

**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

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| 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 |
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| 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.

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