

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
September 5, 2019**

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

Planning Commissioner Chair Linda Paynter and Commissioners David Manzo, George Hinton and Michael McNamara were present. Also present were the Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire, Borough EIT, Brian Pysher and Borough Planning Administrator, Debra Harbison.

IV. Approval of Minutes

Approval of the Planning Commission Meeting Minutes of July 11, 2019 and August 1, 2019 were approved on motion made by D. Manzo and duly seconded by M. McNamara. The motion was unanimously carried on a vote 4-0.

V. Public Comment-None.

VI. Plans to be Discussed.

- A. Applicant: J. G. Petrucci Company
Plan: JERC Partners, II, L.L.C.
Location: Male Road and Route 33 with the Project situate in both Wind Gap Borough and Plainfield Township
Project: 333,125 sq. ft. Warehouse with Tractor Trailer and Auto Parking
Zoning District: I – SC (Industrial & Shopping Center)

Present on behalf of the Applicant were a Representative of Joseph Zator Law Offices; Dominick C. Baker of J.G. Petrucci Co., Inc.; Joseph F. Correia, Executive Vice-President of Petrucci Co., Inc., Matthew Chartrand, PE of Bohler Engineering and John R. Wichner, PE, PTOE, Applicant's Traffic Engineer.

Commissioner Hinton commented upon the site inspection that occurred on August 13, 2019. He said there were sidewalk issues plus other cartway issues that were "disturbing". There was a concern as to what type of materials would be transported to the site and how those materials would be transported.

Mr. Correia stated that the materials would be pre-fabricated panels and Commissioner Manzo was concerned that those panels might not fit under the Rte. 33 overpass.

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As to traffic in/out of the site, Commissioner Hinton stated that the same issues and concerns are also found in the Green Knight Project¹ across the street i.e. the use of Male Road top the Bridge and then to either the JERC or the Green Knight sites is a "nightmare"! Male Road is only 34 feet (17 feet per side) under the Rte. 33 overpass. And turning radius was considered.

As to the easement on the Giroux property, Mr. Chartrand explained that this would be a permanent easement that would "run with the land". Indeed, Mr. Chartrand further explained that he revised the plan to open up and widen the turning radius (40 feet) onto Male Road so as to keep traffic in its lane without a need to cross lanes approaching Rte. 512.

A question was posed as follows: What if the bridge is out and traffic is down to one (1) lane? What about room for stacking of vehicles? There was also a re-discussion of extending the existing street (that travels into the St. Luke's facility off of Rte.512) to connect with Male Road as another means of access.

Mr. Wichner stated that the plan has been revised where the proposed building will now provide warehousing only...no longer the proposed 50/50 use i.e. 50% manufacturing and 50%/warehousing. This will reduce the amount of traffic expected. Further, there will be a note on the plan to this effect so that any attempt to change the sole warehouse use would require another municipal review.

Also, and since it was acknowledged that the bridge is in poor condition, the Silver Line road was discussed as an emergency access from/to the site.

There was also discussion about placing utility lines under the creek as gas and sewer lines are already there.

Borough EIT Pysher asks: What if the bridge becomes so deficient that it needs to be weight restricted? What other alternate access is available to accommodate the large number of vehicles to the site? Can the traffic go through Bushkill Township? Commissioner Manzo suggested that a "Plan B" be developed if Male Road gets shut down.

Mr. Wichner stated that he could answer some of these questions today; but, he cannot answer all of them.

Mr. Chartrand then addressed the roof drain and sidewalk waivers that were tabled from the last meeting

¹ Mr. Chartrand stated that the Green Knights are just working on plan infrastructure. No buildings are being considered to be built at this time.

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- SALDO Section 506.G.7 requires storm water management collection/conveyance pipes are to be 15" in diameter; and, the requested waiver is a partial one i.e. from 15" to 12" diameter. On motion made by Hinton and seconded by Manzo, the waiver was recommended for approval based upon the Borough EIT calculations. Unanimous vote of 4-0.

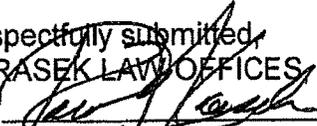
-SALDO Section 510.B requires sidewalks. There were various proposals made i.e. Male Road with an 11' travel lane and 6' shoulder=17'lane width or 12' travel lane and 5' shoulder=17' lane width and a flashing beacon on the approach-both ways- to the Rte. 33 overpass. There was also discussion that paving should be coordinated with the Green Knights so the paving can all be done at one time without ripping up newly installed pavement. Hinton made a motion to deny the waiver and this was seconded by Manzo.

- However and before a vote was taken on the motion, the Applicant suggested an alternative i.e. a 12' wide travel lane, a 1' wide shoulder and a 4' wide sidewalk=17' lane width. This proposal would no longer require a SALDO waiver of a sidewalk but rather a partial SALDO waiver of shoulder width -see Sections 509.G. On motion by Hinton and second by Manzo, this partial waiver of shoulder width-where the sidewalk starts immediately at the curb-was recommended for approval on unanimous 4-0 vote.

It is the intent of the Applicant to bring these waivers before Borough Council at the mid-month meeting of Tuesday, September 17, 2019.

- VII. Old Business: None
- VIII. New Business: None
- IX. Referral from ZHB: None
- X. Adjournment –8:15 p.m. on a motion made by D. Manzo and duly seconded by M. McNamara and carried with unanimous vote of 4-0.

Respectfully submitted,
KARASEK LAW OFFICES, LLC

By: 

Ronald J. Karasek, Esquire
PA I.D. No. 23233
Solicitor to the Borough of Wind Gap
Planning Commission
641 Market Street
Bangor, PA 18013
(610) 588-0224 – phone
(610) 588-2088 – fax

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

MEETING AGENDA -September 5, 2019

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - July 11, 2019 and August 1, 2019 MEETINGS
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED
 - A. Applicant: JERC Partners, II, LLC
Plan: Conceptual Site Plan now a Preliminary/Final Plan for Both Minor Subdivision and Land Development
Project: 318,440 sq. ft. Warehouse on Male Road and Route 33 with Tractor-Trailer, Automobile and Employee Parking and Stormwater Facilities and Driveway
09-04-18: Correspondence from Applicant's Planning Professional, Application and Conceptual Site Plan B filed.
10-04-18: Meeting held and Sketch Plan Discussed. No Official Action Needed
11-01-18 to 04-29-19: No New Submissions
04-22-19: Plainfield Township ZHB Opinion for Variance for Building Height
04-29-19: File Preliminary/Final Land Development Plan with Supporting Documents including Stormwater Study and Traffic Impact Study, Site Lighting Study
04-29-19: File Preliminary/Final Minor Subdivision Plan
05-02-19: No meeting
06-04-19: Borough Engineer Review Letter - Minor Subdivision
06-06-19: No meeting
06-10-19: LVPC Review Letter dated June 5, 2019
06-21-19: Borough Engineer Review Letter-Land Development Plan
07-09-19: Traffic Planning and Design Review of the Applicant's Traffic Impact Study
07-11-19: Meeting held. Discussion of Plan with Discussion and Recommendation for SALDO Waivers on both the Minor Subdivision Plan and the Land Development Plan.
07-15-19: NCCD Review Letter of NPDES Permit
07-15-19: Receipt, Review and Administration of Correspondence from Applicant's Attorney attaching Extension of Time form.
07-30-19: LANTA Comment Letter RE: Extension of Bus Route to Site
08-02-19: Preparation of SALDO Waiver forms for Minor Subdivision Plan and e-mail to Applicant's Attorney and Planning Professional
08-02-19: Preparation of SALDO Waiver forms for Land Development Plan and e-mail to Applicant's Attorney and Planning Professional