

06/18/2025

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 and Members of the Easton Planning Commission,

As the a member of the Wind Gap Borough Council and a current candidate for Northampton County Commissioner At-Large, I wanted to express my concerns to you about the proposed one million square foot warehouse development at 1525 Wood Avenue, known as Easton Commerce Park. While I currently represent an area of Northampton County outside of this project area, I write with a firsthand perspective of the impact similar projects have had in northern Northampton County -- here in the Slate Belt, our planners have approved numerous projects comparable to Easton Commerce Park, to the significant detriment of the quality of life of our residents.

This project would have a significant negative impact regionally on public health, student safety, traffic, infrastructural capacity, and the natural ecology and environment. The anticipated volume of truck traffic would place undue strain on the area's roadways and increase environmental threats from diesel fuel runoff and emissions, light, and noise. Furthermore, this project will severely impact the confirmed substandard quality of air due to particulate pollution. Additionally, there are substantial risks of water and soil contamination, directly affecting both Bushkill Creek and Delaware River watersheds.

I am not an expert on Easton's Comprehensive Plan, so I will leave commentary on that to others who are more well-versed. But as someone who has studied FutureLV, the Northampton County Regional Plan, and as someone who has been a strong proponent of multi-municipal planning to combat the negative externalities of warehouse overdevelopment in areas inadequately suited to them, I urge you to carefully consider the issues with the proposed plan identified by the Lehigh Valley Planning Commission (LVPC), including inadequate infrastructure and insufficient environmental safeguards.

Here in the Slate Belt, planners were often too quick to approve large warehouse developments, believing they would be an economic panacea – only for residents to later suffer under the impacts to public health, safety, the character of the community, traffic, and overall quality of life, with negligible increases in employment. I respectfully ask that the Easton Planning Commission keep that example in mind and consider a plan that is more consistent with generational growth principles keeping environmental responsibility at the forefront.

Sincerely,
Jason Boulette
Councilman
Wind Gap Borough