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) **FORWARDED VIA EMAIL ONLY TO**

February 27, 2025

Andrew Terrell, Scannell Properties

Charles M. Courtney, Esquire

**Re: Wilson Borough Council – Easton Commerce Center, 1525 Wood Avenue
File No. 215M081**

Dear Mr. Terrell and Attorney Courtney:

This correspondence is submitted following a Proceeding before Wilson Borough Council on September 9, 2024. At that time, you appeared requesting preliminary/final Land Development Plan Approval related to the prospective development of the property located at 1525 Wood Avenue in the Borough of Wilson.

In accordance with that presentation, and on behalf of Wilson Borough Council, please note the following:

1. The purpose of the Application on behalf of your client was the development of the property formerly occupied by Venator Materials, which the Applicant intends to develop into Easton Commerce Center.
2. Your client requested the following waivers with regard to this Application:
 - a. **Section 153.13D(2)(a)** – After approval of the Preliminary Plan, the Final Plan for the entire subdivision or land development or a final plan for a section or stage of development which has been prepared in accordance with the approved preliminary plan shall be submitted by the subdivider to the borough as to the submitted land development, a waiver has been requested from this section of the ordinance as the applicant seeks preliminary and final approval simultaneously;
 - b. **Section 153-32A** – This section provides that driveway widths shall be designed to properly and safely serve the function for which they are intended. Such driveways shall not be less than 10 feet wide or greater than 30 feet wide. A Waiver is requested to allow for a wider driveway in order to facilitate safe truck maneuvers.

- c. **Section 153-42 & 153-43** – The minimum improvements required for all subdivisions and land developments, which must be provided and installed by the Developer as a condition of final approval shall be set forth in this article. Table II sets forth requirements for sidewalks. A waiver is requested for sidewalks along street frontage of Wood and Hackett Avenues since a connection to the walking trail is proposed;
- d. **Section 10.b(12)(a)** – Retention Basins and/or detention basins which are designed with earth fill dams shall incorporate the following minimum standards: the height of the dam shall not exceed fifteen feet, unless approved by waiver of the Borough. A waiver is requested as height of the berm exceeds 15 feet on both basin A and basin B; and
- e. **Section 153-26E** - Where a proposed subdivision abuts an existing street which has a narrow width, improper alignment or other deficiency, the Borough may require dedication, reservation or an easement for additional right-of-way within the property limits of said proposed subdivision to correct the existing deficiency in accordance with Borough requirements. Wood Avenue is classified as a State Road. Hackett Avenue is also a State Road. A Waiver is requested for cartway width of both roads since PennDOT will determine the required cartway width and improvements required along Hackett and Wood Avenues. The Borough shall defer to PennDOT's requirements.

Based upon the Applicant's presentation on September 9, 2024, Wilson Borough Council Granted the above Waivers. Also, Preliminary/Final Plan Approval is Granted, subject to the following conditions and/or requirements:

1. All comments referenced in the Borough Engineer's (T&M Associates) Land Development review letter dated September 5, 2024, and all subsequent reviews must be addressed to the Borough's satisfaction prior to Recording the Plan;
2. All comments in T&M Associates Traffic review letter dated September 5, 2024, and all subsequent traffic reviews, must be addressed to the Borough's satisfaction prior to recording the Plan;
3. Prior to Recording the Plan, the Applicant shall execute a Land Development Agreement and Financial Security Agreement; and
4. Prior to Recording the Plan, the Applicant shall obtain a Sewage Facilities Planning Module approval or waiver issued by PA DEP and shall also secure all other required outside agency approvals.

Thank you for your attention to this correspondence.

Very truly yours,
 MARGLE LAW OFFICES, P.C.
 By:



Stanley J. Margle, III

cc: Jill Garcia, Borough Manager (via email)
 Monica Wall, P.E. (via email)