

M. J. Caverly
VP-Nuclear Project Development

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March 23, 2012

VIA HAND DELIVERY

Ms. Karen Karchner
Salem Township Zoning Officer
38 Bomboy Lane
Berwick, PA 18603

**BELL BEND NUCLEAR POWER PLANT
PPL BELL BEND PROJECT – APPLICATION FOR
CONDITIONAL USE AND SUBDIVISION APPROVALS
BNP-2012-074 Docket No. 52-039**

PPL Bell Bend, LLC is proposing to construct the Bell Bend Nuclear Power Plant (BBNPP) in Salem Township, Luzerne County, Pennsylvania. The site is adjacent to the existing Susquehanna Steam Electric Station. It is located north and west of US 11 and the Susquehanna River. The project site consists of approximately 2,055 acres, of which approximately 687 acres will be part of the BBNPP construction. The BBNPP requires a Combined Operating License from the Nuclear Regulatory Commission, more than 50 environmental-related permits, licenses and approvals, and a Federal Loan Guarantee, all of which are currently being pursued. A final decision on whether to build the project is several years away.

Enclosed please find application packages for conditional use and subdivision approvals for the PPL Bell Bend Project. The application packages consist of the following:

For Conditional Use Approval:

1. Conditional Use Application with Attachment A containing a list entitled "Property Owners for Bell Bend, LLC"; and with Attachment B containing a report entitled "Bell Bend Nuclear Power Plant Project – Overview", Document Number Con-Use-01, Revision 0, dated March 8, 2012, prepared by Pennoni Associates (13 copies);
2. A map entitled "Conditional Use Application Plans Properties Within 200'", Drawing Number 0200, Revision 0, dated March 8, 2012, prepared by Pennoni Associates (13 copies);
3. A binder containing the property cards within 200' of Bell Bend property;
4. I-3 zoning requirements (13 copies);
5. Plan set entitled "Conditional Use Application Plans," Drawing Numbers: CS1200 – CS1204, CS1301 – CS1335, All Revision 0, and dated March 8, 2012, Prepared by Pennoni Associates (13 copies);
6. Environmental Impact Statement, Document Number EIS-000, Revision 0, dated March 8, 2012, prepared by Land Studies, Inc. (13 copies);
7. Report entitled "Traffic Impact Study Related to the Proposed Construction and Operation of the Bell Bend Nuclear Power Plant, Preliminary Findings Report," Document Number 38-9085946-005, Revision 5, dated October 13, 2011, prepared by KLD Engineering, P.C. (13 copies); and

8. A check in the amount of \$2,450.00 representing the filing fee (\$750 plus \$50 each for 34 permanent structures). *— withheld*

For Minor Subdivision Approval:

1. Minor Subdivision Application, including Attachment A containing a list entitled "Property Owners for Bell Bend, LLC"; and with Attachment B containing Peters' Consultants letter dated November 22, 2010 stating sanitary sewer conveyance system has the capacity to accommodate Bell Bend plant development (13 copies), including a binder of deeds (3 copies);
2. Plan set entitled "Final Minor Subdivision, Lot Line Adjustment and Lot Consolidation Plans," Drawing Numbers CS7000 – CS 7005, all Revision 0, dated March 8, 2012, prepared by Pennoni Associates (13 copies); and
3. Two Checks: One check in the amount of \$1,250.00, representing the filing fee. A second check in the amount of \$25.00 for plan set scale change waiver request per section 12 of the Minor Subdivision Application. *— withheld*

If you have any questions, please do not hesitate to contact our Project Engineering Manager, J. Vincent Kelly, at (610) 774-7611.

Respectfully,



Michael J. Caverly

MJC/kw

Enclosure: 1) Application Packages for Conditional Use and Subdivision Approvals

cc (w/ Enclosure)

Ms. Jessie Muir
Project Manager
U.S. Nuclear Regulatory Commission
11545 Rockville Pike, Mailstop: T-6 C32
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Mr. John Fringer
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Enclosure 1

Application Packages for Conditional Use and Subdivision Approvals