

Wilson Borough Planning Commission Minutes

Tuesday, July 6, 2021

The Meeting was called to order by Chairperson Leonard Feinberg at 7:30 pm at the Strausser Community Center.

MEMBERS PRESENT: Winnie Howey, Leonard Feinberg, Bob Milositz, Louis Starniri.

MEMBERS ABSENT: Jeffrey Bracken, Shannon Heckman, Timothy Manieri, Jr.

ALSO PRESENT: Emanuel Macahdo - Planning Officer, Jill Garcia - Borough Manager, Stan Margle - Solicitor

APPROVAL OF MINUTES: Motion made by Mr. Starniri to approve the minutes from the January 14, 2021 meeting. Second by Mr. Milositz. Unanimously approved.

COMMUNICATIONS:

NONE

PRESENTATIONS:

1. NorthPoint Development

Mr. Donald Haas, Bogia Engineering, presented a plan on behalf of Northpoint Development to develop an 800,000 square foot warehouse at 1525 Wood Ave. The plan allows for up to 2 uses/users (warehousing/light industrial-manufacturing). Demolition is currently being undertaken by Abbacus, current owner of the property. Construction timeline is 12 – 15 months. Zoning Variances will be requested for items such as flood plain, wetland and stream involvement. A stream that currently runs underground will be daylighted and rerouted.

DEP, County Conservation District, EPA, Lehigh Valley Planning Commission, Penn Dot, FEMA, Palmer Township, and the City of Easton will all be reviewing. These reviews are all running concurrently.

Mr. Joe Baylog, 650 Paxinosa Road, Easton asked questions regarding a dam located above the property, use of permeable asphalt and how water will be released from the retention pond on the property. He also inquired if the public will have access to the stream.

Mr. Jim Klass, 2210 Firmstone Street, Wilson Borough asked about relocating the stream and planning on a 100-year flood event.

Mr. Brian Wagner, 147 S New Street, Nazareth asked if the owners will be providing a continuation of the current recreation trails.

Mr. Starniri asked Solicitor Margle if the topic is appropriate to discuss given the fact that there are no details at this time. There is too much speculation and no fully engineered plans. Solicitor Margle advised that there is not enough information in front of the Planning Commission at this time to make a recommendation.

Motion by Mr. Starniri to table. Second by Mr. Milositz and the Planning Commission unanimously agreed.

DEFERRED BUSINESS:

NONE

NEW BUSINESS:

NONE

ADJOURNMENT: On a motion by Mr. Starniri, second by Ms. Howey this meeting of the Wilson Borough Planning Commission was adjourned at 8:37 p.m. All members concurred.

Jill A. Garcia
Manager/Secretary
Wilson Borough