN BERM REQUIREMENT FOR THE PHASE V WAS GRANTED BY LOWER SAUCON TOWNSHIP COUNCIL ON

COVENANT AREA / NO WASTE TO BE PLACED HERE DETAIL



BENCHMARKS

BENCHMARKS	COORDINATES	ELEVATION
BM-1A BENCH MARK PT.1 DRILL HOLE IN CHISEL CUT LMC-8	N 478,993.68 E 2,646,105.87	ELEV. 456.24
BM-2A BENCH MARK PT.2 DRILL HOLE IN CHISEL CUT LMC-7	N 479,153.22 E 2,646,622.26	ELEV. 471.28
BM-3A BENCH MARK PT.3 DRILL HOLE IN CHISEL CUT LMC-6	N 479,350.67 E 2,647,261.69	ELEV. 471.24
BM-4A BENCH MARK PT.4	N 479,422.66 E 2,647,595.57	ELEV. 480.29

- EXISTING BUILDING INVENTORY
- OFFICE / SCALEHOUSE - (1 STORY, 1,624 SF, BUILT 2007.)
 - TRUCKWASH - (1 STORY, 864 SF, BUILT 2003.)
 - MAINTENANCE BUILDING - (1 STORY, 6,165 SF, BUILT 2005.)
 - GAS PLANT - (1 STORY, 2,117 SF, BUILT 2009.)
 - RNG PROCESS BUILDING - (1 STORY, (2 BLDGS) 10,365 S.F.) (APPROVED CONSTRUCTION PENDING)



DATE	
REVISION	
NO.	

CONDITIONAL USE DEVELOPMENT PLAN

Bethlehem Landfill Company

BETHLEHEM LANDFILL PHASE V EXPANSION CONDITIONAL USE APPLICATION PLAN

LOWER SAUCON TWP. NORTHAMPTON CO. PENNSYLVANIA

MMI martin and martin incorporated

37 south main street • suite A
phone: (717) 264-6759 chambersburg, pennsylvania 17201

CADD FILE: 1162.6-ZP-10.dwg

DATE: 01/06/23

SCALE: 1" = 300'

DRAWING NO. 10 of 12

(required per Zoning Ordinance Section 180-96)

A. RADIOACTIVITY - THE ONLY USE OF EQUIPMENT WHICH EMITS RADIOACTIVITY IS THE OCCASIONAL USE OF A NUCLEAR SOIL DENSITY GAUGE DURING CONSTRUCTION INSPECTION ACTIVITIES. THE EQUIPMENT IS OPERATED ONLY BY A TECHNICIAN CERTIFIED TO USE THE EQUIPMENT. IT IS TRANSPORTED AND OPERATED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS. WASTE CONTAINING RADIOACTIVE MATERIALS ABOVE DEP NORM LEVELS IN THE FORM X ARE NOT PERMITTED AT THE SITE. IF ANY WASTE DELIVERED IS SUSPECTED OF CONTAINING SUCH MATERIAL, THE WASTE WILL BE REJECTED PURSUANT TO THE LANDFILL'S WASTE ACCEPTANCE AND CLASSIFICATION PLAN AND FORM X, IF NECESSARY. EMERGENCY PROCEDURES WILL BE IMPLEMENTED SUCH AS CONTACTING THE ENVIRONMENTAL CLEANUP CONTRACTOR AS DESCRIBED IN THE BETHLEHEM LANDFILL PPC PLAN.

B. HEAT - THE ONLY HEAT SOURCE USED AT THE SITE OTHER THAN NORMAL BUILDING AND VEHICLE HEATERS IS THE LANDFILL GAS FLARE USED TO SAFELY BURN LANDFILL GAS AS PART OF THE LANDFILL'S GAS CONTROL SYSTEM. THE FLARE IS LOCATED AT THE SOUTH CENTRAL PORTION OF THE SITE. IT IS LOCATED APPROXIMATELY 200 FEET FROM THE SOUTHERN PROPERTY LINE AND APPLEBUTTER ROAD. THE FLARE CAUSES NO MEASURABLE INCREASE IN TEMPERATURE AT THE PROPERTY LINE. THE PHASE V EXPANSION WILL RESULT IN AN INCREASE IN METHANE GAS GENERATION DUE TO THE EXPANSION OF DISPOSAL FOOTPRINT. AN ADDITIONAL FLARE SYSTEM IS PROPOSED LOCATED ON THE EASTERN END OF THE PROPERTY. THE NEAREST PROPERTY LINE TO THE PROPOSED FLARE IS 200 FEET CONSISTENT WITH THE EXISTING FLARE.

C. GLARE - NO WALKWAY OR PARKING AREA ILLUMINATION IS PROPOSED AT THIS TIME. IF SUCH LIGHTING IS INSTALLED IN THE FUTURE, IT WILL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE. IN THE WINTER MONTHS TEMPORARY LIGHTS ARE ROUTINELY USED ON THE WORKING FACE OF THE LANDFILL DURING OPERATIONAL HOURS BETWEEN 6 AM AND 6PM.

D. NOISE - THERE ARE NO NEARBY (WITHIN 100 FEET) RESIDENTIAL PROPERTY BOUNDARIES TO THE PHASE V EXPANSION DEVELOPMENT AREA. THE LANDFILL RECEIVING HOURS FOR WASTE ARE FROM 7 AM TO 4 PM ON MONDAYS THRU SATURDAYS. THERE WILL BE NO RECEIVING HOURS ON SUNDAYS. SOME EQUIPMENT IS GENERALLY WORKING AT THE SITE FROM ABOUT 30 MINUTES BEFORE THE START OF THE RECEIVING HOURS TO ABOUT 2 HOURS AFTER THE END OF RECEIVING HOURS. THESE TIMES ALLOW FOR START UP, WARMING OF EQUIPMENT, PREPARATION OF THE WORKING FACE TO RECEIVE WASTES BEFORE RECEIVING HOURS, AND COMPACTION OF CO COVERING OF WASTES AFTER THE END OF RECEIVING HOURS. THE TOWNSHIP ZONING ORDINANCE LISTS LIMITS FOR CONTINUOUS NOISE LEVELS AT THE PROPERTY LINE OF THE ADJACENT PROPERTIES BASED ON THE RECEIVING PROPERTIES LAND USE. THE NEAREST NOISE RECEPTORS TO THE SITE ARE RESIDENTIAL AREAS TO THE SOUTH OF PHASE V EXPANSION ALONG APPLEBUTTER ROAD AND TO THE EAST OF THE PHASE V DISPOSAL AREA. FOR RESIDENTIAL PROPERTIES THE LIMITS ARE 60 dBA FROM 7 AM TO 10 PM MONDAY THRU SATURDAY AND 50 dBA AT OTHER HOURS. THE LIMIT IS REDUCED BY 5 dBA FOR "PURE TONES". THE CURRENTLY APPROVED OPERATIONS PLAN FOR THE SITE LISTS THE EQUIPMENT USED FOR OPERATION OF THE FACILITY. NO CHANGE IN EQUIPMENT IS PROPOSED FOR THE PHASE V EXPANSION. THE EQUIPMENT PRODUCING THE MOST NOISE WOULD BE DOZERS, LANDFILL COMPACTORS AND ARTICULATED TRUCKS. THESE OPERATE AT THE WORKING FACE AND ACCESS ROADS. THE ONLY SIGNIFICANT CONTINUOUS NOISE SOURCE IS THE OPERATION OF EQUIPMENT AT THE WORKING FACE. FOLLOWING ARE DATA FROM THE CATERPILLAR EQUIPMENT COMPANY ON THE NOISE LEVELS AT A DISTANCE OF 15 METERS OR (ABOUT 50 FEET) FROM THE EQUIPMENT.

- (1) = Engine at High Idle (max.)
- (2) = Engine at Rated Speed
- (3) = Engine Cycle (Idle-Max-Idle)
- (4) = Hydraulic Cycle - Engine at Max
- (5) = Intermediate Gear Moving

NOTES: (1) One transmitter and one dealer spreading wireline with trucks delivering wastes about 9:10 to 9:25 AM
(2) Traffic noise from I-78 also audible at WPA location
(3) This point was across bench in slope as the night is working; lane no longer available; Warning lane noise not evident over other background noise (I-78 traffic in particular) except for scattered impact sounds and backup alarms.
(4) Since CMA is a logarithmic scale, values are averaged using the 10 column which is the Analog (RAW)20
(5) This high noise caused by road truck passing about 10' from meter

EQUIPMENT USED - SPECTROTECH DIGITAL SOUND METER 840029

PERSONS PRESENT - Chuck Blough and Karen Christman - WCS, Allen O'Neil - Martin & Martin

J. OTHER - OTHER ENVIRONMENTAL IMPACTS AND CONTROL MEASURES ARE DESCRIBED IN OTHER SECTIONS OF THE PERMIT APPLICATION.



Attachment 4



LEGEND

— AREA OF BETHLEHEM LANDFILL CONSOLIDATED PROPERTIES

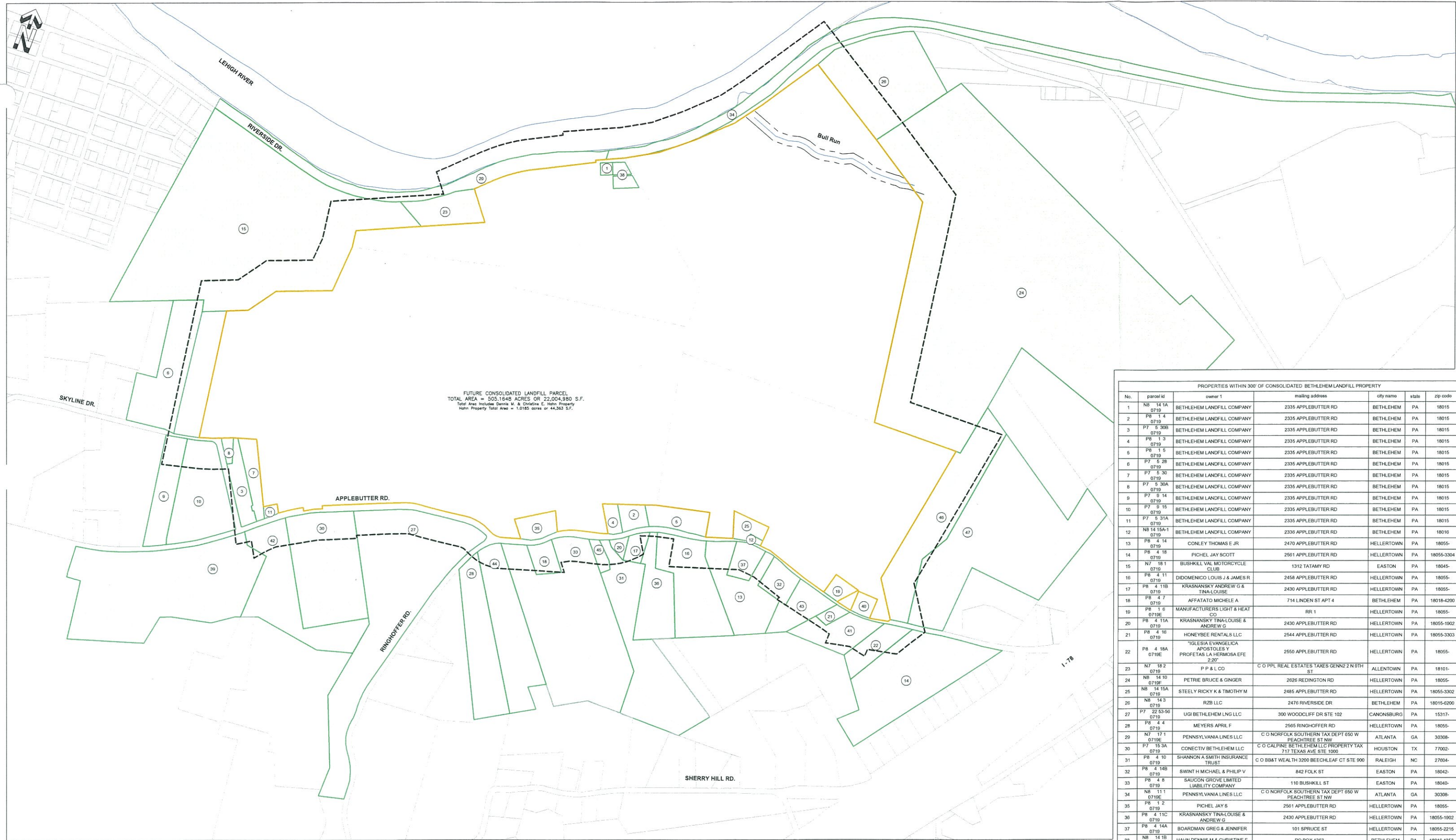
- - - 1000' LIMIT FROM TO-BE-CONSOLIDATED PARCEL, PER SECTION 180-95(A)(2)(A) OF THE ZONING ORDINANCE

PHASE V EXPANSION
CONDITIONAL USE APPLICATION
ATTACHMENT 4



1162_6ATCH422-01.dwg

Attachment 5



FUTURE CONSOLIDATED LANDFILL PARCEL
TOTAL AREA = 505,1648 ACRES OR 22,004,980 S.F.
Total Area Includes Dennis M. & Christine E. Hahn Property
Hahn Property Total Area = 1.0185 acres or 44,363 S.F.

Persons Owning Property within 300 Feet of the Perimeter of Subject Property

PURSUANT TO ITEM #18 OF THE LOWER SAUCON TOWNSHIP LAND PLANNING APPLICATION PROCEDURES INFORMATION FOR APPLICANTS DOCUMENT.

PHASE V EXPANSION

LEGEND

- AREA OF BETHLEHEM LANDFILL CONSOLIDATED PROPERTIES
- 300' LIMIT FROM CONSOLIDATED PROPERTIES
- ADJACENT PROPERTIES WITHIN 300'
- TOWNSHIP PARCELS

NOTE: PARCEL DATA FROM COUNTY OF NORTHAMPTON (GIS DATA) AND ONLINE MAPPING www.ncpub.org.



PROPERTIES WITHIN 300' OF CONSOLIDATED BETHLEHEM LANDFILL PROPERTY						
No.	parcel id	owner 1	mailing address	city name	state	zip code
1	N8 14 1A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
2	P8 1 4 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
3	P7 5 30B 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
4	P8 1 5 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
5	P7 5 28 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
6	P7 5 30 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
7	P7 5 30A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
8	P7 9 14 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
9	P7 9 15 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
10	P7 5 31A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
11	N8 14 15A-1 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
12	P8 4 14 0719	CONLEY THOMAS E JR	2470 APPLEBUTTER RD	HELLERTOWN	PA	18055-
13	P8 4 18 0719	PICHEL JAY SCOTT	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
14	N7 18 1 0719	BUSHKILL VAL MOTORCYCLE CLUB	1312 TATAMY RD	EASTON	PA	18045-
15	P8 4 11 0719	DIDOMENICO LOUIS J & JAMES R	2458 APPLEBUTTER RD	HELLERTOWN	PA	18055-
16	P8 4 11B 0719	KRASNANSKY ANDREW G & TINA-LOUISE	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-
17	P8 4 7 0719	AFFATATO MICHELE A	714 LINDEN ST APT 4	BETHLEHEM	PA	18018-4200
18	P8 1 6 0719E	MANUFACTURERS LIGHT & HEAT CO	RR 1	HELLERTOWN	PA	18055-
19	P8 4 11A 0719	KRASNANSKY TINA-LOUISE & ANDREW G	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-1902
20	P8 4 10 0719	HONEYBEE RENTALS LLC	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3303
21	P8 4 16A 0719E	"IGLESIA EVANGELICA APOSTOLES Y PROFETAS LA HERMOSA EFE 2.20"	2550 APPLEBUTTER RD	HELLERTOWN	PA	18055-
22	N7 18 2 0719	P P & L CO	C O PPL REAL ESTATES TAXES GENN2 2 N 9TH ST	ALLENTOWN	PA	18101-
23	N8 14 10 0719E	PETRIE BRUCE & GINGER	2826 REDINGTON RD	HELLERTOWN	PA	18055-
24	N8 14 15A 0719	STEELY RICKY K & TIMOTHY M	2485 APPLEBUTTER RD	HELLERTOWN	PA	18055-3302
25	N8 14 3 0719	RZB LLC	2476 RIVERSIDE DR	BETHLEHEM	PA	18015-6200
26	P7 22 53-56 0719	UGI BETHLEHEM LNG LLC	300 WOODCLIFF DR STE 102	CANONSBURG	PA	15317-
27	P8 4 4 0719	MEYERS APRIL F	2565 RINGHOFFER RD	HELLERTOWN	PA	18055-
28	N7 17 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308-
29	P7 15 3A 0719	CONNECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002-
30	P8 4 10 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604-
31	P8 4 14B 0719	SWINT H MICHAEL & PHILIP V	842 FOLK ST	EASTON	PA	18042-
32	P8 4 8 0719	SAUCON GROVE LIMITED LIABILITY COMPANY	110 BUSHKILL ST	EASTON	PA	18040-
33	N8 11 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308-
34	P8 1 2 0719	PICHEL JAY S	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055-
35	P8 4 11C 0719	KRASNANSKY TINA-LOUISE & ANDREW G	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-1902
36	P8 4 14A 0719	BOARDMAN GREG & JENNIFER	101 SPRUCE ST	HELLERTOWN	PA	18055-2215
37	N8 14 1B 0719	HAHN DENNIS M & CHRISTINE E	PO BOX 1353	BETHLEHEM	PA	18016-1353
38	P7 15 2 0719	CONNECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002-
39	P8 1 7A 0719	LARSEN ELIZABETH	2533 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
40	P8 4 16A 0719	SEVERN JACOB & LAURA	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3323
41	P7 15 2 0704	CONNECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002-
42	P8 4 15 0719	SEVERN JOSEPH ET AL	C O JOSEPH SEVERN 1612 GAIL LN	HELLERTOWN	PA	18055-3005
43	P8 4 5 0719	RAIDLINE ROBERT G III	2384 APPLEBUTTER RD	BETHLEHEM	PA	18015-6005
44	P8 9 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604-
45	N8 14 14B-1A 0719	LISA M WALTERS TRUST	2557 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
46	N8 14 14B-1 0719	PICHEL JAY S	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055
47						

PREPARED BY:



martin and martin incorporated

37 south main street • suite A
chambersburg, pennsylvania • 17201

LOWER SAUCON TWP.



Bethlehem Landfill Company

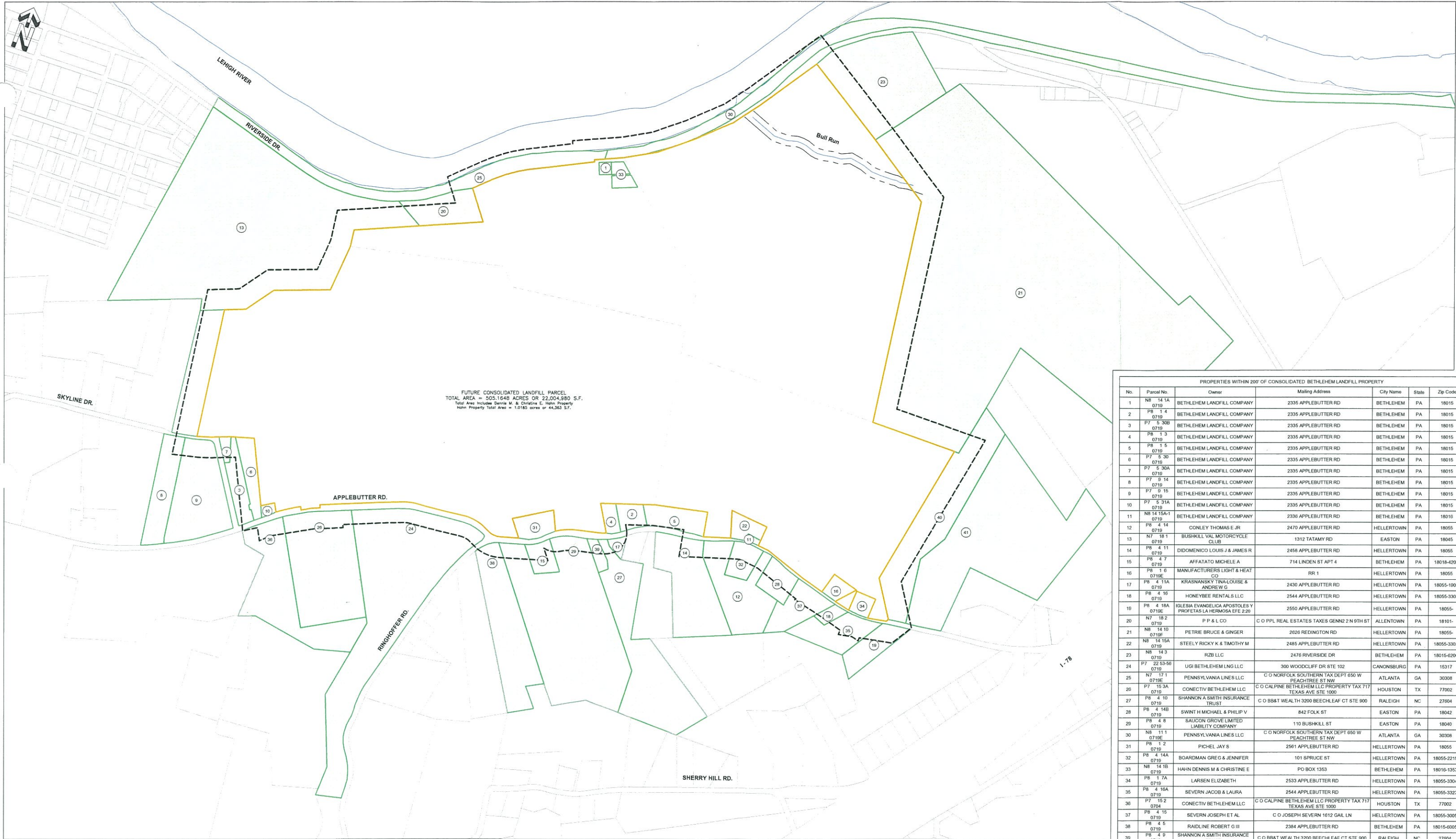
WASTE CONNECTIONS INC.

Connect with the Future

PENNSYLVANIA

NORTHAMPTON CO.

PROPERTIES WITHIN 300' OF CONSOLIDATED BETHLEHEM LANDFILL PROPERTY						
No.	parcel id	owner 1	mailing address	city name	state	zip code
1	N8 14 1A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
2	P8 1 4 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
3	P7 5 30B 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
4	P8 1 3 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
5	P8 1 5 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
6	P7 5 28 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
7	P7 5 30 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
8	P7 5 30A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
9	P7 9 14 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
10	P7 9 15 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
11	P7 5 31A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
12	N8 14 15A-1 0719	BETHLEHEM LANDFILL COMPANY	2336 APPLEBUTTER RD	BETHLEHEM	PA	18016
13	P8 4 14 0719	CONLEY THOMAS E JR	2470 APPLEBUTTER RD	HELLERTOWN	PA	18055-
14	P8 4 18 0719	PICHEL JAY SCOTT	2581 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
15	N7 18 1 0719	BUSHKILL VAL MOTORCYCLE CLUB	1312 TATAMY RD	EASTON	PA	18045-
16	P8 4 11 0719	DIDOMENICO LOUIS J & JAMES R	2458 APPLEBUTTER RD	HELLERTOWN	PA	18055-
17	P8 4 11B 0719	KRASNANSKY ANDREW G & TINA-LOUISE	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-
18	P8 4 7 0719	AFFATATO MICHELE A	714 LINDEN ST APT 4	BETHLEHEM	PA	18018-4200
19	P8 1 6 0719E	MANUFACTURERS LIGHT & HEAT CO	RR 1	HELLERTOWN	PA	18055-
20	P8 4 11A 0719	KRASNANSKY TINA-LOUISE & ANDREW G	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-1902
21	P8 4 16 0719	HONEYBEE RENTALS LLC	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3303
22	P8 4 18A 0719E	"IGLESIA EVANGELICA APOSTOLES Y PROFETAS LA HERMOSA EFE 2:20"	2550 APPLEBUTTER RD	HELLERTOWN	PA	18055-
23	N7 18 2 0719	P P & L CO	C O PPL REAL ESTATES TAXES GENN2 2 N 9TH ST	ALLENTOWN	PA	18101-
24	N8 14 10 0719F	PETRIE BRUCE & GINGER	2626 REDINGTON RD	HELLERTOWN	PA	18055-
25	N8 14 15A 0719	STEELY RICKY K & TIMOTHY M	2485 APPLEBUTTER RD	HELLERTOWN	PA	18055-3302
26	N8 14 3 0719	RZB LLC	2476 RIVERSIDE DR	BETHLEHEM	PA	18015-6200
27	P7 22 53-56 0719	UGI BETHLEHEM LNG LLC	300 WOODCLIFF DR STE 102	CANONSBURG	PA	15317-
28	P8 4 4 0719	MEYERS APRIL F	2585 RINGHOFFER RD	HELLERTOWN	PA	18055-
29	N7 17 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308-
30	P7 15 3A 0719	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002-
31	P8 4 10 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604-
32	P8 4 14B 0719	SWINT H MICHAEL & PHILIP V	842 FOLK ST	EASTON	PA	18042-
33	P8 4 8 0719	SAUCON GROVE LIMITED LIABILITY COMPANY	110 BUSHKILL ST	EASTON	PA	18040-
34	N8 11 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308-
35	P8 1 2 0719	PICHEL JAY S	2581 APPLEBUTTER RD	HELLERTOWN	PA	18055-
36	P8 4 11C 0719	KRASNANSKY TINA-LOUISE & ANDREW G	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-1902
37	P8 4 14A 0719	BOARDMAN GREG & JENNIFER	101 SPRUCE ST	HELLERTOWN	PA	18055-2216
38	N8 14 1B 0719	HAHN DENNIS M & CHRISTINE E	PO BOX 1353	BETHLEHEM	PA	18016-1353
39	P7 15 2 0719	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002-
40	P8 1 7A 0719	LARSEN ELIZABETH	2533 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
41	P8 4 16A 0719	SEVERN JACOB & LAURA	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3323
42	P7 15 2 0704	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002-
43	P8 4 15 0719	SEVERN JOSEPH ET AL	C O JOSEPH SEVERN 1612 GAIL LN	HELLERTOWN	PA	18055-3005
44	P8 4 5 0719	RAIDLINE ROBERT G III	2384 APPLEBUTTER RD	BETHLEHEM	PA	18015-6005
45	P8 4 9 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604-
46	N8 14 14B-1A 0719	LISA M WALTERS TRUST	2557 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
47	N8 14 14B-1 0719	PICHEL JAY S	2581 APPLEBUTTER RD	HELLERTOWN	PA	18055



FUTURE CONSOLIDATED LANDFILL PARCEL
TOTAL AREA = 505.1648 ACRES OR 22,004,980 S.F.
Total Area Includes Dennis M. & Christine E. Hahn Property
Hahn Property Total Area = 1,0185 acres or 44,363 S.F.

PROPERTIES WITHIN 200' OF CONSOLIDATED BETHLEHEM LANDFILL PROPERTY						
No.	Parcel No.	Owner	Mailing Address	City Name	State	Zip Code
1	N8 14 1A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
2	P8 1 4 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
3	P7 5 30B 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
4	P8 1 3 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
5	P8 1 5 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
6	P7 5 30 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
7	P7 9 14 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
8	P7 9 14 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
9	P7 9 15 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
10	P7 5 31A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
11	N8 14 15A-1 0719	BETHLEHEM LANDFILL COMPANY	2336 APPLEBUTTER RD	BETHLEHEM	PA	18016
12	P8 4 14 0719	CONLEY THOMAS E JR	2470 APPLEBUTTER RD	HELLERTOWN	PA	18055
13	N7 18 1 0719	BUSHKILL VAL MOTORCYCLE CLUB	1312 TATAMY RD	EASTON	PA	18045
14	P8 4 7 0719	DIDOMENICO LOUIS J & JAMES R	2458 APPLEBUTTER RD	HELLERTOWN	PA	18055
15	P8 4 7 0719	AFFATATO MICHELE A	714 LINDEN ST APT 4	BETHLEHEM	PA	18018-4200
16	P8 1 6 0719E	MANUFACTURERS LIGHT & HEAT CO	RR 1	HELLERTOWN	PA	18055
17	P8 4 11A 0719	KRASNANSKY TINA LOUISE & ANDREW G	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-1002
18	P8 4 16 0719	HONEYBEE RENTALS LLC	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3303
19	P8 4 18A 0719E	IGLESIA EVANGELICA APOSTOLES Y PROJETAS LA HERMOSA EFE 228	2550 APPLEBUTTER RD	HELLERTOWN	PA	18055-
20	N7 18 2 0719	P P & L CO	C O PPL REAL ESTATES TAXES GENN2 2 N 9TH ST	ALLENTOWN	PA	18101-
21	N8 14 10 0719E	PETRIE BRUCE & GINGER	2626 REDINGTON RD	HELLERTOWN	PA	18055-
22	N8 14 16A 0719	STEELY RICKY K & TIMOTHY M	2485 APPLEBUTTER RD	HELLERTOWN	PA	18055-3302
23	N8 14 3 0719	RZB LLC	2476 RIVERSIDE DR	BETHLEHEM	PA	18015-6200
24	P7 22 53-58 0719	UGI BETHLEHEM LNG LLC	300 WOODCLIFF DR STE 102	CANONSBURG	PA	15317
25	N7 17 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308
26	P7 15 3A 0719	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002
27	P8 4 10 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604
28	P8 4 14B 0719	SWINT H MICHAEL & PHILIP V	842 FOLK ST	EASTON	PA	18042
29	P8 4 8 0719	SAUCON GROVE LIMITED LIABILITY COMPANY	110 BUSHKILL ST	EASTON	PA	18040
30	N8 11 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308
31	P8 1 2 0719	PICHEL JAY S	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055
32	P8 4 14A 0719	BOARDMAN GREG & JENNIFER	101 SPRUCE ST	HELLERTOWN	PA	18055-2215
33	N8 14 1B 0719	HAHN DENNIS M & CHRISTINE E	PO BOX 1353	BETHLEHEM	PA	18016-1353
34	P8 1 7A 0719	LARSEN ELIZABETH	2533 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
35	P8 4 16A 0719	SEVERN JACOB & LAURA	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3323
36	P7 15 2 0704	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002
37	P8 4 16 0719	SEVERN JOSEPH ET AL	C O JOSEPH SEVERN 1612 GAIL LN	HELLERTOWN	PA	18055-3005
38	P8 4 5 0719	RAIDLINE ROBERT G III	2384 APPLEBUTTER RD	BETHLEHEM	PA	18015-6005
39	P8 4 0 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604
40	N8 14 14B-1A 0719	LISA M WALTERS TRUST	2557 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
41	N8 14 14B-1 0719	PICHEL JAY S	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055

Persons Owning Property within 200 Feet of the Perimeter of Subject Property
PURSUANT TO SECTION 180-11-J1 OF THE LOWER SAUCON TOWNSHIP ZONING ORDINANCE.
PHASE V EXPANSION

LEGEND

- AREA OF BETHLEHEM LANDFILL CONSOLIDATED PROPERTIES
- 200' LIMIT FROM CONSOLIDATED PROPERTIES
- ADJACENT PROPERTIES WITHIN 200'
- TOWNSHIP PARCELS (TYP.)

NOTE: PARCEL DATA FROM COUNTY OF NORTHAMPTON (GIS DATA) AND ONLINE MAPPING www.ncpub.org.

PREPARED BY:
MMI martin and martin incorporated
37 south main street • suite A
chambersburg, pennsylvania • 17201

LOWER SAUCON TWP. NORTHAMPTON CO.
Bethlehem Landfill Company
WASTE CONNECTIONS INC.
Connect with the Future
PENNSYLVANIA



PROPERTIES WITHIN 200' OF CONSOLIDATED BETHLEHEM LANDFILL PROPERTY						
No.	Parcel No.	Owner	Mailing Address	City Name	State	Zip Code
1	N8 14 1A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
2	P8 1 4 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
3	P7 5 30B 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
4	P8 1 3 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
5	P8 1 5 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
6	P7 5 30 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
7	P7 5 30A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
8	P7 9 14 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
9	P7 9 15 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
10	P7 5 31A 0719	BETHLEHEM LANDFILL COMPANY	2335 APPLEBUTTER RD	BETHLEHEM	PA	18015
11	N8 14 15A-1 0719	BETHLEHEM LANDFILL COMPANY	2336 APPLEBUTTER RD	BETHLEHEM	PA	18016
12	P8 4 14 0719	CONLEY THOMAS E JR	2470 APPLEBUTTER RD	HELLERTOWN	PA	18055
13	N7 18 1 0719	BUSHKILL VAL MOTORCYCLE CLUB	1312 TATAMY RD	EASTON	PA	18045
14	P8 4 11 0719	DIDOMENICO LOUIS J & JAMES R	2458 APPLEBUTTER RD	HELLERTOWN	PA	18055
15	P8 4 7 0719	AFFATATO MICHELE A	714 LINDEN ST APT 4	BETHLEHEM	PA	18018-4200
16	P8 1 6 0719E	MANUFACTURERS LIGHT & HEAT CO	RR 1	HELLERTOWN	PA	18055
17	P8 4 11A 0719	KRASNANSKY TINA-LOUISE & ANDREW G	2430 APPLEBUTTER RD	HELLERTOWN	PA	18055-1902
18	P8 4 16 0719	HONEYBEE RENTALS LLC	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3303
19	P8 4 18A 0719E	IGLESIA EVANGELICA APOSTOLES Y PROFETAS LA HERMOSA EFE 2:20	2550 APPLEBUTTER RD	HELLERTOWN	PA	18055-
20	N7 18 2 0719	P P & L CO	C O PPL REAL ESTATES TAXES GENN2 2 N 9TH ST	ALLENTOWN	PA	18101-
21	N8 14 10 0719F	PETRIE BRUCE & GINGER	2626 REDINGTON RD	HELLERTOWN	PA	18055-
22	N8 14 15A 0719	STEELY RICKY K & TIMOTHY M	2485 APPLEBUTTER RD	HELLERTOWN	PA	18055-3302
23	N8 14 3 0719	RZB LLC	2476 RIVERSIDE DR	BETHLEHEM	PA	18015-6200
24	P7 22 53-56 0719	UGI BETHLEHEM LNG LLC	300 WOODCLIFF DR STE 102	CANONSBURG	PA	15317
25	N7 17 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308
26	P7 15 3A 0719	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002
27	P8 4 10 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604
28	P8 4 14B 0719	SWINT H MICHAEL & PHILIP V	842 FOLK ST	EASTON	PA	18042
29	P8 4 8 0719	SAUCON GROVE LIMITED LIABILITY COMPANY	110 BUSHKILL ST	EASTON	PA	18040
30	N8 11 1 0719E	PENNSYLVANIA LINES LLC	C O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST NW	ATLANTA	GA	30308
31	P8 1 2 0719	PICHEL JAY S	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055
32	P8 4 14A 0719	BOARDMAN GREG & JENNIFER	101 SPRUCE ST	HELLERTOWN	PA	18055-2215
33	N8 14 1B 0719	HAHN DENNIS M & CHRISTINE E	PO BOX 1353	BETHLEHEM	PA	18016-1353
34	P8 1 7A 0719	LARSEN ELIZABETH	2533 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
35	P8 4 16A 0719	SEVERN JACOB & LAURA	2544 APPLEBUTTER RD	HELLERTOWN	PA	18055-3323
36	P7 15 2 0704	CONECTIV BETHLEHEM LLC	C O CALPINE BETHLEHEM LLC PROPERTY TAX 717 TEXAS AVE STE 1000	HOUSTON	TX	77002
37	P8 4 15 0719	SEVERN JOSEPH ET AL	C O JOSEPH SEVERN 1612 GAIL LN	HELLERTOWN	PA	18055-3005
38	P8 4 5 0719	RAIDLINE ROBERT G III	2384 APPLEBUTTER RD	BETHLEHEM	PA	18015-6005
39	P8 4 9 0719	SHANNON A SMITH INSURANCE TRUST	C O BB&T WEALTH 3200 BEECHLEAF CT STE 900	RALEIGH	NC	27604
40	N8 14 14B-1A 0719	LISA M WALTERS TRUST	2557 APPLEBUTTER RD	HELLERTOWN	PA	18055-3304
41	N8 14 14B-1 0719	PICHEL JAY S	2561 APPLEBUTTER RD	HELLERTOWN	PA	18055