

**MEETING MINUTES OF THE  
BOROUGH PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
FEBRUARY 4, 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 and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held where all Commissioners and the Borough Professionals attended remotely via ZOOM video and audio. While Borough Planning Administrative Assistant D. Harbison and Commissioner Chair Paynter were both physically present at the Borough Municipal Building, they also participated via ZOOM.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of December 3, 2020 were approved on motion made by D. Manzo, duly seconded by M. McNamara and 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)

No new submissions. Accordingly no motion was necessary to simply keep the Plan on the Meeting Agenda so the Borough can be kept apprised of updated land development issues i.e. sanitary sewer and temporary access easement vs. PENNDOT HOP off of SR 512.

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B. Applicant: Tractor Supply Company  
Plan: Construction of a Greenhouse at the west end  
of the former K-Mart Building  
Address: 803 Male Road

A one Brett Greene (Project Manager of Oxford Architecture of Nashville, TN) appeared via ZOOM to discuss the installation of a greenhouse at the west end of the former K-Mart Building in the location of approximately one-half of the area of the former K-Mart Garden Center.

Mr. Greene stated that the greenhouse would be smaller in size than the original K-Mart Garden Center. The Outdoor Display Area is to be fenced in. Zoning permits have been issued for the proposed use and the amount of off-street parking.

Mr. Greene is requesting a SALDO waiver of land development since a) the store is readily accessible b) a concrete pad already exists so there would be no disturbance of impervious cover c) there are no storm water issues d) there are no water or sanitary sewer issues e) there already exists the lighting, off-street parking spaces, parking lot striping and parking lot aisles.

The Borough EIT Pysher stated that the SALDO definitions of "land development" and "improvement" would require that the plan must have land development approval by the Borough. However, he agrees that this plan may be a good candidate for a SALDO waiver for the reasons stated above.

Commissioner Hinton asked a number of questions regarding the Permanent Trailer Equipment Display Area, will there be storage outside of the fenced-in area, the location of the Outside Storage Area and the wind and snow loads on the structure.

On motion by Commissioner G. Hinton and second by Commissioner M. McNamara the Planning Commission recommended approval of a SALDO waiver for land development with two (2) conditions: 1) that the display area(s) is limited to what is reflected on the Site Plan and 2) that the Borough Fire Chief inspect the site to be certain that there is no fire hazard. Motion passed on 4-0 vote.

SALDO waiver to be scheduled for official action by Borough Council on either Tuesday, February 16, 2021 or Monday, March 1, 2021.

VII. Old Business:

Commission Chair Paynter inquires as to the status of the proposed zoning change request by TEG Logistics for a truck repair and storage business on the Gassler property (at 62 North Broadway). The Solicitor reports that the Borough does not wish to make such zoning changes (whether to zoning ordinance definitions or zoning map) placing a truck depot in the middle of town.

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Commission Hinton asks the Borough EIT as to the status of the sanitary sewer station in the Green Knights project; and, Mr. Pysher provides an update

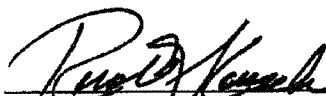
VIII. New Business: None

IX. Referral from the ZHB: None

XI. Adjournment – 7:45 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

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