

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

MEETING: Thursday, July 3, 2003

MEMBERS: Sandra Lockard

Linda Paynter  
Andrew Perrine  
Joan Valley

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

Sandra called the meeting to order at 7:35 p.m. Andrew motions to approve the minutes from June 5<sup>th</sup>  
Linda seconded the motion all in favor.

**Alan and Kathleen McFall** Subdivision. Mr. Brad Miller is here from East Penn Engineering for this subdivision.  
Comment A. lots are proposed to be combined.

Zoning Comments—B.1--No statement of intended use is provided on the proposed plan. Statement has been added. Proposed lots number 1 and 2 and lot number 3 is to remain land to be subdivided in the future. B.2--The minimum future right-of-way width may be required. Plan shows additional right of way width to be dedicated and the Borough Council is to determine if they want the additional width. B.3---A copy of the Wetlands report prepared by MEA Inc. Environmental service should be submitted to the Borough for review. There are no wetlands in lots 1 and 2. The entire property was studied by MEA and we will give the Borough a copy when the report is finished. B.4--Off street parking is provided in garage turnaround area and driveways.

SALDO Comments—C.1--All man-made features within 400 feet of the boundary subdivision tract must be indicated on the plan. A **waiver** is requested for relief of Section 4-3-4.7 of man made features within 400 feet of lot. C.2--A statement of intended use for each proposed lot must be indicated on the plan. This was done. C.5. --We have not received a review letter from LVPC and they were contacted, they have record of release. C.6--The revised proposed lot 2 has a survey description of proper closure. Lot 1 does not provide a survey description with proper closure. C.7--An open space and community park recreation fee is required for each new lot created within the Borough of Wind Gap. Lot 2. Lots have been checked for closure. C.8--A **waiver** is requested a driveway shall be located a minimum of fifty feet from street intersections. The proposed lot 2 driveway does not meet this requirement. We will be building a new driveway on lot number 1 and this does meet the 50' requirement. C.9--Erosion and sediment control facilities should be provided for proposed lot 2. C.10--The plan appears to meet the requirements for monumentation. Hanover asks that Surveyor's certification be provided to the Borough prior to recording the plan. That will be done. C.11--no sidewalks are proposed for this subdivision. C.12--The plan should include a construction detail for depressed concrete curb for the two proposed driveways.

On Ron's memo indicating the survey problem: that was resolved. And existing inlet that raises concerns. We need to determine where the pipes are going too.

Waiver number one: SALDO requirement for man-made features within 400 feet. On motion to accept the waiver by Joan Valley and Andrew Perrine seconded the motion. Roll call taken 4-0 all in favor.

Waiver number two: SALDO requirement for a driveway fifty foot from street. Linda Paynter motions to accept the waiver and recommended to council and seconded by Andrew Perrine. Roll call taken 4-0 all in favor.

Recommendation to Council to approve conditional approval

1. Payment of all review fees and costs.
2. Deeds of dedications to be executed as determined by Wind Gap Boro Council.
3. Payment of recreation fees.
4. Compliance with all comments of Boro Engineer review letters of June 24, 2003 and June 30, 2003 including but not limited to wetlands issues and surface water issues to satisfaction of Boro Engineer.
5. Since no improvement agreement required, a surveyor's certification to be filed with Wind Gap Boro prior to recording of the plan.

Joan Valley motioned to accept conditional approval; Andrew Perrine seconded the motion Roll call taken 4-0 all in favor.

**Arlington Associates, Ean Sussick & Sons, Inc., Wind Gap Commons.** This is a sketch plan proposing to create 16 lots for single-family residential dwellings. Barry and Dean Swink, project manager for the applicant, states the plan has been in front of the Planning Commission in the past. Mr. Layman said there was a final conditional approval recommended by the Planning Commission back in 1991 and there was another sketch plan in 1997 and they are no longer any good. Borough Engineer's comments the plan acre in the R-10 district meets the requirements of the zoning district. Mr. Layman said Genoga was ordained and both Poplar and Utica have been ordained. Mr. Henshue asked if this plan proceeds further would we be required to improve both-streets, or just one street to gain access to the property? Ron said that would apply to the cul-de-sac rule.

Mr. Layman said Joan mentioned the number of lots have at least 10,000 SF per lot.

Item number 6 the stormwater drainage requirements and the downstream stormwater problems that have previously been documented along Utica Street, Park Avenue, and Broadway and may have to be mitigated.

Dean asked if Wind Gap requires sidewalks. Mr. Layman said there have been times when they are required and there are times when they are not required.

Applicant asked about the recreation area do we donate land or do we pay money?

Mr. Henshue said that a 16-lot subdivision may require sidewalks Poplar and Genoga are required to be improved, would we have to put sidewalks there also? Mr. Layman said it is up to Council there may be some difficulty in ownership. Mr. Henshue said if the streets are improved who would be responsible for putting in the sidewalks, Flood is on one side, or is it going to be done as a street improvement? Mr. Layman said the subdivision approval could not require the Flood's to put in sidewalks because the Flood's are not applicants. Council does have the ability under the Borough code to make assessments against property owners to require them to put in sidewalks. If Council

is developing a sidewalk plan, it may be that council will be looking in areas on where sidewalks should be installed in the Borough. Mr. Henshue said these people will have to bear the cost of putting sidewalks and curbing in on what is now an unimproved street. Mr. Layman said our recommendation to Council would be that we recommend the developer put in sidewalks. Council has the power at any time, to require anybody to put in sidewalks. Council is trying now to make sure there are no breaks in curbing and sidewalks, and to figure out where sidewalks are most useful.

Mr. Layman said the developer can do two things, they can try to acquire another ten feet, which means they have to buy, they can try to persuade Council to condemn ten feet, or they can ask for a waiver from the 50 feet.

Mr. Charles Oessenick has a problem with the five feet having to be taken away from him he owns 9600 SF.

Sandra asked if there are any more comments from the audience.

On motion, by Linda Paynter to adjourn the meeting, seconded by Joan Valley, meeting adjourned at 8:35 pm

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Millie Del Negro  
SALDO Officer / Zoning Secretary

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