

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
SEPTEMBER 8, 2021**

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 were the Borough Planning Administrative Assistant D. Harbison, Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held live at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of August 11, 2021 were approved on motion made by D. Manzo, duly seconded by G. Hinton and unanimously carried on a unanimous vote 4-0.

V. Public Comment-None.

VI. Plans to be Discussed

A. Applicant: Green Knight Economic Development Corp
Type: Combined Land Development Plan and Lot Annexation Plan
Project: Annex 0.21 acres from one lot to another w/ 30,676 sq.ft. Manufacturing Bldg to be constructed on the enlarged lot
Address: 20 Green Knight Drive (Lots from GK Industrial Park II-Major Subdivision)

Representatives of the Applicant and Planning Professional were present. The names were not provided to this writer.

A revised Plan (and 5 SALDO Waiver Requests) was filed on July 21, 2021. A sixth SALDO Waiver Request was hand delivered to the Planning Commission at its meeting of September 8, 2021 and a seventh waiver was orally requested at the meeting. The Borough Engineer did prepare a Review Letter (Second Review) dated September 2, 2021 separating the review into three (3) categories i.e. Zoning, Lot Line Adjustment and Land Development.

The Seven (7) SALDO Waivers were acted upon as follows:

SALDO Section 305 requires that a preliminary plan be filed before a final plan. The request is to allow the filing of a preliminary/final plan. The Borough Engineer has no objection provided the filed plan includes all applicable requirements for preliminary and final plans. The motion to recommend approval was made by D. Manzo and seconded by M. McNamara and vote of 4-0.

SALDO Section 402.C.4 requires that all existing features within two hundred (200') feet of the tract be shown. A partial waiver is requested since many of the existing features are shown on the plan; however, limited access to SR 33 and the ROWs limit the extent of what can be included on the plan. Further, the information depicted is consistent with what was shown on the earlier accepted and approved Green Knight Plans. The motion to recommend approval was made by D. Manzo and seconded by M. McNamara and vote of 4-0.

SALDO Section 509.G requires that the street right-of-way be sixty (60) feet. A previous waiver to allow Green Knight Drive to be fifty (50) feet was approved as part of the Green Knight Drive Industrial Park II Subdivision so this request would be consistent with the prior plan. Also, a sixty (60) foot ROW would negatively impact the development of Lot No. 6C and the existing sanitary sewage pump station. The motion to recommend approval was made by D. Manzo and seconded by M. McNamara and vote of 4-0.

SALDO Section 510.B requires that sidewalk be installed. The plan does not propose sidewalk as this requirement was waived for the Green Knight Drive Industrial Park II Subdivision so this request would be consistent with the prior plan. Commissioner Hinton states that he was against the prior waiver and makes a motion to recommend denial of the waiver and seconded by D. Manzo and vote of 4-0.

SALDO Section 514.I.7 requires eight (8) street trees. A partial waiver is requested where the Applicant proposes two (2) trees since there is not sufficient space for eight (8) trees as a result of the proposed driveways, stormwater management facilities, utility connections, the existing sanitary sewage pump station and sight distances. Commissioner Hinton makes a motion to recommend four (4) trees with shrubs on street and green space seconded by D. Manzo and vote of 4-0.

STORMWATER-SALDO Section 506.F.4.c require that slopes of earth dams be designed to not less than 3 horizontal to 1 vertical. The Applicant is proposing a partial waiver of 2:1 basin side slopes due to issues of the required storage volume, DEP loading ratios, infiltration rates and the like. The motion to recommend approval was made by D. Manzo and seconded by G. Hinton and vote of 4-0.

STORMWATER-SALDO Section 506.G.7 requires that the stormwater management collection and conveyance systems be designed with fifteen (15") diameter pipe. The Applicant proposes that the roof leaders be twelve (12") inches in diameter since a larger diameter is not necessary to carry the 100-year storm. The motion to recommend approval was made by G. Hinton and seconded by M. McNamara and vote of 4-0. The Solicitor states that an Appendix 11-SALDO Waiver form will need to be filed.

Thereupon, the project itself was discussed and it was confirmed that the height of any building(s) would be less than fifty (50') feet. Since the project is for a "spec building", the tenant is unknown; and, therefore, there can be no discussion of the number of employees and whether the one (1) EDU (200 gallons per day) is sufficient. The Applicant's Planning Professional stated that the Wind Gap (Sewer) Authority confirmed with the Applicant that there is sufficient capacity for more EDUs.

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As with earlier discussions, it was noted that the building is in Plainfield Township so there will be no tax revenue to the Borough.

After some further discussion and on motion of D. Manzo and seconded by G. Hinton, the Planning Commission (on a vote of 4-0) recommended Conditional Preliminary/Final Plan Approval as per the signed Agreement for Conditional Approval form.

B. Applicant: Pennsylvania Venture Capital, Inc. /Exchange 6, LLC
Type: Land Development Plan
Project: Billboard Relocation
Address: 1036 South Broadway (Tax Parcels: F7-11A- 1 and 2)
District: Zoning District: I – SC (Industrial & Shopping Center)

The Applicant requested that review of this Plan be placed on the Planning Commission Meeting Agenda of October 7, 2021. Accordingly and on motion of D. Manzo and seconded by M. McNamara, action on the plan was tabled.

D. Applicant: David J. Tanzosh
Type: Minor Subdivision/Lot Line Adjustment
Project: Eliminate a Lot Line
Address: 613-633 South Broadway (TP ID #s: F8NW1D-9-12 and 13)
District: Zoning District: C (Community-Commercial)

Present at the meeting were the Applicant (Mr. Tanzosh) and his Planning Professional (George Fetch, Jr. PLS).

As per the last meeting, the Applicant was advised to file SALDO Waiver-Appendix 11 forms to allow official action on the waivers; and, the Applicant's Planning Professional filed a SALDO Waiver Form-Appendix No. 11 for each waiver request as follows:

-SALDO Sections 402.C.1 requires contour lines at intervals of at least two (2) feet. This is unnecessary as all that the plan proposes is to adjust the existing boundary line to for allow more off-street parking for an existing apartment building. Motion to Recommend Waiver by D. Manzo with second by M. McNamara with a vote 4-0.

-SALDO Section 402.C.4 requires that all existing features within two Hundred (200') feet of the tract be shown on the Plan. A partial waiver is requested where all street designations and right-of-way dimensions have been shown but there is no need for the remaining features where the Plan is to simply modify a lot line between two parcels. Motion to Recommend Waiver by M. McNamara and second by D. Manzo with a vote 4-0.

-SALDO Section 402.D.14 requires that permanent concrete monuments shall be placed at all outbound corners. A partial waiver is requested where the Applicant will place iron pins in lieu of the monuments with a signed and sealed certification by the Applicant's Planning Professional. Motion to Recommend Waiver by D. Manzo and second by M. McNamara with a vote 4-0.

Thereupon, the Borough Engineer's Review Letter of September 8, 2021; and, on motion made by D. Manzo duly seconded by G. Hinton and on a vote 4-0) the Planning

Commission recommended Conditional Preliminary/Final plan Approval as per the signed Agreement for Conditional Approval form.

VII. Old Business: None

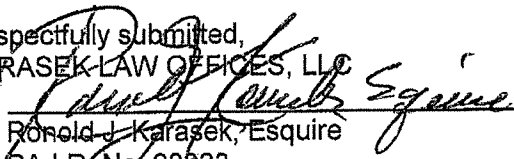
VIII. New Business: None

IX. Referral from the ZHB: None

XI. Adjournment – 8:30 p.m. On a motion made by Commissioner D. Manzo, duly seconded by M. McNamara and carried with unanimous vote of 4-0.

Respectfully submitted,
KARASEK-LAW OFFICES, LLC

By:


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