

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

MEETING: Thursday, January 2, 2003

MEMBERS: Sandra Lockard  
Andrew Perrine  
Todd Beil  
Joan Valley

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

Called the meeting at 7:30 p.m. Peter Layman called for the nomination of a chairperson for the Commission, in the New Year. Andrew Perrine nominates Sandra Lockard and Joan Valley seconded the motion, in favor, two to one. Todd Beil is opposed the vote. Mrs. Lockard abstains. Sandra nominates to vote for Mr. Beil as Vice Chairman, Joan Valley seconded the motion, all in favor.

Motion by Sandra to approve the minutes from December Todd Beil seconded the motion all in favor.

Motion to take a roll call by Todd Beil all in favor 4-0.

**CALANTONI-Wind Gap, Twins at the Gap/ Manor Haven Corporation 50 Unit homes in Wind Gap Preliminary and subdivision plan.**

Mr. Preston is requesting a recommendation for the length of the cull-de-cac and the lot frontage 50' lot width. Mr. Perrine asks if all the residents on Tenth Street approve of the plan. Mr. Jimenez signed an approval and the other residents are not opposed to the plan. Mr. Preston submitted a letter of approval from Mr. Jimenez. Mrs. Valley can see no good for the town or the residents around there.

Scott McMackin engineer for Mrs. Calantoni, states the maximum for the cul-de-sac is 600' and the applicant is proposing that the length be 675', and the second is the lot size width, to waive the 50' lot line for the four lots. The only other possible way to go ahead with this plan is to is to not put in the cull-de-sac and go out to Constitution Avenue. Mr. Madison does not believe that Penn Dot will encourage more access points to that section on Broadway. We are still waiting for Penn Dots comments.

Mr. Layman states the standard for a waiver as it is called in the Municipality Planning Code of modification number 512.1 and that Council is supposed to follow, and Planning Commission is supposed to also.

The Planning Commission needs to recommend to Council one way or another, if the Commission does not recommend the cull-de-sac to Council, then the waiver for the wedge shaped lots are meaningless.

If Commission does not recommend the cull-de-sac, the waiver for the pie shaped lots, (question if it is a hardship to

allow a thirteen or fifteen foot waiver on the width at the street). The consequence is that they might lose one lot. Mr. MaMackin said or two lots.

Mr. Perrine states, actually we cannot do anything until residents approve. Mr. Layman states, Mr. Preston is looking for a recommendation on the waivers and not a recommendation for conditional approval.

The Zoning issue is, are twins an allowed use with a zero foot setback. The Zoning Officer has ruled that a zero foot setback requires a variance. This has raised some issues with the Ordinance. Mr. Zito will be giving Council a legal opinion. There should be some resolution of the Zoning issue in order to recommend this approval.

Todd Beil makes a motion that no waiver be granted at this time (to table), until the Zoning variance has been finalized with the Zoning Board, or other Zoning relief. Mr. Preston said dependent on Mr. Zito's letter.

Motion to take no action on the waivers until the zoning issue is resolved.  
Andrew Perrine seconded the motion, all in favor.

Todd states if applicant does not grant an extension, the Planning Commission must decide tonight.

Andrew Perrine motions to table, Sandra Lockard seconded the motion. All in favor

Mr. Preston will not grant an extension.

Hanover engineer comments are discussed.

Section 4-3-5.2 required approval by the Northampton County Conservation district.

Did not receive yet.

Section 4-3-5.5 with the Penn Dot right-of-way requiring a Highway Occupancy Permit.

Did not receive yet.

Section 4-3-5.7 Certification of water service regarding the plans.

Did not receive yet.

Section 4-3-5.7 certification of sewage disposal with WGMA

Did not receive yet.

Section 6-4-1.5 did not comply with the maximum of 600 feet.

Did not comply yet.

Motion is a yes vote to approve.

The first waiver to extend the cull-de-sac, motion to approve to Section 6-4-1.5,  
Roll call 2-2. Waiver is not recommended.

The second is the waiver on the lot size  
Roll call 0-4. Waiver is not recommended.

The motion for the approval or disapprove the plan.

Motion to disapprove the plan by a yes vote by Andrew Perrine, seconded by Sandra Lockard.  
Roll call 4-0, waiver is not recommended.

**POSH PROPERTIES---CVS / Proposed Dunkin Donuts Land use Land Development.**

Mr. James Preston, on behalf of Posh Properties, granted an extension until February 28, 2003.

Motion to table by Sandra Lockard and Todd Beil seconded the motion. All in favor.

**GIROUX--Sketch plan to develop property.**

Mr. Giroux, did not attend the meeting tonight, on motion to wait until the developer is here before any motion is taken.

On motion, by Sandra Lockard to adjourn the meeting, seconded by Todd Beil, meeting adjourned at 8:40 pm

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Millie Del Negro  
Recording Secretary

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