

Nestle Purina Wastewater Treatment Upgrades

MAJOR PLAN 2021-102

Planning Commission, 5/14/2026

Attachments

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TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: Nestle Purina Wastewater Treatment Upgrades
MAJOR PLAN 2021-102
PRELIMINARY/FINAL PLAN REVIEW

DATE: MAY 8, 2026

COPIES: BOARD OF COMMISSIONERS, K. BAIRD, T. PETRUCCI, D. MANHARDT, J. ZATOR, ESQ.,
J. ALDERFER, ESQ, A. TALLARIDA, E. BET, APPLICANT, SUB. FILE 2021-102

Location and Intent

An application to further develop the properties located at 2050 Pope Road and 4535 Huckleberry Road, PIN Nos. 547735265505 & 547726166829. On 2050 Pope Road, the plan proposes the construction of a 21,921 square foot wastewater treatment building on the current site of Waste Disposal Facility Holding Basin 1B, as well as ancillary tanks and piping, on approximately 4 acres of the 87.61-acre tract. The updated 2026 layout involves only a change to the treatment plant's design and orientation within the overall wastewater treatment plant area. A new system is proposed, featuring an 'OxyShark' wastewater treatment process. This will be located on existing Lagoon 3. Lagoons 1A and 1B will remain unchanged from the current use. To compensate for runoff, which was previously being managed with the wastewater treatment process, the applicant is proposing an underground detention basin which will manage runoff from this project area. The treated effluent is proposed to be piped north across the remainder of 2050 Pope Road, under Huckleberry Road, and north across 4535 Huckleberry Road to discharge directly into the Jordan Creek. The plan proposes the construction of a gate and driveway on 4535 Huckleberry Road to support monitoring and property maintenance, on the 18.77-acre tract. 2050 Pope Road is zoned IC-1 Industrial-Commercial-1 (Special Height Limitation). 4535 Huckleberry Road is zoned RR-2 Rural Residential-2. Nestle Purina Petcare Company is the owner and applicant.



Previous Township Consideration

At their March 14, 2021 meeting, the Planning Commission reviewed and took under advisement Nestle Wastewater Treatment Upgrade Major Plan 2021-102. They also confirmed their support for the ten waiver/deferral request recommendations that they had made at their April 15, 2021 meeting and made recommendations upon three additional waiver/deferral requests.

At their April 15, 2021 meeting, the Planning Commission reviewed and recommended for approval Nestle Wastewater Treatment Upgrade Major Plan 2021-102. In the interim, the applicant revised the plan to the extent that staff determined that the plan would have to be re-reviewed by the Planning Commission.

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

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

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

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

On August 3, 2016, the Board of Commissioners approved Resolution 2016-55 approving Major Subdivision #2016-103 Nestle Purina PetCare, an application proposing the construction of a warehouse addition; construction of two tractor trailer parking areas; modification of an existing employee parking lot; construction of a stormwater management basin; modification of an existing detention basin; installation of a new well; and additional soil amendment to two areas; all to occur on approximately 16 acres of the 114.6-acre parcel.

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

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

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

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

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

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

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

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

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

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

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

Zoning Appeals

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

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

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

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

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

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

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

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

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

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

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

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

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

Reviewing Agencies Comments Summaries

Township Engineer

The comments of the Township Engineer are contained in Mr. Anthony Tallarida's review dated May 6, 2026. His comments pertain to waiver requests, general, stormwater management, policy & information, and additional Township policies.

Township Water & Sewer Engineer

The comments of the Township Water and Sewer Engineer are contained in Mr. Jason Newhard's review dated May 1, 2026. He has no comments at this time.

Township Geotechnical Engineer

The comments of the Township Geotechnical Engineer are contained in Mr. Christopher Taylor's review dated April 28, 2026. His comments pertain to retaining walls, and detention system.

Public Works Department

The comments of the Township Public Works Department are contained in Mr. Herb Bender's review dated May 6, 2026. He has no comments at this time.

Public Safety Commission

The comments of the Fire Marshal are contained in Mr. John Frantz's review dated May 6, 2026. Their comments pertain to fire apparatus, fire hydrants, Jersey Barrier, and Knox Box.

Landscape and Shade Tree Commission

The comments of the Landscape and Shade Tree Commission are contained in Gregg Adams's review dated May 21, 2021. They deferred to the Planning Commission as to whether street trees should be required along public street rights-of-way.

Parks and Recreation Board

The comments of the Parks and Recreation Board are contained in Gregg Adams's review dated January 23, 2024. Their comments pertain to open space fees.

Lehigh Valley Planning Commission

The comments of the Lehigh Valley Planning Commission are contained in Mr. Geoffrey Reese's review dated July 1, 2022. He states that the drainage plan is inconsistent with the Act 167 Plan requirements.

Lehigh County Conservation District

The comments of the Lehigh County Conservation District have not been received at this time.

Pennsylvania Department of Transportation

The comments of the Pennsylvania Department of Transportation have not been received at this time.

Lehigh and Northampton Transit Agency (LANTA)

The comments of the Lehigh and Northampton Transit Agency are contained in Ms. Molly Wood's review dated February 8, 2024. Her comments pertain to safe pedestrian access between the site and nearby bus stop at the Pope Road/PA Route 309 intersection.

Pennsylvania Department of Environmental Protection

The applicant is to obtain approvals from the PA Department of Environmental Protection for wetland disturbance, NPDES Permits, and Sewage Facilities Planning Module Exemption.

South Whitehall Planning Document Review

The comments of the South Whitehall Township Planning Document Review are contained in Mr. David Manhardt's review dated May 6, 2026. His comments pertain to Comprehensive Plan, Township Official Map, Comprehensive Parks and Recreation Plan, South Whitehall Landscapes Plan, and Transportation Plan.

Zoning Review

The comments of the South Whitehall Township Zoning Officer are contained in Mr. Kent Baird's review dated May 6, 2026. His comments pertain to multiple zoning districts

Community Development Department Recommendation

At this time, the Department is not recommending approval due to the outstanding comments. We request that you address all comments and resubmit them once they have been fully resolved.

Board of Commissioners deadline to act on the plan: June 19, 2026

Township Engineer Review

THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

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2451 Parkwood Drive Allentown, Pennsylvania 18103-9608
Telephone: 610-791-2252
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Established 1924
J. Scott Pidcock, P.E., R.A.

Bruce E. Anderson, P.E., LEED AP
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Ronald J. Gawlik, P.E.
Brian E. Harman, P.E., PTOE
James A. Rothdeutsch, P.E., LEED AP
John R. Russek, Jr., P.E.
Brent C. Tucker, P.E.

Douglas E. Haberbosch, P.E.
William G. Kmetz, P.L.S.
Jeffrey R. Matyus
John M. McRoberts, P.E.
Brent D. Shriver, P.E.
Todd L. Sonntag, R.A., LEED AP
Anthony F. Tallarida, P.E.
Ryan R. Troutman, P.E.

G. Edwin Pidcock, P.E., P.L.S. 1924-1967
John S. Pidcock, P.E., P.L.S. 1954-1999
Ralph M. Pidcock, P.L.S. 1952-2000 (Retired)

MEMORANDUM

TO: Mr. Kent A. Baird, AICP via e-mail
Director of Development & Zoning Officer
South Whitehall Township

FROM: Mr. Anthony F. Tallarida, PE *AFT*
Senior Manager

SUBJECT: South Whitehall Township
Nestle Wastewater Treatment Upgrades
Major Subdivision #2021-102
Preliminary/Final Plan Review

DATE: May 6, 2026

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

Mr. David Manhardt, AICP
Director of Planning
South Whitehall Township

Mr. Herb Bender
Director of Township Operations
South Whitehall Township

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

Mr. Christopher Strohler, AICP
Long-Range Planner, Community Development Department
South Whitehall Township

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

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

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

Jennifer R. Alderfer, Esq.
Director of Legal Affairs
South Whitehall Township

Ms. April Wilk
Land Development Coordinator
South Whitehall Township

Mr. Christopher A. Taylor, PG
Senior Geologist
Hanover Engineering Associates, Inc.

Mr. Christopher Williams, PE, LEED AP
Lehigh Valley Operations Manager, Civil Department
Barry Isett & Associates, Inc.

Mr. Joel Rollerson
Nestle Purina Petcare Company

(all via e-mail)

Mr. Ronald J. Gawlik, PE, Township Engineer

REPORT:

South Whitehall Township Ordinances:

Zoning Ordinance (ZO)

Subdivision and Land Development Ordinance (SALDO)

Stormwater Management Plan (SMP)

See attached list for documents reviewed.

Proposal:

Upgrade to the secondary wastewater treatment system on the 114± acre Nestle Parcel located north of Pope Road and bounded by Huckleberry Road and Church Road. The 2024 plan proposed a wastewater treatment plant south of Lagoon 2. The current plans propose the following north of Lagoon 2:

- A 2,400± square foot process control building with an attached solid handling building;
- A concrete dumpster pad;
- 40,000-gallon solids tank;
- Mixing and effluent pump stations;
- 4 parking spaces south of the proposed control building; and
- “Oxyshark” Biological Treatment System.

Proposed maintenance pole building.

The following work is proposed on the Nestle Parcel north of Huckleberry Road (18± acres). Treatment Plant effluent discharge pipe to the north crossing Huckleberry Road and ultimately discharging to the Jordan Creek;

- 700± foot long, 12 foot wide access drive on northern parcel;
- 2 rain gardens along the north driveway; and
- Riparian buffer plantings on north property.

On-lot water and sanitary sewer services.

IC-1 Industrial Commercial-1 Zoning District;

RR-2 Rural Residential-2 Zoning District; and

RR Rural Residential Zoning District.

On June 19, 2024, the Township granted conditional Preliminary/Final Plan approval of the prior Plan (Resolution 2024-92).

Waivers/Deferrals/Variances Granted:

The following Waivers/Deferrals were granted by the Township Board of Commissioners on June 19, 2024 (see Resolution 2024-92):

- SALDO §312-12.B(15) – waiver from the requirement of contours on adjacent land within 400 feet of the site;
- SALDO §312-12.B(19) – waiver from the requirement of showing existing buildings within 100 feet on the Plans;
- SALDO §312-12.B(20) – waiver from the requirement of showing existing underground utilities within 100 feet on the Plans;
- SALDO §312-12.B(21) – waiver from the requirement of the location of sidewalks, trails, driveways, streets, easements, and right-of-way within 400 feet of the site;
- SALDO §312-13.F(3) – waiver from the issuance of building permits prior to completion of the subdivision plan recording
- SALDO §312-35.B(3) – deferral from the Right-of-Way dedication and cartway standards along perimeter roadways (Huckleberry Road and Church Road);
- SALDO §312-35.B(3)(A)(i)(1) – deferral from the installation of concrete curb along the internal streets;
- SALDO §312-35.B(3)(A)(i)(1) – deferral from the installation of concrete curb along public streets (Huckleberry Road and Church Road) and for the ingress and egress of all parking lot access drives and non-residential driveways;
- SALDO §312-35.B(3)(A)(i)(2) – waiver from the installation of concrete curb along the internal driveways and off-street parking areas;
- SALDO §312-35.B(3)(A)(ii)(1)(A) – waiver from the installation of concrete sidewalks within all subdivisions;
- SALDO §312-35.B(3)(A)(ii)(1)(A) – deferral for the installation of concrete sidewalks along public streets along the perimeter of the property;
- SALDO §312-36(c)(3)(B) – waiver from the requirements to allow the driveway off Huckleberry Road to exceed the 10 percent slope maximum slope. This was conditioned upon providing signage indicating “Private Drive” and “Private Property” between the driveway entrance along Huckleberry Road and the proposed gate; and
- SALDO §312-40 – deferral from the planting of street/shade trees along perimeter roadways.

As the previous plans relate to the approved waivers/deferrals, the revised plans continue to follow the original scope of this project. Therefore we understand from the Township that the previously requested waiver and deferrals would continue to apply as part of an amended resolution.

Recommendation:

Engineering approval is not recommended at this time.

enr/laf

Enclosures

THE PIDCOCK COMPANY

South Whitehall Township
Nestle Wastewater Treatment Upgrades
Major Subdivision #2021-102
Preliminary/Final Plan Review

May 6, 2026

REVIEW COMMENTS

The following comments have been prepared as a result of the revised Preliminary/Final Plan submission material.

A. General

1. As a condition of the driveway slope waiver, in addition to the “Private Property” sign, a “Private Driveway” sign should be provided along the northern driveway between Huckleberry Road and the proposed gate. Update the plan as applicable;
2. Check the “Net Change in Impervious Cover” calculation contained in the Zoning Data Table(s), SALDO §312-12.B(8)(i). Provide an exhibit showing the net changes in impervious cover as applicable;
3. The tract boundaries do not close with acceptable errors of closure SALDO §312-12.B(14). Check/revise the boundary information as necessary and provide closure reports as necessary;
4. Revise the truck turning template information to be consistent with the Largest Emergency Response Vehicle (2023 – Modified). A .pdf file is attached for reference; and
5. Revise the Project Narrative to include the information required by SALDO §312-12.B(40).

B. Stormwater Management

1. All correspondence as well as the modification to the Pennsylvania Department of Environmental Protection (PADEP) Wastewater Permit and NPDES Permit should be forwarded to our office;
2. The pre-development conditions of the wastewater treatment plant provide that there is no runoff up to the 100-year storm that discharges to the Unnamed Tributary (UNT) to the Jordan Creek as the ‘Ponds’ hold all the tributary area runoff. However, the post-development wastewater treatment upgrades provide additional runoff volume discharging to this study area as the existing Overflow Holding Basin is being filled to grade with gravel. Revise the water quality volume calculations to consider the effect of this volume increase, SMP §296-15.B(2);
3. Provide justification that the Act 167 release rates do not have to be met as part of this proposal. The 10,000 s.f. exemption is cumulative from the start of the development, SMP §296-5.F;
4. Confirm the Basin F incremental storage volume at 434.00 as the basin bottom on the Basin ‘F’ As-Built provides an elevation of 433.80;

5. Revise the crest elevation of the Basin 'F' outlet control structure top in the PCSM Report to be consistent with the As-Built Operations and Maintenance Details – Permit 5 Outlet Control Structure Detail;
6. Revise the Subsurface Basin hydrograph information in the PCSM Report to have a 3/5 limb factor to be consistent with the overall stormwater management analysis;
7. Revise the Subsurface Basin bottom to provide a minimum longitudinal slope of 2% across the basin floor, SMP §296-18.R(4)(b);
8. Provide consistency between the Plans and the PCSM Report for the 3-inch orifice elevation of the Subsurface Basin outlet control structure and its discharge pipe elevation;
9. The Subsurface Basin routings demonstrate that the 2-year storm water surface elevation will overtop the proposed orifice plate in the outlet control structure (OCS A3). The post-development analysis and the Subsurface Detention Drainage Plan show runoff to OCS A3 is captured and treated by the Subsurface Basin system. However, any runoff up to the 2-year storm event tributary to the OCS A3 will overtop the orifice plate and enter the downstream network rather than discharge to the storage area of the Subsurface Basin system. Revise the stormwater management analysis to consider this situation by enlarging the Subsurface Basin system to capture this intended runoff or include this tributary area in the Post-Development Bypass analysis, SMP §296-15.B;
10. Similar to the existing Overflow Holding Basin 3 being treated as impervious coverage as shown on the DEP Worksheets, the OxyShark Biological Treatment System should be included in the calculations;
11. Provide a water quality treatment BMP upstream of the Subsurface Basin, SMP §296-18.R(7);
12. Revise the downstream starting Hydraulic Grade Line (HGL) elevations for the storm sewer discharging to the Subsurface Basin to be consistent with its calculated water surface elevation. All storm sewer HGL calculations should consider junction losses and inlet control at each structure, SMP §296-18.R(2)(f);
13. Provide inlet grate capacity calculations for OCS A3, SMP §296-18.R(2)(j);
14. Provide storm sewer profiles on the Plans, SALDO §312-12(b)(33); and

15. A BMP Operations and Maintenance Plan, describing the proposed procedures, identifying the person responsible, and noting any applicable easements, should be provided, SMP §296-21.D and §296-41. The Plan should include a statement, signed by the property owner, acknowledging that stormwater BMPs are fixtures that cannot be altered or removed without approval by the Township, SMP §296-21.D and §296-39. Additionally, an Operations and Maintenance Agreement should be executed for the proposed stormwater BMPs, SMP §296-40.

C. Policy and Information

1. Continue to provide copies of all correspondence, including all data submitted to outside agencies regarding required permits and approvals, to the Township and our office. Update the Permits/Approvals Notes accordingly. Also, add SWT Floodplain permit to the list;
2. We defer to the Township Geotechnical Consultant to review all geotechnical aspects of the design including, but not limited to the sinkhole mitigation details, site retaining wall installations/designs, etc. Retaining wall structural calculations and design details, signed and sealed by the Engineer responsible for their preparation, should be furnished to the Township for applicable code reviews and permits. Building permits are required for walls greater than 4 feet (a 4.5 foot high wall is proposed);
3. Any concerns of the Township Fire Marshal and Public Safety Commission regarding emergency access, including but not limited to the maneuverability of fire trucks over the existing and proposed gravel paved areas and fire protection requirements should be addressed;
4. We recommend an address of 4535 Huckleberry Road for the parcel north of Huckleberry Road, SALDO §312-14.B(6);
5. Matters pertaining to the design of water and sanitary sewer services should be directed to the Public Works Department. We have not reviewed these designs; and
6. Upon submission of plans for recording, all Statements and Certifications shall be signed and sealed/notarized as applicable, SALDO §312-12.B(6) and §312-14.B(2).

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

THE PIDCOCK COMPANY

South Whitehall Township
Nestle Wastewater Treatment Upgrades
Major Subdivision #2021-102
Preliminary/Final Plan Review

List of Plans and Supplemental Information
(contained in the April 13, 2026, download link from the Township Staff)
Prepared by Barry Isett & Associates, Inc. and
dated or revised April 2, 2026 (except as noted)

1. Title Sheet, Sheet 1 of 24;
2. Note Sheet, Sheet 2 of 24;
3. Master Site Development Plan, Sheet 3 of 24;
4. Site Development Plan 1, Sheet 4 of 24;
5. Site Development Plan 2, Sheet 5 of 24;
6. Master Existing Features Plan, Sheet 6 of 24 (cursory review only);
7. Existing Features Plan 1, Sheet 7 of 24 (cursory review only);
8. Existing Features Plan 2, Sheet 8 of 24 (cursory review only);
9. Grading Plan 1, Sheet 9 of 24;
10. Grading Plan 2, Sheet 10 of 24;
11. Utility Plan 1, Sheet 11 of 24;
12. Utility Plan 2, Sheet 12 of 24;
13. Master PCSM Plan, Sheet 13 of 24;
14. PCSM Plan 1, Sheet 14 of 24;
15. PCSM Plan 2, Sheet 15 of 24;
16. PCSM Details 1, Sheet 16 of 24;
17. PCSM Details 2, Sheet 17 of 24;
18. Riparian Buffer Plan, Sheet 18 of 24 (cursory review only);
19. Riparian Buffer Note Sheet, Sheet 19 of 24 (cursory review only);
20. Master Erosion Control Plan, Sheet 20 of 24 (cursory review only);
21. Erosion Control Plan 1, Sheet 21 of 24 (cursory review only);
22. Erosion Control Plan 2, Sheet 22 of 24 (cursory review only);
23. Erosion Control Details 1, Sheet 23 of 24 (cursory review only);
24. Construction Detail, Sheet 24 of 24;
25. SWT Fire Truck Movement Exhibit, Sheet AT-1;

26. Post Construction Stormwater Management Plan (Report);
27. Project Narrative; and
28. Permit Status List.

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

1. Subdivision & Land Development Review Application, dated March 31, 2026;
2. Letter of Transmittal, dated April 2, 2026; and
3. Copy of Review Fee.

Township Water & Sewer Engineer Review



May 1, 2026

Mr. Kent Baird, AICP
Director of Development
South Whitehall Township
4444 Walbert Avenue
Allentown PA 18104

Re: Nestle Purina Wastewater Treatment upgrade
Land Development #2021-102
Review of Preliminary Plan
SSM File 103400.0060

Dear Mr. Baird:

This correspondence provided as a review of the Preliminary Land Development plan for the above-mentioned project with plans last revised on April 2, 2026. We have the following comments regarding the water and sanitary sewer utilities:

Water Comments:

1. No comments at this time.

Sanitary Sewer Comments:

1. No comments at this time.

Please note that additional comments may be made based upon any re-design and changes to the water and sewer utilities. Please contact us should you have any questions or require any additional information regarding our comments.

Sincerely,
Spotts, Stevens, and McCoy

A handwritten signature in blue ink that reads "Jason M. Newhard".

Jason M. Newhard, CCM, LO
Director, Environmental Engineering
jason.newhard@ssmgroup.com

cc: SWT, PW

Township Geotechnical Engineer Review



HanoverEngineering

252 Brodhead Road • Suite 100 • Bethlehem, PA 18017-8944
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April 28, 2026

Mr. Kent A. Baird, AICP
Director of Development and
Zoning Officer
South Whitehall Township
4444 Walbert Avenue
Allentown, PA 18104-1699

RE: Geotechnical Engineering Review of
Provided Documents
Nestle Wastewater Treatment System Upgrade
Major Sketch Plan 2021-102
South Whitehall Township, Lehigh County,
Pennsylvania
Hanover Project SWT21-11(004)

Dear Mr. Baird:

Hanover Engineering (Hanover) has reviewed the information received on April 13, 2026 via electronic link. Reviewed documents pertaining to the geotechnical aspects of the proposed project at the above-referenced site consisted of the following:

1. Project Narrative, prepared by Barry Isett & Associates, Inc. (BIA), dated April 2, 2026.
2. Report entitled "Post Construction Stormwater Management Plan", prepared by BIA, dated November 16, 2023, last revised April 2, 2026.
3. Engineering plan set entitled "Preliminary/Final Land Development Plans Wastewater Treatment Upgrades", Sheets 671-C398 through 671-C421 (24 Sheets total), prepared by BIA, dated November 16, 2023, last revised April 2, 2026.

Based on our review, it is our understanding that the subject property located at 2050 Pope Road contains an existing pet food manufacturing plant and appurtenant improvements. The applicant is proposing construction of an upgraded secondary Wastewater Treatment (WWT) plant, a discharge pipe for the plant effluent into the Jordan Creek, a paved access drive to maintain the new discharge pipe, and an offsetting riparian buffer. Underground stormwater detention is proposed on the plant site. Rain gardens are proposed to manage runoff from the new access drive. The applicant states in the Stormwater Management Report that the proposed impervious is less than 10,000 square feet and therefore Act 167 requirements do not apply. We offer the following review of comments issued in our letters of December 7, 2023 and April 26, 2024, repeated below in italics, and any new comments generated by this submission:

1. *In the report, the Non-Structural BMP Volume Credits lists the infiltration rate for BMP 1 as 0.77 inches per hour (in/hr) and for BMP 2 as 2.66 in/hr. It appears that these rates were calculated by using the individual rates from all tests that fall within the footprint of each facility. The fastest test should be discarded from the calculation per the Best Management Practices (BMP Manual). The rates shall be re-calculated accordingly. It is noted that this office was not contacted to observe this testing.*

This comment has been adequately addressed.

2. *On Sheet 671-C405, multiple points are shown and labeled as "rock probe". The data obtained from these probes shall be provided to this office for review.*

This comment has been adequately addressed by the submission of the Geotechnical Engineering Report.

3. *On Sheet 671-C414, Rain Garden details, the dimension for the thickness of the sand/compost/topsoil blend should be listed as eighteen inches (18") in the label to match the other dimensions and elevations provided.*

This comment has been adequately addressed.

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

This comment has been adequately addressed.

New Comments (April 26, 2024)

5. *The Geotechnical Engineering Report, Page 10 contains a list of recommended construction practices and design guidelines to reduce the likelihood of sinkhole formation. This list shall be added to the plan notes.*

This comment has been adequately addressed.

New Comments (April 28, 2026)

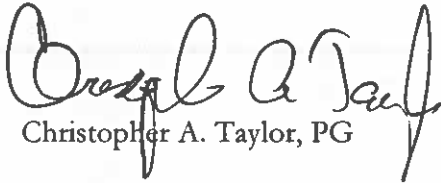
6. Plan Sheet 671-C421 contains a note and detail block entitled "Segmental Block Retaining Wall". Confirm whether or not retaining walls are proposed. If so, clearly depict and label the plan view location of all proposed retaining walls with a unique identifier for each. Provide a full report of calculations, specifications, and details signed and sealed by a Professional Engineer.
7. The project documents indicate that a stormwater subsurface detention system is proposed. Details and specifications are provided on Sheet 671-C414. Address the following issues:
 - a. Provide a title/heading for the detail block matching the plan view label for clarity.
 - b. Provide more definitive specifications for the aggregate being proposed (2B clean stone, #57 stone, etc.)

- c. Provide specifications for the proposed geotextile (manufacturer, weight).
- d. Replace the "Typical Ret/Det Cross Section Detail" with a site-specific detail showing all critical dimensions, pipe types, correct number of pipe runs, etc.

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

Respectfully,

HANOVER ENGINEERING



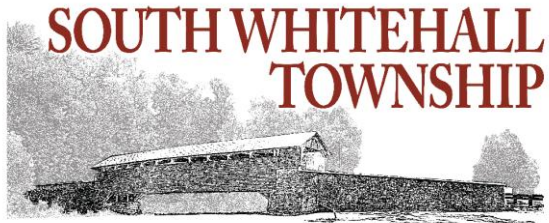
Christopher A. Taylor, PG

cat:cat/sas

S:\Projects\Municipal\WhitehallTownship\Swr21-11(004)-NestlePurinaWastewaterTreatmentUpgradeMajorPlan2021-102\Docs\20260428-SWTGeotech,NestlePurinaWastewaterTreatmentUpgradesGeotechCmtLtr4.doc

- cc:
- Mr. David Manhardt, AICP, Director of Planning (via email)
 - Mr. Herb Bender, Director of Township Operations (via email)
 - Ms. April Wilk, Land Development Coordinator (via email)
 - Mr. Anthony F. Tallarida, PE, The Pidcock Company (via email)
 - Mr. Mark Gnall, PE, The Pidcock Company (via email)
 - Mr. Joel Rollerson, Plant Manager, Nestle Purina Petcare
 - Mr. Christopher Williams, PE, Barry Isett & Associates, Inc.

Public Works Department Review



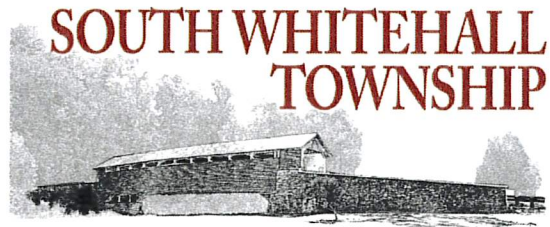
INTEROFFICE MEMORANDUM

TO: KENT BAIRD, DIRECTOR OF DEVELOPMENT
FROM: HERB BENDER, PUBLIC WORKS MANAGER
DATE: MAY 6, 2026
SUBJECT: 2021-102 NESTLE PURINA WASTEWATER TREATMENT


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

1. No comment

Public Safety Commission



INTEROFFICE MEMORANDUM

TO: Kent Baird, Director of Development
FROM: John Frantz, Fire Marshal, Building Code Official 
DATE: May 6, 2026
SUBJECT: 2021-102 – Nestle Purina Wastewater Treatment Upgrades
COPY: April Wilk

Kent:

The Public Safety Commission has reviewed the above-mentioned subdivision plans and has made the following comments and recommendations.

Fire Marshal Review

Mr. Frantz explained that this plan was revised since the last review by the Commission.

A turning radius plan was submitted. However, the detail for the vehicle is not the one for South Whitehall's apparatus.

No fire hydrants are indicated on the plans. It is not possible to tell if there is one within three-hundred feet of the buildings.

Fire Company Review

Director Bender inquired if the fire departments would prefer an increased strength Jersey Barrier instead of the one currently shown on the plan near the intersection of the storm water access road and Huckleberry Road . The members of the Commission agreed to this request.

Director Bender inquired if a Knox Box should be provided at the main gate of the facility. The members of the Commission agreed that it should be provided.

Emergency Management Review

No comments.

Police Review

No comments.

Emergency Medical Services Review

No comments.

Parkland School District Review

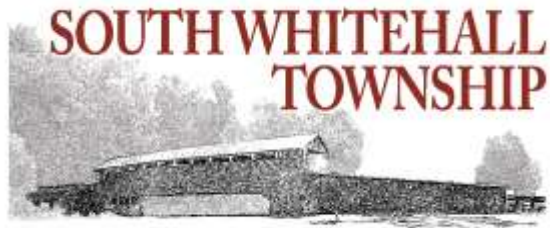
No comments.

Motion for Recommendation

The Commission made the following recommendations to the plan.

1. The turning radius plan should be revised to utilize the detail for South Whitehall Township fire apparatus.
2. Fire hydrants should be shown on the plan. A fire hydrant is required within three-hundred feet of the buildings.
3. A jersey Barrier should be installed along Huckleberry Road and the storm water access road to a point just past the first turn on the access road.
4. A Knox Box should be provided at the main entrance to the facility.

Landscape and Shade Tree Commission



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: May 21, 2021
SUBJECT: Subdivision Plan Review
Nestle Purina Wastewater Treatment upgrades
Major Plan 2021-102
Plan dated March 17, 2021

COPIES: Landscape and Shade Tree Commission, D. Manhardt, J. Alderfer, A. Tallarida, Applicant

At their April 26, 2021 meeting, the Landscape and Shade Tree Commission reviewed the above-mentioned plan and recommended the following:

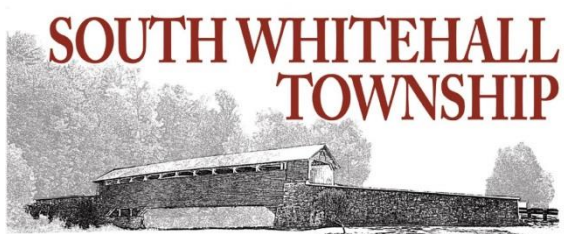
The Landscape and Shade Tree Commission deferred its recommendation to the Planning Commission with regard to the request to defer the requirements of SALDO Section 312-40. Should the Planning Commission require the planting of shade trees, the applicant shall submit a revised Landscaping Plan to the Landscape and Shade Tree Commission for its review and approval.

Respectfully submitted,

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

Gregg Adams, Planner
Community Development Department

Parks and Recreation Board



MEMORANDUM

TO: Planning Commission
FROM: Gregg Adams, Planner
DATE: January 23, 2024
SUBJECT: Subdivision Plan Review
Nestle Purina Wastewater Treatment Upgrade
Major Plan 2021-102
Plan Dated November 16, 2023
COPIES: Parks and Recreation Board, T. Petrucci, L. Matula, D. Manhardt,
J. Alderfer, S. Pidcock, A. Tallarida, Applicant

At their January 8, 2024 meeting, the Parks and Recreation Board reviewed the plan and determined the following:

The Parks and Recreation Board recommended that the developer work with staff to investigate potential open space uses compatible with the proposed use on the Huckleberry Road parcel. They also recommended that the developer pay fees in lieu of common open space land dedication to meet the open space and recreation requirements of Section 312-36(d)(4) of the Subdivision and Land Development Ordinance. The amount of fees to be paid in lieu of common open space land dedication in non-residential subdivision or land development shall be Twenty-Five Cents (\$0.25) per square foot of additional proposed impervious coverage (post-development impervious surface minus pre-development impervious surface). The plan shall be revised to show additional impervious surface proposed for both the Main Campus and the Northern Tract so that a Fee may be calculated.

Respectfully submitted,

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

Gregg Adams, Planner
Community Development Department

Lehigh Valley Planning Commission

South Whitehall Planning Document Review

SOUTH WHITEHALL TOWNSHIP

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

May 6, 2026

Nestle Purina PetCare
Attn: Joel Rollerson
2050 Pope Road
Allentown, PA 18104

**RE: NPPC Allentown, PA Facility - Wastewater Treatment Upgrades
Major Plan #2021-102
Preliminary/Final Plan Review – Plan Consistency Letter**

Dear Applicant:

The proposal includes modifications to a previously approved plan. The previous plan was approved by Resolution 2024-902, adopted June 19, 2024. My comments follow:

Comprehensive Plan

1. Previous reviews of the plans were conducted using the current Comprehensive Plan.
No additional Comments

Township Official Map

1. Component 1 of the Township Official Map depicts areas of steep slopes, karst, lakes, ponds and streams. Component 2 depicts Huckleberry Road as a Minor Arterial Road. Component 3 depicts floodplain and “approximate limits of corridor for Jordan Creek greenway route considerations”.

The same Official Map was reviewed during the original approval. The proposed revisions do not significantly impact prior reviews.

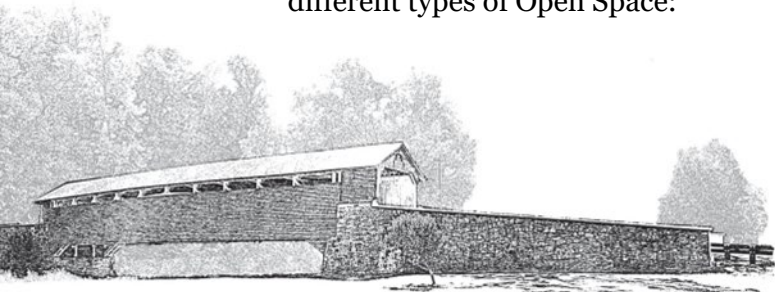
Comprehensive Parks and Recreation Plan

2. Goal #4 of the 2023 Parks and Recreation Plan, “Continue the development of the Jordan Creek Greenway as a recreational and open space spine through the Township.”

The Parks and Recreation Plan was adopted at the time of prior approvals. The proposed revisions do not significantly impact prior reviews.

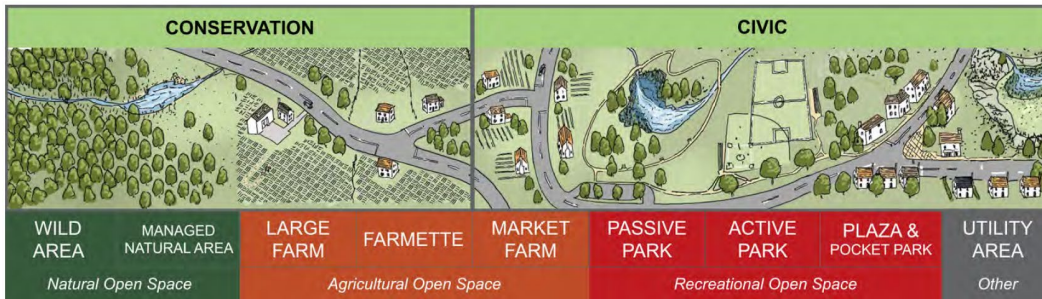
South Whitehall Landscapes Plan

3. The South Whitehall Landscapes Plan was adopted after the 2024 approval. The following comments relate to the 2024 Landscapes Plan. The Landscapes plan identifies different types of Open Space:



SOUTH WHITEHALL TOWNSHIP

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Currently the northern parcel identified for the discharge location to the Jordan Creek, is farmed. The “Utility Area” of the Landscapes Transect may apply to a portion of the property. In addition to recommending fees in lieu of common open space, the Parks and Recreation Board in their January 23, 2024 recommended “...the developer work with staff to investigate potential open space uses compatible with the proposed use...”.

What is the proposed use for the remainder of the northern parcel along the Jordan Creek?

Transportation Plan

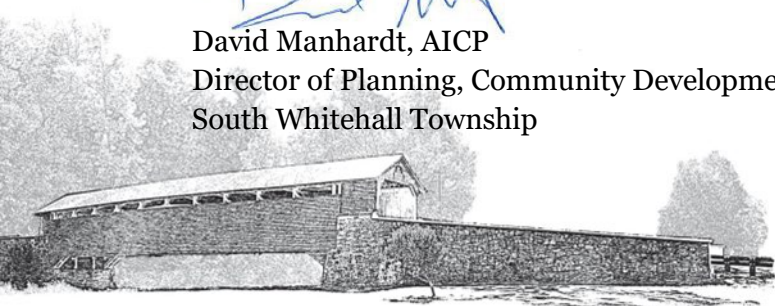
4. Phase I of the Transportation Plan, Safety, Engage, Active, was adopted in April 2025. The Active Chapter focusing on Active Transportation, includes a map titled, “Existing Gaps and Key Destinations in the Active Transportation Network”. Key takeaways: “The spread out nature of the township and existing gaps in the active transportation network create wide distances between key destinations that are difficult to access by modes other than automobile. Filling these gaps can increase connectivity and access for everyone.”

The two properties of this proposal lie between two identified north-south gaps that would tie into the east-west corridors of Walbert Avenue and the Jordan Creek Greenway.

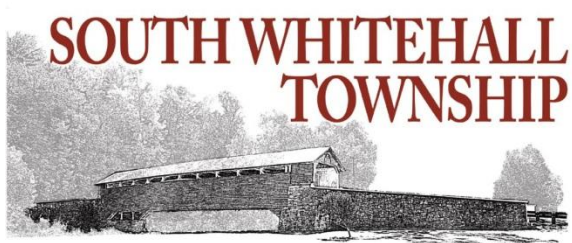
The current proposal represents minor modifications from their approved 2024 plan. While new plans were adopted since the 2024 approval, the minor nature of the changes may preclude any applicability of the newer plans. However, the Township welcomes future discussions on how Nestle and the Township could partner to further the goals of the Township as presented in the various plans mentioned above.

Sincerely,

David Manhardt, AICP
Director of Planning, Community Development Department
South Whitehall Township



Zoning Review



MEMORANDUM

TO: Planning Commission
FROM: Kent A. Baird, AICP, Zoning Officer & Director of Development
DATE: May 6, 2026
SUBJECT: Nestle Purina Waste Water Treatment Plant Upgrades
Major Plan, 2021-102
COPIES: A. Wilk, J. Alderfer, A. Tallarida, Applicant

Background

Nestle Purina Petcare Company seeks support for changes and revisions recently made to previously approved land development plans. The South Whitehall Township Board of Commissioners granted Preliminary/Final Plan approval, on June 19, 2024 (Resolution 2024-92), for major improvements to the corporate wastewater treatment facilities found at 2050 Pope Road. The subject property consists of multiple parcels of land in three separate zoning districts: Industrial Commercial-1 (IC-1), Rural Residential-2 (RR-2), & Rural Residential and Agricultural (RR).

The applicant was granted approval for development and construction of new buildings, a Biological Treatment System, effluent tanks and pump stations, parking and dumpster area to be located on the industrially used area south of Huckleberry Road.

The applicant now proposes revisions to the approved plans, and for the purpose of upgrading the proposed buildings south of Huckleberry Road and to establish a discharge pipe, with associated access road and rain gardens, on agricultural land (in the RR-2 District) located north of Huckleberry Road.

Location

The South Whitehall Township headquarters of Nestle offices and industrial facilities are located at 2050 Pope Road. The company owns 18.76 acres of additional agricultural land north of the headquarters and north of Huckleberry Road.

Existing Zoning District(s)

The project proposes improvements in multiple zoning districts:

1. Industrial Commercial-1 (IC-1)
2. Rural Residential-2 (RR-2)

3. Rural Residential and Agricultural (RR)

South Whitehall Township Zoning Ordinance provides for §350-22 Intent of districts

(a) Residential districts. The residential districts are intended to provide sufficient area in appropriate locations for residential uses and development to meet the housing needs of the Township with due allowance for providing a choice of sites and types of housing without sacrificing desirable established residential patterns. The Rural Residential and Agricultural Districts are to foster agricultural and rural residential uses and activities until such time as growth of the community and the availability of the necessary utilities and related municipal services warrant a change of use compatible with the intent of the Comprehensive Plan phased development. A corresponding amendment to this chapter will be required at that time.

(c) Industrial districts. The industrial districts are intended to provide suitable space for industrial and commercial types of business and development not ordinarily found in, nor desirable in, other districts, to satisfy the needs for this type of development by providing for off-street parking and loading and unloading areas to encourage the development of attractive, functional and economic forms of commercial office, and industrial development; and to minimize the effect of industrial/commercial areas on the adjoining residential areas. The industrial districts are only intended to contain residences under specific conditions, such as an overlay district. In the event that there is an existing single detached dwelling unit or two-unit dwelling in an industrial district, the expansion of said building or the establishment of accessory uses for said dwelling may be permitted provided the proposal is in compliance with the residential district it abuts or, if not abutting a residential district, the standards of an R-5 Residential District as a minimum.

(1) The Industrial Commercial District is intended to provide suitable space for modest-size light industrial establishments and those commercial activities that are compatible with the industrial activities.

(2) The Industrial District provides for larger establishments and more intense industrial activity

Proposed Zoning Districts/Uses

The new proposed upgrades to the wastewater treatment facilities continue to be acceptable uses of the IC-1 District property, along Pope Road. Private driveways and raingardens and plantings are acceptable uses in the RR and the RR-2 Districts. However, various plan details remain inconsistent and difficult to review with certainty.

It is requested that future iterations of the plans focus on compliance with the township zoning ordinance, with special attention to the following sections:

1. §350-42 General provisions for all uses and buildings. The private driveway/access road on the agricultural land should adhere to the ordinance

§350-42(d)(3)Paving, maintenance and drainage

§350-42(d)(4)Location and width of all driveways

2. §350-48(o)(2) Off-street parking—the separately designed parking on the agricultural land should consider this section when redesigning to potentially account for missing turn around areas for inspection and fire rescue vehicles.
3. §350-48)(s)(10)Signs—the use of the agricultural land for private/corporate use should be appropriately signed for safety and notice to the public.

Respectfully Submitted,

Kent A. Baird, AICP

Zoning Officer & Director of Development

Applicant's Correspondence

Project Narrative



5420 Crackersport Road, Allentown, PA 18104
610.398.0904 610.481.9098
barryisett.com

April 2, 2026
Project #1074722.006

Planning Commission
South Whitehall Township
4444 Walbert Ave.
Allentown, PA 18104

Dear Planning Commission Members:

RE: NESTLE PURINA WASTEWATER TREATMENT PLANT
Land Development Plan Revisions

The above referenced project is being resubmitted for review. It was originally submitted in 2021. A revised design was then submitted in 2023 with a significantly altered layout which included the following highlights:

1. Treatment plant upgrades eliminating Lagoon 1B and reducing footprint of Lagoon 1A.
2. Treatment plant effluent discharge to the north, crossing Huckleberry Road to Jordan Creek.
3. New driveway on Huckleberry Road providing access to property between roadway and Jordan Creek to be used for maintenance access.
4. Two rain gardens along north driveway to manage additional runoff.
5. Riparian buffer plantings on north property to compensate for impacts at treatment plant.

The updated 2026 layout involves only a change to the treatment plant's design and orientation within the overall wastewater treatment plant area. A new system is proposed, featuring an 'OxyShark' wastewater treatment process. This will be located on existing Lagoon 3. Lagoons 1A and 1B will remain unchanged from the current use. To compensate for runoff which was previously being managed with the wastewater treatment process, we are also proposing an underground detention basin which will manage runoff from this project area. No changes are proposed to items 2 through 5 shown above.

Please feel free to contact our office if you have any questions on the current updates to the site layout.

Sincerely,

A handwritten signature in black ink that reads 'Christopher Williams'.

Christopher Williams, P.E.
Civil Operations Manager, Lehigh Valley

Site Plan

<https://www.southwhitehall.com/home/showdocument?id=5910>