

June 2, 2025

**VIA ELECTRONIC MAIL**

Jill Garcia, Secretary  
Wilson Borough  
2040 Hay Terrace  
Easton, PA 18042

Re: Approval Letter - Exemption  
Act 537 Planning  
Easton Commerce Park  
8,156 GPD (33 EDUs)  
DEP Code #: 2-48002060-3E  
APS #: 1123641; AUTH ID #: 1502887  
Wilson Borough, Northampton County

Dear Jill Garcia:

The Department of Environmental Protection (DEP) has received the above referenced subdivision plan. This confirms DEP's determination that the above referenced project is exempt from the requirements to revise the Official Plan for new land development. This determination is based in part on municipal and other signoffs.

The proposed project consists of the consolidation of 14 existing parcels totaling into 3 new lots - Lot 1 = 106.20, Lot 2 = 7.36 and Lot 3 = 0.78 acres - and the construction of a 1,006,880 square foot warehouse distribution center building on Lot 1 located at 1525 Wood Avenue in Wilson Borough, Northampton County. The proposed building will connect to the City of Easton's collection system and will generate 8,156 GPD of sewage flows to be treated at the Easton Area Joint Sewer Authority's wastewater treatment plant.

Any person aggrieved by this action may appeal the action to the Environmental Hearing Board (Board), pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. § 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A. The Board's address is:

Environmental Hearing Board  
Rachel Carson State Office Building, Second Floor  
400 Market Street  
P.O. Box 8457  
Harrisburg, PA 17105-8457

TDD users may contact the Environmental Hearing Board through the Pennsylvania Relay Service, 800.654.5984.

Appeals must be filed with the Board within 30 days of receipt of notice of this action unless the appropriate statute provides a different time. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

A Notice of Appeal form and the Board's rules of practice and procedure may be obtained online at <http://ehb.courtapps.com> or by contacting the Secretary to the Board at 717.787.3483. The Notice of Appeal form and the Board's rules are also available in braille and on audiotape from the Secretary to the Board.

**IMPORTANT LEGAL RIGHTS ARE AT STAKE. YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD AT 717.787.3483 FOR MORE INFORMATION. YOU DO NOT NEED A LAWYER TO FILE A NOTICE OF APPEAL WITH THE BOARD.**

**IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST BE FILED WITH AND RECEIVED BY THE BOARD WITHIN 30 DAYS OF RECEIPT OF NOTICE OF THIS ACTION.**

If you have any questions or concerns, please contact Jeffrey Mondulick at 570.826.2465.

Sincerely,

6/2/2025

 Tewoldemedhin Rustu

Signed by: trustu  
Tewoldemedhin Rustu  
Sewage Planning Supervisor  
Clean Water Program

cc: Donald Haas, Branch Manager\Bogia Engineering Inc  
Easton Wood Ave PropCo, LLC  
Monica Wall, PE, Borough Zoning Officer\Borough of Wilson  
Marc Hammerstone, PE, Assistant City Engineer\City of Easton  
Robert Lammi, Chairman\Easton Area Joint Sewer Authority  
Stephanie Jones, Secretary\Wilson Borough Planning Commission  
Corinne Ruggiero, Environmental Planner\Lehigh Valley Planning Commission  
Becky Bradley, Executive Director\Lehigh Valley Planning Commission