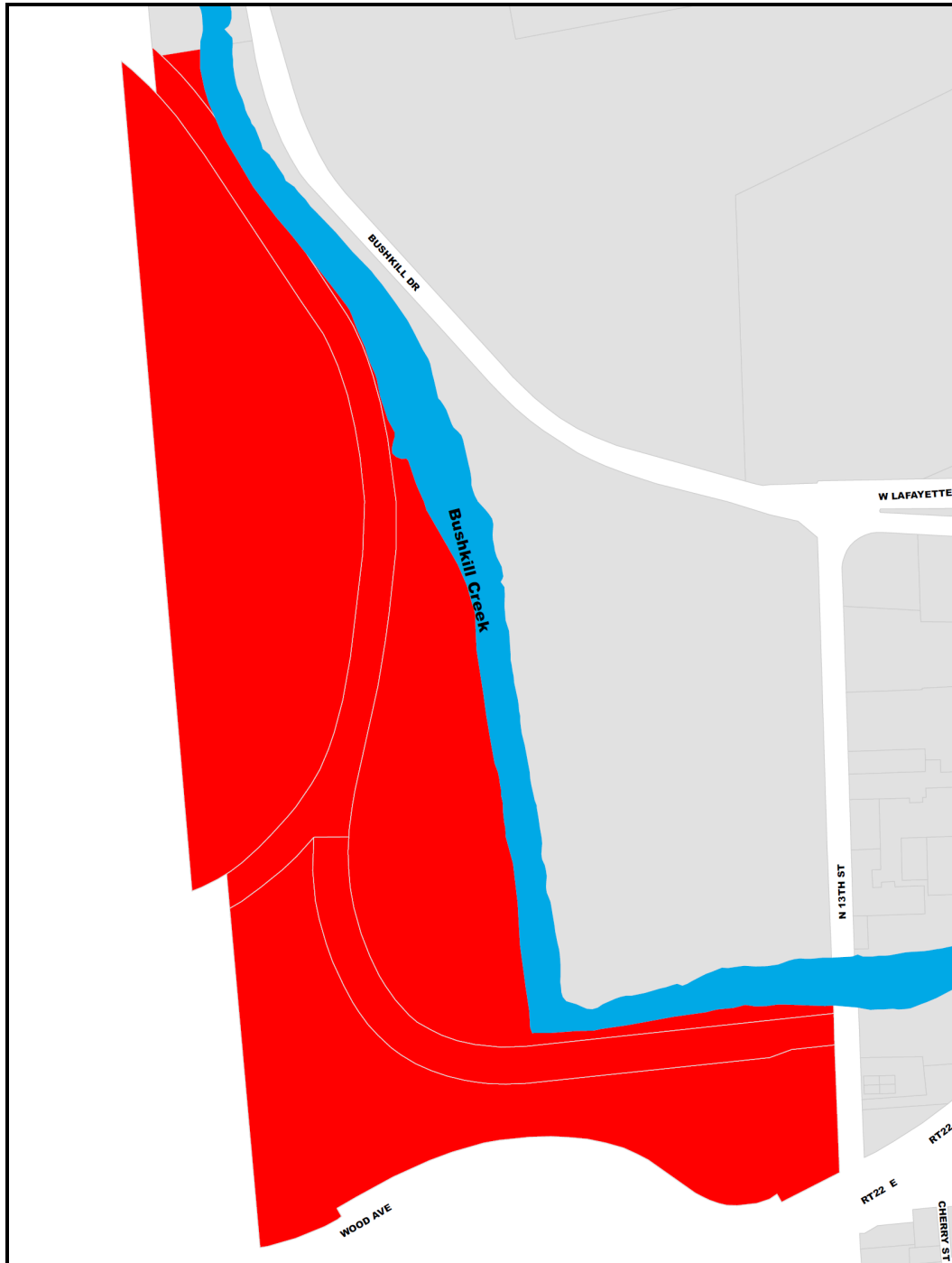




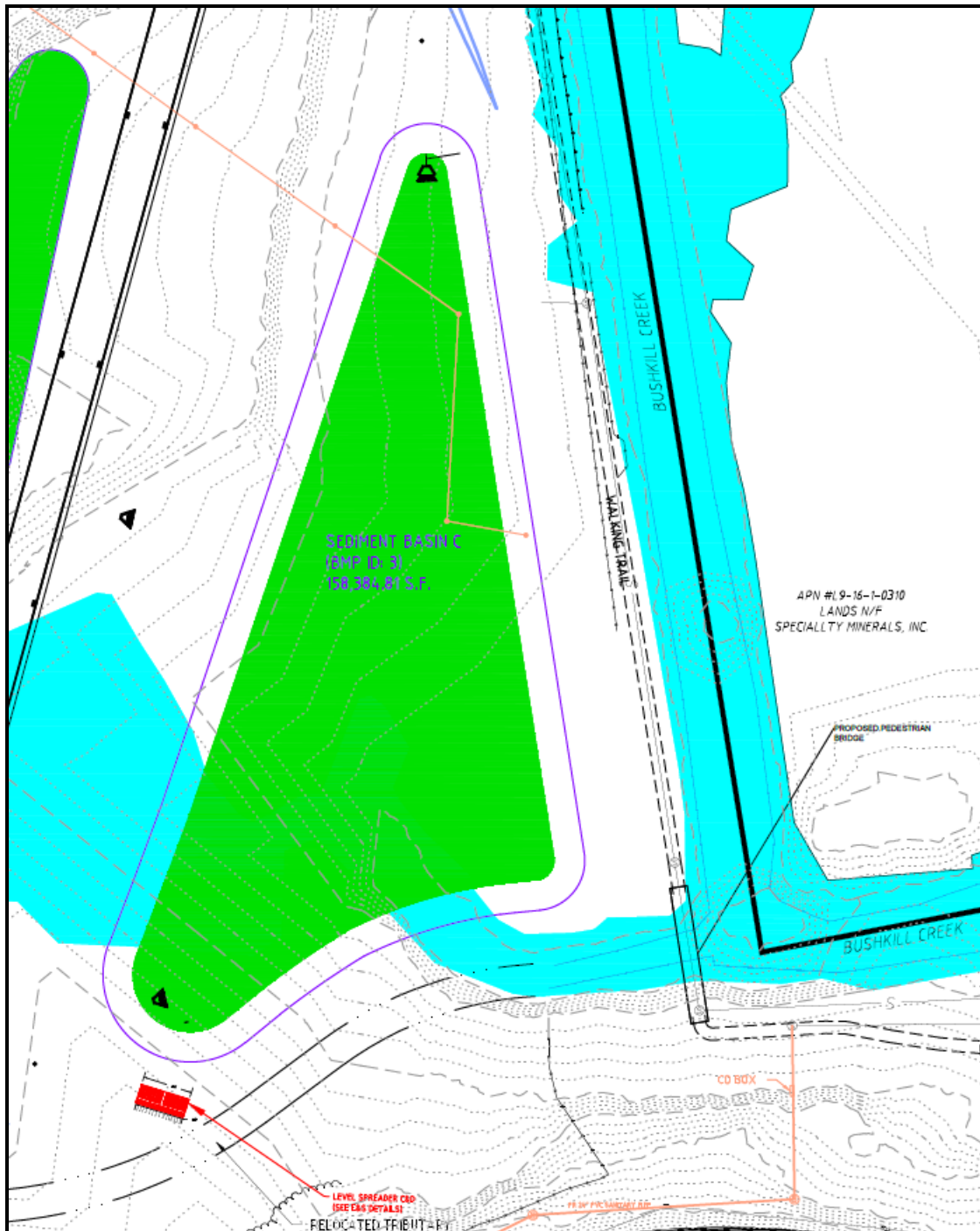
CITY OF EASTON MEMORANDUM
Planning Bureau

To: Easton Planning Commission
From: Carl A. Manges, Planning Administrator
Date: July 29, 2025
Re: Special Exception for relocation of watercourse, a retention basin, and road within the floodplain
Applicant: Easton Wood Ave Propco, LLC
Tax Parcels: L9 14 4, L9 15 1, L9 23 1, L9 6 1 & 1B





CITY OF EASTON MEMORANDUM
Planning Bureau





Proposal

The applicant, Easton Wood Ave Propco, LLC, desires to relocate an existing tributary that will daylight into the Bushkill Creek, a retention basin, and a 40-foot-wide access road in association with their proposed warehouse project at 1525 Wood Avenue. Since portions of the proposed watercourse relocation, retention basin and road are within the floodplain, a Special Exception is required per §298-13(A)(2) and §298-13(A)(6).

The Pennsylvania Department of Environmental Protection (PaDEP) approved the applicant's NPDES Permit Application on April 15, 2025, and this permit is valid through April 14, 2030. The PaDEP also approved the applicant's Joint Permit Application for a Pennsylvania Water Obstruction and Encroachment Application and a US Army Corps of Engineers Section 404 Permit Application on April 15, 2025. This Joint Permit is in effect through December 31, 2029, and grants to Applicant PaDEP's approval and consent to construct and maintain the following water obstructions and encroachments in the locations and according to the specifications detailed in Easton Wood Ave Propco's final submission provided to the PaDEP on February 5, 2025:

- A fill within 0.064 acre of PEM/PFO Wetlands (EV) for the purpose of constructing a 40-ft wide paved road to access a proposed 1,006,880 ft² industrial building.
- A channel change within an 870-ft segment of an UNT to Bushkill Creek (HQ-CWF, MF) consisting of the relocation of the existing stream and the construction of a 1,532-ft long, 8-ft wide, 1.1-ft deep trapezoidal channel having 2.5:1 side slopes, a bed lined with R-3 riprap, and longitudinal slopes ranging from 0.01% to 3%.
- A stream crossing of an UNT to Bushkill Creek (HQ-CWF, MF) consisting of a 75-ft long, 96-inch diameter concrete culvert, concrete wingwalls, and an invert depressed 12-in below streambed elevation.
- A utility line crossing of an enclosed portion of an UNT to Bushkill Creek (HQ-CWF, MF) consisting of a 12-inch diameter water main.
- A utility line crossing of an enclosed portion of an UNT to Bushkill Creek (HQ-CWF, MF) consisting of a 6-inch diameter gas main.
- A utility line crossing of an enclosed portion of an UNT to Bushkill Creek (HQ-CWF, MF) consisting of an 18-inch diameter smooth lined corrugated polyethylene pipe conveying stormwater.
- To remove an existing stream enclosure of an UNT to Bushkill Creek (HQ-CWF, MF) and to construct and maintain a replacement stream crossing consisting of a 60-foot long, 6.4-foot wide, 8.1-foot high, open-bottom reinforced con-span arch pipe. This crossing carries an UNT to Bushkill Creek below S.R. 2017 (Hackett Avenue).
- A utility line crossing of an enclosed portion of an UNT to Bushkill Creek (HQ-CWF, MF) consisting of an 18-inch diameter smooth lined corrugated polyethylene pipe conveying stormwater.
- A stormwater outfall within the floodway of an UNT to Bushkill Creek (HQ-CWF) consisting of a 6.5-foot long, 18-inch diameter perforated level spreader.



CITY OF EASTON MEMORANDUM
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- A stormwater outfall within the floodway of an UNT to Bushkill Creek (HQ-CWF) consisting of a 118-foot long, 24-inch diameter perforated level spreader.

The Zoning Administrator has determined no variances are required with this application.

Special Exception Criteria

1. The proposed improvements will not cause overcrowding of the land what would normally be expected from the proposals.
2. The improvements will not impair the supply of light and air to adjacent properties.
3. These improvements will not burden the water, sewer, school, or other public facilities.
4. The proposed improvements will not substantially change the character of the surrounding neighborhood.
5. These improvements will not cause congestion in public streets.
6. The proposed improvements will not create a hazard to public health and safety.
7. The proposed improvements are suitable for the site.

Staff Recommendation

The issuance of permits by PaDEP and the Army Corps of Engineers is sufficient to demonstrate that the applicant has complied with all requirements of the proposed special exception improvements for the relocation of the watercourse, the retention basin, and access road, as these permits required a demonstration to state and federal authorities that the proposed improvements will be accomplished with minimal detrimental impact. Therefore, staff recommends that the Planning Commission make a recommendation to the Zoning Hearing Board for granting the Special Exception requests to Easton Wood Ave Propco, LLC for the relocation of an existing tributary that will daylight into the Bushkill Creek, the retention basin and 40-foot-wide access road.



DRAFT RESOLUTION
EASTON PLANNING COMMISSION
August 6, 2025

RE: Special Exception for relocation of a watercourse, a retention basin, and a road
Tax Parcels: L9 14 14, L9 15 1, L9 23 1, L9 18 1 & 1B
Applicant: Easton Wood Ave Propco, LLC

WHEREAS, The Easton Planning Commission is in receipt of Special Exception request for Tax Parcels L9 14 14, L9 15 1, L9 23 1, L9 18 1 & 1B; and

WHEREAS, The proposed relocation of the watercourse, the retention basin, and road is located within the floodplain, and is permitted by Special Exception per §298-13(A)(2) and §298-13(A)(6); and

WHEREAS, The intent of the applicant is to relocate an existing tributary that will daylight into the Bushkill Creek in association with their proposed warehouse project at 1525 Wood Avenue; and

WHEREAS, The intent of the applicant is to create a retention basin for stormwater runoff in association with their proposed warehouse project at 1525 Wood Avenue; and

WHEREAS, The intent of the applicant is to provide a 40-foot-wide paved access road in association with their proposed warehouse project at 1525 Wood Avenue; and

WHEREAS, The Bureau of Planning has reviewed the Special Exception request and submitted recommendations to the Planning Commission; and

WHEREAS, Staff has recommended granting the applicant's Special Exception request for the relocation of the existing tributary that will daylight into the Bushkill Creek, the retention basin, and road that will occur within the floodplain.

NOW, THEREFORE, BE IT RESOLVED that the Easton Planning Commission recommends to the Easton Zoning Hearing Board that the request for Special Exception be approved for the relocation of the watercourse, the retention basin, and the road within the floodplain and should only be approved on the following conditions:

- 1) The Zoning Hearing Board grants the Special Exception required with this application and subject to any condition(s) the Zoning hearing Board may impose.
- 2) All additional comments and concerns of the Zoning Administrator, Zoning Hearing Board, Engineering Department and Codes Department shall be met.