

## SUMMARY OF PROPOSED INDUSTRIAL WASTE INCINERATOR FACILITY

### **PROJECT LOCATION**

Tyler Corners, LP, a Pennsylvania Limited Partnership, proposes to permit, build and operate an Industrial Waste Incinerator in New Milford Township, Susquehanna County Pennsylvania.

The facility will be situated immediately off of Interstate 81 at Exit 219, the Gibson Interchange, with its main entrance from State Route 848 approximately 150 yards from the northbound ramp with the main processing area located approximately 750 yards off the road.

The Gibson Interchange has been identified as a Target Site for industrial development by Delta Development Group, LTD in their 2014 Target Site Assessment prepared for the Susquehanna County Board of Commissioners.

The facility will be developed as follows:

- Parcel acreage – Approximately 114 acres
- Facility Operating area – Approximately 40 acres
- Suitable areas of the remaining acreage will be reserved for future development.
- Operating area will be approximately ½ mile off of SR 848 via a paved driveway
- The facility operating area will be entirely fenced with a controlled access gate for authorized entrance only.
- Areas not suitable for development will be preserved in their natural state.

### **ECONOMIC IMPACT**

The development and operation of the facility will have a significant economic impact on both the local community and the region. A current estimate of the expected economic impacts to the area was completed using the Regional Input-Output Modeling System (RIMS II), a tool developed by the U.S. Department of Commerce, Bureau of Economic Development. According to the RIMS II Analysis, a \$67 million impact is expected in the first 33 months of the project based on the projected budgetary expenditures associated with development, permitting and construction. Investment in the project is expected to be \$35-\$40 million, fully funded by independent investors experienced in the waste industry.

Economic Benefit Highlights include:



- Preference for Susquehanna County vendors for goods and services and local hiring.
- Construction activities will employ both skilled and unskilled trades-people bringing significant economic impact to the area.
- Initial Operations will employ approximately 65 people in a wide variety of positions with projected growth to approximately 100 within 2 years.

Long-term job offerings associated with operation of the proposed facility will include the following categories (projected staff):

- Clerical/Administrative (15)
- Technical (12)
- Operation (31)
- Sales (7)

## WASTE STREAMS

Tyler Corners proposes to accept a variety of wastes for processing from commercial and industrial generators. A strict waste acceptance protocol will be developed, as required under current regulation, and will allow Tyler Corners to identify and approve all wastes in advance of their being transported to the facility.

### WASTES THAT ARE NOT BEING PROPOSED FOR ACCEPTANCE INCLUDE:

- REGULATED MEDICAL WASTE
- HUMAN PATHOLOGICAL WASTE
- RADIOACTIVE WASTE
- MUNITIONS
- PURE HEAVY METALS
- LEAD ACID BATTERIES

### WASTES THAT ARE PROPOSED TO BE ACCEPTED INCLUDE:

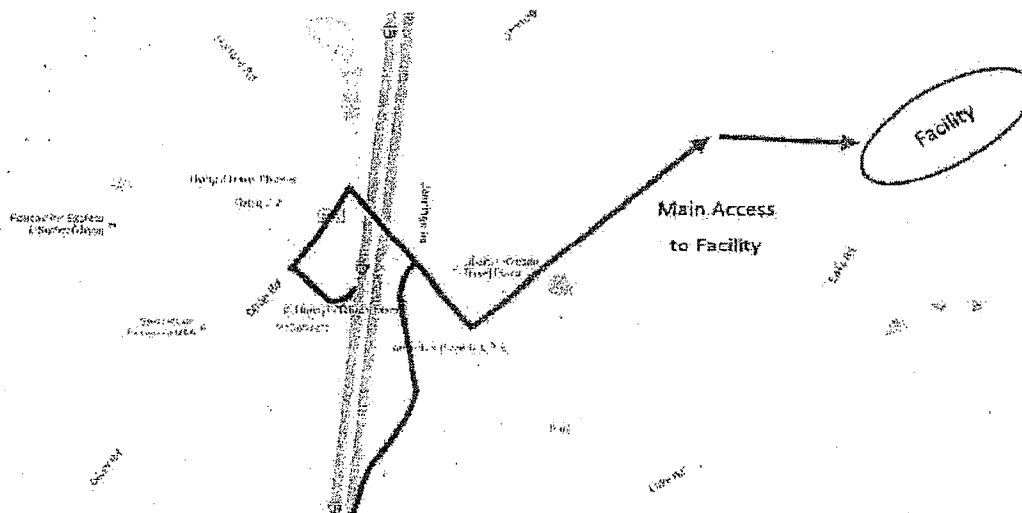
- Sludges
- Cleaners
- Solvents
- Chemicals
- Pesticides
- Still Bottoms
- Pharmaceuticals
- DEA Controlled Substances
- Petroleum Products
- Lab Packs
- Manufacturing by-products
- Paints, Coatings & Dyes
- Aerosols

## TRAFFIC

The Tyler Corners facility expects to receive waste from licensed transporters and registered generators primarily operating in the greater Northeast US. The location has been selected in large part for its convenient access to Interstate 81 which will be the specified traffic route for inbound and outbound traffic.

The facility will receive between 14 and 25 tractor-trailer loads per day traveling from the north and south along Interstate 81 to the ramps at Exit 219 and from there less than 1/3 mile to the main facility entrance on SR 848 (Harford Rd.). The route does not include any posted roads and passes through only one intersection other than ramp terminations. PennDOT has released plans to reconstruct the interchange and repair the bridge during 2016. We expect that those improvements will be completed well before facility construction begins and that they will further facilitate safe and convenient access from the Interstate to the facility.

Based on the current traffic through the region being in the lowest reported range along the entire length of I-81 (ranging from 5,609 to 25,966 vehicles per day), the additional trucks are not expected to produce any significant impact on traffic. Additionally, with the two truck stops at the interchange and an extended accessway from SR 848 to the facility gate, there will be no reason for any trucks to idle along the roadway while waiting to enter the facility.



## PROCESSING, CONTROLS & REPORTING

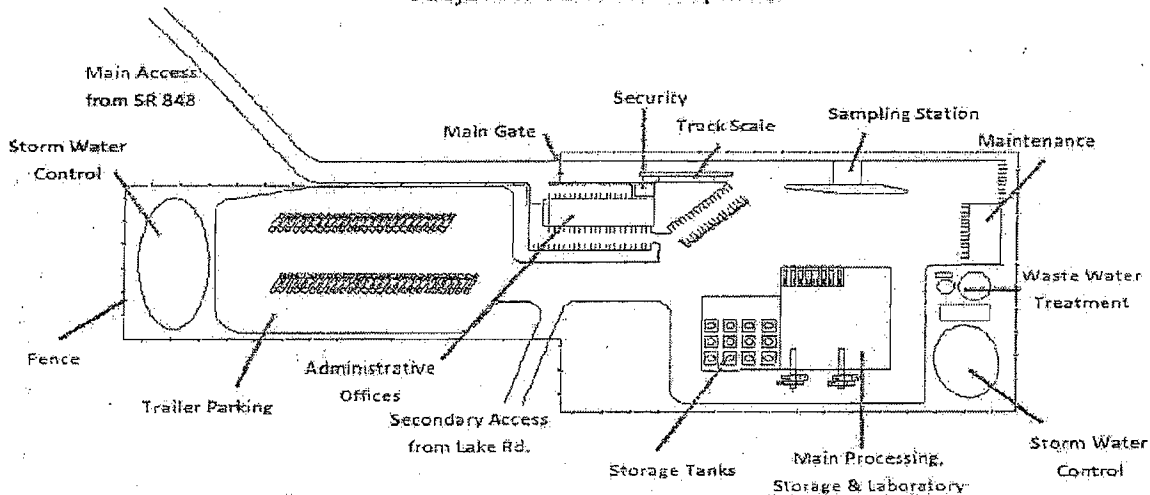
Tyler Corners will be installing and operating the most advanced processing, emission control, monitoring and reporting systems. The expected design capacity for the facility is approximately 12 tons per hour, 105,000 tons per year, through two thermal operating systems.

A conceptual facility layout of the proposed operation is provided below. The facility will handle both bulk and non-bulk containerized shipments of wastes for storage and processing. As shown in the conceptual facility layout, non-bulk containers will be stored and processed inside of the Main Process Building. The plant will also include a small tank farm where bulk liquids can be stored for direct feed into the thermal process units.

The proposed operating facility includes sufficient space for the management of onsite traffic and truck staging to facilitate proper waste inventory management and acceptance controls, including sampling and testing for the purpose of quality assurance and quality control. The proposed operation includes appropriate support facilities, including onsite security, a scale house, a dedicated laboratory, maintenance capabilities and perimeter fencing.

The proposed facility will also include an onsite water supply, sanitary treatment facilities and stormwater conveyance and control systems.

### Conceptual Facility Layout Subject to Final Development



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# Tyler Corners, LP

## PERMIT APPROVAL PROCESS

Governmental and Regulatory Standards have been established for the construction and operation of waste facilities. These standards are in place to protect facility staff, the environment and the public health to greatest extent possible by requiring the use of the best technologies and processes, including continuous monitoring of all processes and emissions. In order to fully prepare permit applications for submission and regulatory review and approval, a complete description of the facility design, operation and performance must be prepared on paper as if in operation.

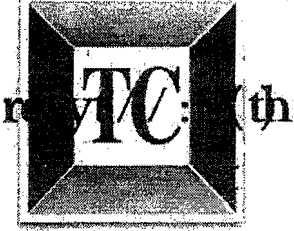
Tyler Corners will be required to obtain permits from Local, State and Federal Regulatory Agencies as follows:

- PA Department of Environmental Protection
  - Solid Waste Permit
  - NPDES Permit
  - Air Quality Permit
- US Drug Enforcement Agency
  - DEA Registration to receive Controlled Substances for destruction
- Susquehanna County and Regional
  - Planning Commission Approval
  - Susquehanna River Basin Commission
- New Milford Township
  - Building & Construction Permits

The review process for Applications is detailed and lengthy and can take from 12 to 24 months to obtain approval before construction can begin. The planned timing for the Application Process, Construction and Commencement of operations is as follows:

- Q1 2016 - Pre-Application Meetings and Application Preparation
- Q2 2016 - Submit Application
- Q2-Q4 2016 - Regulatory Review of Applications  
*(Delays in the regulatory review and approval process will result in the delay of construction, hiring and commencement of operations.)*
- Q1 2017 - Application Approval and Begin Construction
- Q3-Q4 2017 - Hiring of Facility Staff
- Q1 2018 - Facility Commissioning & Regular Operations Begin

May 2018 *bulletin*  
permit decision



# Tyler Corners

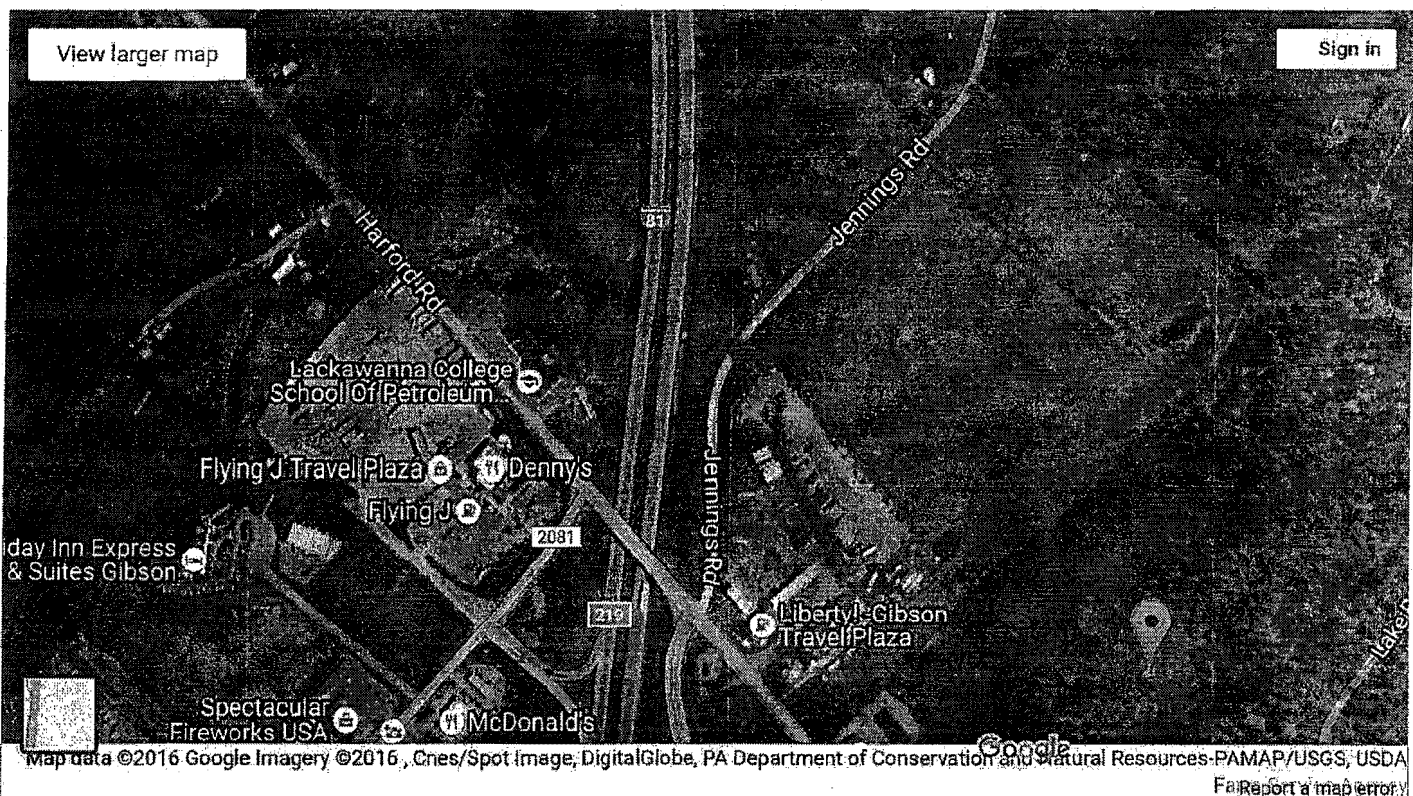
Tyler Corners, LP, a privately held company based in King of Prussia, Pa., is assessing the potential of developing a new business/industrial park in Susquehanna County. The park, with the proposed name Tyler Corners Industrial Park, would reflect many of the points in the Susquehanna County Board of Commissioners study, which acknowledges that a new business park could provide an opportunity to stimulate new economic development in the County, initially providing construction-related employment opportunities, but more importantly, long-term, family-sustaining jobs while simultaneously contributing to the County's overall tax base. Tyler Corners is presently considering siting this new business/industrial park on 114 acres of land situated immediately off of Interstate 81 at Exit 219, the Gibson interchange.

A multi-million dollar investment in infrastructure by Tyler Corners will be needed to provide the industrial park with electricity, natural gas, water, sewer, storm-water management and waste-water treatment. This infrastructure investment will likely benefit other properties in the area.

Numerous permits from local, regional, county, state, and federal entities will be

required to be obtained in order to adhere to strict ongoing environmental, regulatory, and safety guidelines required to potentially site and operate the new business park, and which permits require absolute adherence to mandated and ongoing state and federal environmental, health, safety, monitoring, and reporting regulations.

The company is evaluating the possibility of an industrial waste incinerator facility as part of the park. The potential siting of this facility will require Tyler Corners to provide voluminous amounts of substantiated information to various local, regional, county, state, and federal organizations in order to potentially obtain the numerous permits required to facilitate this endeavor, as well as documentation that outlines the process by which the company will provide ongoing adherence to the various regulatory bodies. Tyler Corners is committed to incorporating the most innovative technology and best practices available should this potential project move forward.



# Commonly Asked Questions

Tyler Corners has received numerous initial comments and questions regarding the Industrial Park and Industrial Waste Incinerator.

We are at the beginning of a long process and are committed to providing an open and transparent flow of information during the development and permit process. We will keep the website updated with all pertinent information as the process moves forward.

Below are answers to the commonly asked questions that we have received.

✘ Is Tyler Corners, LP affiliated with the Keystone Sanitary Landfill?

Tyler Corners, LP is not affiliated with Keystone Sanitary Landfill.

✘ Are plans for the industrial park contingent on the incineration facility?

The construction of any development depends on economic and job creating tenants. We are actively marketing the site for other uses to add to jobs and the economic impact that will be created by the incinerator use.

✘ Will there be a landfill or waste piles at the site?

No. The contemplated facility will be for treatment. Residue ash will be sent offsite to an out of state approved landfill for final disposal on a timely basis. The ash will not be stockpiled.

✘ Where will the entrance to the Industrial be located?



Final development designs for the industrial park have not been completed, however, the entrance will certainly be in the vicinity of the northbound ramps for exit 219 off Interstate 81.

✘ How much traffic will the development create?

Conveniently located at the interstate interchange, truck traffic will be limited to the area immediately around the interchange. Automobile traffic for commuting employees is expected to also be primarily from the interstate with only a slight increase in traffic on nearby state and county routes.

✘ Will Tyler Corners perform a baseline health assessment prior to permitting the incinerator?

Tyler Corners is committed to protecting the health of both the public and the environment. We will strictly adhere to the requirements as set forth by the PA DEP. These requirements and how Tyler Corners plans to meet them will be a matter of public record and the information will be posted on our website once determined.

✘ Will accepted waste include radioactive or regulated medical waste?

Tyler Corners WILL NOT be processing Radioactive or Regulated Medical Waste.

## News & Updates

### Initial Marketing Plan

JULY 18, 2016

### Public Statement 06.29.16

JULY 1, 2016

[\(http://tylercorners.com/development-and-planning/initial-marketing-plan/\)](http://tylercorners.com/development-and-planning/initial-marketing-plan/)

[\(http://tylercorners.com/development-and-planning/public-statement-06-29-16/\)](http://tylercorners.com/development-and-planning/public-statement-06-29-16/)

# Contact Tyler Corners

Tyler Corners welcomes your feedback and encourages community members to submit your questions, concerns and input with respect to the potential siting of the new business/industrial park and incinerator facility via the web form below.

Your Name (required)

Your Email (required)

Subject

Your Questions or Comments

SEND