

Easton Wood Ave PropCo, LLC
1525 Wood Avenue, Easton, PA
Application for Special Exception Approval
Application No. ZHB-25-35

CITY OF EASTON ZONING HEARING BOARD,
NORTHAMPTON COUNTY, PENNSYLVANIA

Thursday, September 18, 2025
6:00 p.m.

EXHIBIT LIST

Exhibit A-1 Northampton County Tax Parcel Map for Property

Exhibit A-2 Authorization Letter from Abruzzi Trust

Exhibit A-3 City of Easton Zoning Map

Exhibit A-4 FEMA FIRMETTE 42095C0278E

Exhibit A-5 Overall Site Plan for Easton Commerce Park, prepared by Bogia Engineering, Inc., dated April 1, 2023, last revised March 20, 2025

Exhibit A-6 Existing Conditions Plan

Exhibit A-7 Proposed Plan of Relocation of Unnamed Tributary

Exhibit A-8 Relevant Approvals Secured

- A. Easton Area Joint Sewer Authority – Pennsylvania Department of Environmental Protection Sewage Facilities Planning – Chapter 94 Consistency Determination dated September 27, 2024;
- B. Pennsylvania Department of Environmental Protection Approval of Act 2 Combined Remedial Investigation / Risk Assessment / Cleanup Plan dated December 17, 2024;
- C. Pennoni Associates, Inc. (Easton Stormwater Consultant) - Recommendation for Approval of Stormwater Management Plans dated January 14, 2025;
- D. Lehigh Valley Planning Commission – Bushkill Creek Watershed Act 167 Stormwater Management Ordinance Consistency Letter dated February 26, 2025;

- E. Pennsylvania Department of Environmental Protection – National Pollutant Discharge Elimination System (“NPDES”) Individual Permit for Discharges of Stormwater Associated with Construction Activities Issuance dated April 15, 2025 (Permit No. PAD480218);
- F. Pennsylvania Department of Environmental Protection – Water Obstruction and Encroachment Issuance dated April 15, 2025 (Permit No. E4802224-006);
- G. Pennsylvania Department of Environmental Protection – Act 537 Planning Module Exemption Approval dated June 2, 2025;
- H. Email correspondence with Nick DiPaolo of the Northampton County Conservation District confirming NCCD’s approval of Erosion & Sedimentation Control Plans; and
- I. Conditional Approval of Preliminary / Final Land Development Plan for Easton Commerce Center issued by Wilson Borough Council dated February 27, 2025.

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| Exhibit A-9 | Special Exception Application filed July 8, 2025 |
| Exhibit A-10 | Pennsylvania Commonwealth Court’s Decision in <i>Williams Holding Group, LLC v. Board of Supervisors of West Hanover Township</i> , 101 A.3d 1202 (Pa. Cmwlth. 2014) |
| Exhibit A-11 | Recommendation of Planning Bureau for Special Exception Approval issued July 29, 2025 |
| Exhibit A-12 | CV of Donald Haas, RLA, ASLA, CBLP |
| Exhibit A-13 | Floodplain Management Ordinance § 298-14 entitled “Special Exception Application Requirements” |
| Exhibit A-14 | Hydrology & Hydraulic Modeling and Floodplain Management Analysis prepared by Bogia Engineering, Inc. dated May 2023, last revised September 2024 |
| Exhibit A-15 | CV of CV of Jeffrey Smith, P.G. |
| Exhibit A-16 | Langan Summary regarding Former Elementis Pigments Facility – 1525 Wood Avenue, Easton PA dated September 3, 2025 |
| Exhibit A-17 | Pennsylvania Department of Environmental Protection Receipt of Notice of Intent to Remediate dated March 22, 2024 |

Exhibit A-18 Pennsylvania Department of Environmental Protection Receipt of Report dated September 26, 2024

Exhibit A-19 Act 2 Combined Remedial Investigation / Risk Assessment / Cleanup Plan prepared by Langan Engineering & Environmental Services, LLC dated September 23, 2024

Exhibit A-20 U.S. Environmental Protection Agency Cleanup Plan Sufficiency Letter (“Comfort Letter”) dated August 15, 2025