

BOROUGH OF WIND GAP
PLANNING COMMISSION
545 EAST WEST STREET
WIND GAP, PA 18091
863-7288
FAX 863-1011

MEETING AGENDA -August 6, 2020

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES -June 18, 2020 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant: Jeffrey D., Joseph D. & John D. Detzi

Type : Minor Subdivision Plan-Total Area 6.7548ac.

Project: Add Area to the Restaurant Building Site and Transfer Balance of Lot to Naper Development, Inc.

Address: 570 N. Lehigh Avenue

07-13-2020: Application for Minor Subdivision Plan

07-16-2020: Preliminary/Final Minor Subdivision Plan

Time to Act on Plan: Expires on November 4, 2020 if accepted for review on August 6, 2020.

B. Applicant: BioSpectra/RX Holdings

Type: Land Development

Project: Industrial/Commercial Building on 1.5 acres

Address: 519 North Broadway

(formerly Cramer's Bldg Supply & Hardware Store)

07-16-2020: Application for Land Development Plan

07-16-2020: Land Development Final Plan (10 Sheets)

07-16-2020: Project Narrative with Water/Sewer Feasibility and Traffic Impact Information

07-06-2020 SALDO Waiver Requests for Sections 305A (Preliminary and Final Plans), 406 (Traffic Study) and 510 (Parking, Sidewalks and Curbing)

07-280-2020: Northampton County Conservation District Correspondence (with attachment) re Denial of E&S Plan Review

Time to Act on Plan: Expires on November 4, 2020 if accepted for review on August 6, 2020.

C. Applicant: JERC Partners LII, LLC

Type : Land Development Plan

Project: Proposed Male Road Industrial Facility

Address: Male Road and SR 33

05-22-2020: Correspondence from Applicant's Engineer for SALDO Waiver--Section 509.K.2-Emergency Access must be at least 150' away from Main Access

05-22-2020: Application for Consideration of a Modification-SALDO Appendix 11-Form

- 05-29-2020: Plainfield Township Correspondence with Preliminary/Final Conditional Approval Form (also attaching Plainfield Township Engineer Review Correspondence of 02-14-2019)
- 06-17-2020: E-mail from Applicant's Engineer attaching Exhibit shared with Borough Officials at On-Site Visit of June 15, 2020
- 06-18-2020: Attendance at Planning Commission Meeting Recommend Denial of Waiver Request
- 07-02-2020: E-mail with Aerial Photograph of Emergency Access from Applicant's Attorney
- 07-02-2020: Correspondence and Memorandum of Law from Applicant's Attorney re: SALDO Waiver
- 07-02-2020: Planning Commission Meeting not Held
- 07-06-2020: Tabled by Borough Council until August 3, 2020 Borough Council Meeting
- 07-29-2020: E-mail from Applicant's Engineer with Updated Emergency Access Exhibit
- 07-31-2020: E-mail (with exhibits) from Applicant's Engineer Outlining Six (6) Options for Emergency Access
- 08-03-2020: E-mail from Applicant's Engineer w/ Marked-Up Overlay on Option 5
- 08-03-2020: Tabled for Review of the Six (6) Options by the Borough Planning Commission
- Time to Act on Plan: Not Applicable since this Plan (both Subdivision and Land Development) was granted Conditional/Final Plan approval of Borough Council on January 21, 2020. The present application is for an additional SALDO Waiver Request for Emergency Access as per SALDO Section 509.

D. Applicant: Dream Lehigh Valley, LLC

Type : Land Development Plan

Project: Residential Community w/ Multi-Family and Townhouses

Address: East West Street & Longcore Road-23.48 ac.

- 06-22-2020: Correspondence from Applicant's Attorney Requesting Plan Changes i.e. Delete Dry Fire Hydrant, Reduce Fence Height from 6' to 4' at Main Entrance and Eliminate Portion of Sidewalks to Better Assure ADA Compliance
- 07-02-2020: Planning Commission Meeting not Held
- 07-06-2020: Not Considered since Plan Changes not reviewed by Planning Commission
- 08-03-3030: Borough Council Recommended that the Plan Changes be First Reviewed by the Borough Planning Commission
- Time to Act on Plan: Not Applicable since this Plan (both Subdivision and Land Development) was granted Conditional/Final Plan approval of Borough Council on May 18, 2017. The present application is for plan changes.

VIII. OLD BUSINESS-None

IX. NEW BUSINESS-None

X. REFERRALS FROM ZHB - None

XI. ADJOURNMENT