

NOTICE OF PUBLIC HEARING

The Wilson Borough Zoning Hearing Board will hold a public meeting, commencing at 7:00 pm on Tuesday, July 27, 2021, **in person**, at the Strausser Community Center, 2201 Liberty Street, Wilson Borough, Pennsylvania, to hear the appeal of:

NP Easton Industrial LLC, who requests a Special Exception under Section 170-85A of the Wilson Zoning Ordinance to permit more than 1000 trips to/from the site daily as a result of the proposed development, a Special Exception under Section 170-86F(3)(d) to permit development within 100' of a stream setback, a 10' variance under Section 170-62D(2) to permit a building height of 50', a variance under Section 170-86(A)(1)(b) to allow work in a flood hazard area, a variance under Section 170-86(B)(4)(a) to allow disturbance of (.06 acres of) wetlands, a variance under Section 170-86(C)(1)(b)(1) to permit impervious surface and work within a 75' riparian buffer area, a variance under Section 170-86(C)(2)(a) to allow stream crossing for a proposed driveway, a variance under Section 170-86(E)(1) to permit development impacting the stream with a driveway crossing it, a variance under Section 170-86(F)(3)(g) to permit a retaining wall in excess of 70', a variance under Section 170-86(F)(3)(i) to permit clearing of trees with greater than 8" DBH from steep slope areas, a variance under Section 170-876(F)(8) to permit development on slopes in excess of 25%, a variance under Section 170-87(A)(2) to permit a smaller than 20' buffer along the Western property line, a variance under Section 170-90(D)(2) to permit more than fifteen (15) (parked) cars in a row without a landscaping island, a variance under Section 170-95A to permit off-street parking of one (1) space per 2,000 square feet of structure (instead of per 1,000 square feet per structure) and a definitional variance under Section 170-80E to permit a two (2)-user facility instead of a one (1)-user facility, all Sections referring to those under the Borough of Wilson Zoning Ordinance, all in connection with their proposed construction of a 809,800 square foot structure with 414 off-street parking spaces, including nine (9) ADA spaces, for use as a warehousing/distribution center and/or light manufacturing, on property located at 1525 Wood Avenue, known as Northampton County Tax Parcel Nos. L9-14-4 0837, L9-23-1 0837, L9NW3C-1-1 0837, L9-22-1 0837, L9-21-2 0837, L9NW3D-1-2 0837 and L9-6-1 0837, located in the I-1 (General Industrial) Zoning District, together with adjacent Parcel Nos. L9-14-4 0310, L9-23-1 0310, L9-15-1 0310, L9-6-1 0310 and L9-6-1B 0310 in the City of Easton and adjacent Parcel No. L9-14-4 0324 in Palmer Township.

All persons interested or aggrieved may appear at the indicated time and place and be heard.

NOTE: While those in attendance may wear masks, they will not be required to do so. Thank you.

Robert A. Nitchkey, Jr., Esquire, Solicitor
Borough of Wilson Zoning Hearing Board