

WIND GAP PLANNING COMMISSION
29 MECHANIC STREET
WIND GAP, PA 18091

MEETING: Thursday, April 3, 2003

MEMBERS: Sandra Lockard
Linda Paynter
Andrew Perrine

OFFICIALS: Peter Layman, Esq. Solicitor
Ronald Madison, Borough Engineer

Called the meeting at 7:30 p.m.

Sandra introduces Linda Paynter the new Planning Commission member to the Members.

Motion by Sandra Lockard to approve the minutes from February, Sandra Lockard seconded the motion all in favor.

POSH PROPERTIES---CVS / Proposed Dunkin Donuts Land Development re-zoning of properties.

Mr. Jeffrey Ott the applicants engineer is here without council to give a brief update and to answer any questions. The applicant was supposed to be before the Zoning Hearing Board last evening and the Borough Solicitor and the Zoning Hearing Solicitor spoke with the applicants and the result was to wait until the property was re-zoned before we appear in front of Zoning Hearing Board. We will be delayed until the property is rezoned. Once the property is rezoned we will appear before the next available Zoning Hearing Board Meeting.

Mr. Layman said Mr. Ott is speaking about the proposed rezoning and Council has not acted on it yet. The rear part of the property is currently zoned residential. That is the part that is owned by Mr. Cortazzo now. Mr. Ott will not be able to put any kind of non-residential use there without a use variance or a rezoning. That is the specific issue.

Mr. Ott received a letter from Hanover Engineering dated March 31, 2003 and Mr. Madison and Mr. Ott spoke about this and Mr. Madison is comfortable on where everything is on the site issues and the stormwater management and the remaining issue is from PennDot and gaining the highway occupancy permit. Mr. Ott has a meeting with PennDot on Friday to discuss with them the plan. The TIS (Traffic Impact Study) is completed. Mr. Ott feels confident that PennDot will be ok with the submission.

Mr. Layman states, as far as the rezoning, council has to approve the process; any proposed amendment will then come formally before planning for comment. Mr. Layman said the first time we can formally review the plan about the May 1st meeting. Mr. Layman also points out, we have jurisdiction over the subdivision, and we do not have jurisdiction over the Zoning ordinance. We would have to have taken action but we received a fax today and we have an extension until June 30, 2003.

Mr. Perrine asks about the number of parking spots. Mr. Ott said Posh can provide 70 spots and 76 are required. We have a variance request for six (6) spots.

Linda Paynter asks about the entrance and exits. Mr. Madison explains the plan.

Mrs. Lockard mentions to the Planning Commission about the re-zoning correspondence they received. There are no questions. Mr. Tom Palmer is here as a courtesy to answer any zoning questions only. This is not the official review of the proposed amendment, Council meet on March 18, 2003. Mr. Palmer explains new districts, and briefly reviews some of the proposed amendments.

Andrew asks Mr. Palmer why he did not change the R-12, BMC district to SPC. Mr. Palmer said because this is a 1-acre minimum lot size and it will become a 10-acre minimum lot size. We are stingier on what kinds of uses are allowed there. And, to be more consistent with Plainfield and Bushkill.

Sandra asks if anyone has any questions, concerns or comments. Mr. Mogilski has concerns are up at the R-M district and asks Mr. Palmer if he looked into it. Mr. Palmer said the original plan that is being done with Pen Argyl and Plainfield they agree there is a need for a detailed study to see whether it will be a partial interchange or a full interchange or how it would be carried down to the old Lanco. Mr. Layman said Pen Argyl did not officially express an opinion. Mr. Palmer said correct they did not, this is part of the plan and they expressed they would take a look at it. Mr. Perrine asks if it would run along Constitution Avenue. The Slatebelt Industrial Center sketch plan is from November 1, 2000. Mr. Perrine states that we put two ramps going off and on you will actually have four ramps in both directions, we would not need to put the other access road in. Mr. Palmer comments the problem would be adding extra ramps and the other movement would be a problem. Mr. Palmer makes additional comments. This could also provide more access to the trail and the county park people are interested in gaining more access into the trail system. Mr. Mogilski asks about Eight Streets, the bottom end of the R-M to R-8 would it be possible to run that all the way up to the I-C? Mr. Palmer comments.

On motion, by Sandra Lockard to adjourn the meeting, seconded by Sandra Lockard, meeting

adjourned at 8:20 pm

Millie Del Negro
Planning Recording Secretary

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