



**US Army Corps
of Engineers**
Philadelphia District
1650 Arch Street
Philadelphia, PA 19103-2004
Attn: CENAP-OPR

Public Notice

Comment Period Begins: February 19, 2025
Comment Period Ends: March 21, 2025
File Number: NAP-2023-00406-101
File Name: GLC Lehigh Valley West BE
Contact: Mr. Justin M. Decker, Biologist
Email: Justin.M.Decker@usace.army.mil

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below:

APPLICANT: GLC Lehigh Valley West LLC
3333 Michelson Drive
Suite 1050
Irvine, California 92612-1606
Attn. Mr. Brian K. Kobularcik, VP of Entitlement & Construction

AGENT: Landworks Civil Design, LLC
3461 Market Street
Suite 302
Camp Hill, Pennsylvania 17011
Attn. Mr. Jeramy J. Bittinger, E.I.T.

LOCATION: The approximately 102-acre site is located along the northern side of Old U.S. 22, approximately 990 feet northeast of its intersection with Snowmobile Road in Krumsville, Pennsylvania 19534. Center coordinates: 40.579774, -75.808465

PURPOSE: The project's overall purpose is the construction of two warehouses and attendant infrastructure.

PROJECT DESCRIPTION:

The applicant proposes to construct a two-warehouse commercial development with attendant infrastructure; including site ingress and egress, truck courts, trailer storage, employee parking, and stormwater facilities; on an approximately 102-acre site. The proposed project commencement date is July 2025, and the proposed completion date is July 2028. On-site land use is primarily agricultural with forested buffer areas. 6.42 acres of wetlands and 1.70 acres (5,542 linear feet) of streambed exist on-site. Of these aquatic resources, the proposed project would affect 0.80 acres of wetlands and 0.04 acre (387 linear feet) of streambed, or approximately 13% of wetlands and 7% of streams. The

aquatic resources are within the Maiden Creek watershed, and their general arrangement on-site includes two tributaries and associated wetlands flowing from east to west and traversing the site.

For additional project details, see the attached plans identified as: *Environmental Impacts; GLC Lehigh Valley West*, dated April 01, 2024, and last revised December 12, 2024 (eight sheets).

MITIGATION

The applicant has stated that the proposed project has been designed to avoid and minimize adverse effects on the aquatic environment to the maximum extent practicable. For unavoidable impacts to aquatic resources, the applicant has proposed compensatory mitigation.

As compensation for unavoidable impacts to waters of the United States, the applicant has proposed to purchase wetland and stream credits from a Corps-approved mitigation bank. The bank must be authorized and approved to sell credits in the area in which the impacts are proposed and have credits available (as released by the Corps). Any credit sale must be in accordance with the approved mitigation banking instrument. The Corps would determine the appropriate number of credits for purchase only after concluding that the applicant has avoided and minimized aquatic resource impacts to the maximum extent practicable. Documentation of the required number of credits would be submitted to and received by the Corps prior to the initiation of work in the impact areas this permit would authorize.

CORPS EVALUATION FACTORS

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof. Among these factors are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, and the welfare of the people.

The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, U.S. Environmental Protection Agency as the project includes a discharge of dredge or fill material pursuant to Section 404 of the Clean Water Act.

Evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, EPA, (40 CFR part 230) or of the criteria established under authority of section 102(a) of the Marine Protection, Research and Sanctuaries Act of 1972.

ENDANGERED SPECIES

A preliminary review of this application indicates that species and/or their critical habitat pursuant to Section 7 of the Endangered Species Act (ESA) may be present in the action area. This office will forward this public notice to the U.S. Fish and Wildlife Service (USFWS) and/or National Marine Fisheries Service (NMFS) with a request for technical assistance on whether any ESA-listed species or their critical habitat may be present in the area which would be affected by the proposed activity. This office will evaluate the potential effects of the proposed actions on ESA-listed species or their critical habitat and will consult with the USFWS and/or NMFS, as appropriate. ESA Section 7 consultation would be concluded prior to the final decision on this permit application.

CULTURAL RESOURCES AND TRIBAL TRUST

The District's Cultural Resource Specialist and Tribal Liaison is currently reviewing the proposed permit action for potential impacts to Historic Properties eligible for or listed on the National Register of Historic Places and for potential issues concerning the Tribes. A determination of effects will be coordinated with the State Historic Preservation Office, the Tribes and other consulting parties as necessary.

ESSENTIAL FISH HABITAT

The Magnuson-Stevens Fishery Conservation and Management Act (MSA) requires all federal agencies to consult with the NMFS for all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH). A preliminary review of this application indicates that EFH is not present within the project area. Therefore, consultation with NMFS pursuant to EFH provisions of the MSA is not necessary. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

WATER QUALITY CERTIFICATE

In accordance with Section 401 of the Clean Water Act, a water quality certificate is required from the State government in which the work is located. Any comments concerning the work described above which relate to water quality considerations should be sent to this office with a copy to the State.

COASTAL ZONE MANAGEMENT ACT

The project is not within any of Pennsylvania's designated coastal zones.

OTHER REQUIRED AUTHORIZATIONS

Preliminary Land Development Approval, Greenwich Township
Final Development Approval, Greenwich Township
Sewage Planning Module, Pennsylvania Department of Environmental Protection (PADEP)
Individual National Pollutant Discharge Elimination System, PADEP
Water Quality Management Permit, PADEP
Highway Occupancy Permit, Pennsylvania Department of Transportation

SUBMITTAL OF COMMENTS AND PUBLIC HEARING REQUEST

Any comments received will be considered by this office to determine whether to issue, modify, condition, or deny a permit for this proposed project. To make this decision, comments are used to assess the probable impact on the public interest. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the proposed work must be submitted, in writing, within the comment period indicated in the header above. Any person may request, within the comment period specified in this notice, that a public hearing be held to consider this application. Comments are used in the preparation of an environmental assessment and/or an environmental impact statement pursuant to the National Environmental Policy Act. Requests for a public hearing must be in writing and state the reasons for holding a public hearing.

Please provide any comments, request for a public hearing, or requests for additional information to the regulatory project manager indicated below:

Mr. Justin M. Decker, Biologist
253 State Route 435
Suite 4
Clifton Township, Pennsylvania 18424
Justin.M.Decker@usace.army.mil
(570) 960-7370

All public notices are posted on our website at:

<https://www.nap.usace.army.mil/Missions/Regulatory/Public-Notices/>

FOR: Todd A. Schaible
Chief, Regulatory Branch