

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
MAY 7, 2020**

I/II. Opening/Pledge

The meeting was called to order and opened at 7:00 p.m. by Borough Planning Commissioner Chair Linda Paynter and the Pledge of Allegiance was recited.

III. Roll Call

Commissioners Linda Paynter, David Manzo, George Hinton and Michael McNamara were present. Also present was the Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held via Zoom where Commissioners Hinton and McNamara attended by video/audio and Commissioners Manzo and Paynter attended by audio only. Also present on behalf of the Borough (by audio only) was Councilman S. Bender and Borough Administrative Assistant D. Harbison

IV. Approval of Minutes

The Planning Commission Meeting Minutes of February 6, 2020 were approved on motion made by D. Manzo, duly seconded by G. Hinton and unanimously carried on a vote 4-0.

V. Public Comment-None.

VI. Plans to be Discussed

- A. Applicant: BioSpectra/RX Holdings
Plan: Storm Sewer Pipe Replacement
Location: 519 North Broadway (formerly Cramer's Cashway Property)

Present on behalf of the Applicant were the Applicant's attorney, Terence L. Faul, Esquire, and Applicant's Planning Professionals, Jon Tresslar, PE and J. Charles, the Applicant's Production Manager. All of these individuals appeared via video/audio.

The matter was before the commission on the Applicant's request to waive land development (pursuant to the Borough's SALDO) for the pipe replacement plan inasmuch as there was not much significant earth disturbance, there were no soil erosion issues, there were no storm water issues (and, indeed, the pipe replacement plan improved storm water flow) and there were no potable water or sanitary sewer issues. Further, the Borough Engineer prepared a Review Letter dated May 5, 2020 that addressed any outstanding issues of the plan.

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With the understanding that a formal land development plan will be required for development of the site, the Planning Commission recommended (on motion by G. Hinton and seconded by D. Manzo and on unanimous vote of 4-0) that the SALDO waiver be approved on condition of compliance of the Borough Engineer letter of May 5, 2020.

As an aside, the Borough Engineer Review Letter noted that proposed Manhole-4 appeared to be located on a property line so that installation of the stormwater facilities would require permission from the adjoining landowner. The Borough Solicitor suggested that this permission be secured by way of a temporary construction easement (where, at the later land development stage, a permanent easement would be needed to maintain, repair and/or replace the stormwater facility). Accordingly, the Borough Solicitor stated that he would forward a sample Easement Agreement to Attorney Faul for his review.

B. Applicant: Peter Albanese
Plan: Sketch Plan for Additional Residential Housing
Location: 614 South Broadway

Since a formal sketchplan had never been filed by Mr. Albanese, a Motion was made by Commissioner D. Manzo and seconded by M. McNamara to remove the matter from the agenda until such time that a formal sketchplan is filed.

VII. Old Business: None

VIII. New Business:

Commissioner Hinton raised the fact that the townhouses being constructed on Water Street (by Mr. Albanese) do not appear to be in compliance with the approved Soil Erosion and Sedimentation Plan i.e. an unpermitted stream enclosure, no straw bales, no silt fencing and the like.

Accordingly, Borough Solicitor was directed to contact Jeffrey L. Ott, P.E. (the Alternate Borough Engineer who reviewed the plan) to perform an inspection of the site and report back to the Borough.

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- IX. Referral from ZHB: None
- X. Adjournment –7:40 p.m. On a motion made by L. Paynter, duly seconded by D. Manzo and carried with unanimous vote of 4-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By: 
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MEETING AGENDA - May 7, 2020

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - February 6, 2020 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant: BioSpectra/RX Holdings

Plan: Storm Sewer Pipe Replacement

Address: 519 North Broadway

01-18-2020: Application for Subdivision and/or Land Development Plan-Pipe Replacement

01-18-2020: Filing of Pipe Replacement Plan prepared by Boucher & James, Inc. dated 01-14-2020 (2 sheets)

01-18-2020: Aerial Photo of Property

01-18-2020: Application for SALDO Waiver-Entire SALDO

01-18-2020: Proposal from E. F. Possinger & Sons, Inc. for Pipe Replacement Costs

02-05-2020: Borough Engineer Review Letter on SALDO Waiver Request

02-06-2020: Meeting Held. Matter Tabled.

02-20-2020: Revised Plan Filed (02/18/20 Revisions)

03-04-2020: Borough Engineer Review Letter (Second Review)

03-05-2020: No Meeting Held as Matter Tabled at Request of the Applicant

03-20-2020: Applicant's Engineer Re-submittal and Response Correspondence

03-20-2020: Revised Plan Filed (03/16/2020 Revisions)

04-02-2020: No Meeting Held

Time to Act on Plan: Based upon Revised Plan filed on 03/20/20, Time to Take Official Action on the Plan will expire on June 18, 2020. (This deadline may be further extended as the result of the COVID-19 Restrictions)

B. Applicant: Peter Albanese

Plan: Sketch Plan for Additional Residential Housing

Address: 614 South Broadway

02-21-2020: Sketch of Properties filed

03-05-2020: No Meeting Held

04-02-2020: No Meeting Held

Time to Act on Plan: Not applicable as this is a Sketch Plan

- VIII. OLD BUSINESS-None
- IX. NEW BUSINESS-None
- X. REFERRALS FROM ZHB - None
- XI. ADJOURNMENT