



Tara M. Zrinski
Northampton County Controller
669 Washington St.
Easton, PA 18042

May 6, 2025

Dr. G. Kennedy Greene, Chairman
Easton Planning Commission
Easton City Hall
123 S. Third Street
Easton, PA 18042

Re: Opposition to the Easton Commerce Park Project

Dear Chairman Greene & Members of the Easton Planning Commission,

As Northampton County Controller and a former at-large member of Northampton County Council, I write to express my strong opposition to the proposed one million square foot warehouse at 1525 Wood Avenue, known as Easton Commerce Park. I have long been a staunch advocate for the environment, having served as Chair of the Energy, Environment, and Land Use Committee and as a member of the Lehigh Valley Planning Commission (LVPC) Executive Board. My record includes championing farmland preservation, renewable energy, and watershed protection, values that are deeply threatened by this proposal. This warehouse will have negative impacts on not only the environment but the people living and working in the surrounding areas at a great cost.

Residents of Wilson, Easton, Palmer, and Forks-including families, students, local businesses, and those with limited means-could be severely impacted by the Easton Commerce Park warehouse through increased traffic congestion, deteriorating roads, heightened air pollution, and greater risks to pedestrian and student safety. Emergency services may face delays, school transportation could be disrupted, and new drivers-especially high school students-would be exposed to more hazardous conditions.

Warehouses negatively impact local air quality primarily through increased diesel truck traffic and idling, which raise levels of nitrogen dioxide (NO₂) and fine particulate matter in surrounding neighborhoods. These pollutants are linked to higher rates of asthma, cardiovascular disease, cancer, and premature death, with children, the elderly, and those with pre-existing health conditions at greatest risk. Studies show that people living near warehouses-often low-income and minority communities-are exposed to up to 20% higher NO₂ levels, compounding existing health disparities. Additionally, increased noise, traffic hazards, and loss of green space further diminish the quality of life for nearby residents.

At a time when the LVPC is trying to implement a climate action plan, this

warehouse development will drive up greenhouse gas emissions. Statistically, warehousing accounts for up to 11% of logistics sector emissions because it relies on energy-intensive operations and increasing diesel truck traffic, directly contributing to climate change. These facilities also exacerbate stormwater runoff, erosion, and pollution, which threaten the health of the Bushkill Creek and Delaware River; Bushkill Creek, already listed as having the worst water quality at its mouth among lower Delaware tributaries, faces increased sedimentation, nitrates, and industrial contaminants as development accelerates. The combined effect is long-term environmental degradation, undermining both regional climate goals and the ecological integrity of vital waterways.

The financial costs, both present and future, could be substantial to taxpayers forced to bear the burden of infrastructure upgrades and road repairs, while property values and quality of life could decline due to noise, pollution, and environmental degradation. Long-term, the community could face increased healthcare costs from worsened air quality and asthma rates, as well as the loss of critical wildlife habitats and natural resources, undermining the area's sustainability for generations.

This project is incompatible with the Wilson and Easton Comprehensive Plans, as well as FutureLV: The Regional Plan, and undermines the natural, scenic, historic, and esthetic values protected by the Pennsylvania Constitution Article 27, often quoted when environmental stewardship is undermined by development. The anticipated increase in truck traffic would overwhelm local roads, especially Wood Avenue, and raise serious concerns about pedestrian safety, air quality, and water contamination-directly impacting the Bushkill Creek and Delaware River watersheds.

The LVPC has already identified significant deficiencies in infrastructure and environmental safeguards in the current proposal. I urge the Commission to heed these warnings and consider sustainable alternatives that align with long-term community and environmental interests. At the same time, the community has not identified another need for a warehouse. Economic development must not come at the expense of public health, student safety, or the character of our neighborhoods. I respectfully request that the Easton Planning Commission reject this proposal in favor of a plan that prioritizes generational growth and environmental responsibility.

Your Very Truly,

A handwritten signature in black ink, appearing to read 'Tara Zrinski', with a stylized flourish at the end.

Tara Zrinski
Northampton County Controller
(610) 349 - 9858