

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

MEETING AGENDA -April 1, 2021

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES -February 4, 2021 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. 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 by Borough Council to Allow for Review of the Six (6) Options by the Borough Planning Commission

08-04-2020: Applicant's Engineer Request to Schedule a Site Meeting

08-06-2020: Meeting held but No action taken pending Site Meeting

08-10-2020: Applicant's Engineer-Another Option to Avoid Internal Intersection

08-18-2020: Site meeting with Applicant, Applicant's Representatives and Planning Commissioners.

09-11-2020: E-mail from Applicant's Engineer with Option 8 - Emergency Access
09-17-2020: Meeting Held. No action taken.
10-01-2020: No Meeting
11-05-2020: No Meeting
12-03-2020: Meeting Held. No action taken
01-07-2021: No Meeting
02-04-2021: Meeting Held. No action taken
03-04-2021: No Meeting

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.

B Applicant: Tractor Supply Company

Type : Land Development Plan

Project: Installation of a Garden Center at Former K-Mart Location

Address: 803 Male Road

12-23-2020: Filing of SALDO Appendix 11-Request for Waiver of Land Development
12-23-2020: Filing of Site Plan, Floor Plan and Elevation
12-23-2020: Correspondence from B. Greene, Project Manager
01-07-2021: No Meeting
02-04-2021: Meeting Held. Recommendation for SALDO Waiver with Conditions
03-01-2021: Borough Council grants SALDO Waiver with Conditions
03-04-2021: No meeting
03-31-2021: Signed SALDO Waiver form received from Applicant

Time to Act on Plan: If the Plan is accepted for review on February 4, 2021, the time to act runs from January 22, 2021 (30 days from the filing of the plan as there was no meeting in January 2021) and expires on April 22, 2021.

C 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

Address: 20 Green Knight Drive (Lots from GK Industrial Park II-Major Subdivision)

03-11-2021: Application for Plan and Plan filed
03-22-2021: Borough ZO Review Correspondence
04-01-2021: Borough Engineer Review Correspondence

Time to Act on Plan: If the Plan is accepted for review on April 1, 2021, the time to act runs from April 1 and expires on June 30, 2021

VII. OLD BUSINESS-None

VIII. NEW BUSINESS-None

IX. REFERRALS FROM ZHB

A Applicant: Terence O'Reilly

Type: Site Plan Review for a Recommendation to the Zoning Hearing Board

Project: Mixed Use of Commercial on 1st Flr. and Residential Apt. on 2nd Flr.

Address: 67 Park Avenue (the former Sew-n-Vac Store)

03-10-2021: Application for Site Plan Review

03-10-2021: File Site Plan

03-31-2021: Borough Engineer Review Correspondence

X. ADJOURNMENT