

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

MEETING: Thursday, November 6, 2003

MEMBERS: Todd Beil
Andrew Perrine
Joan Valley
Linda Paynter

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

Todd called the meeting to order at 7:34 p.m. Todd informed the Planning Commission that Sandra Lockard resigned from Council and Planning.

Linda makes a motion that Todd Beil becomes Chairman. Andrew seconded the motion. All in favor. One extension Todd Beil.

Joan Valley makes a motion to have Andrew as Vice Chairman. Linda Paynter seconded the motion. All in favor.

Andrew Perrine makes a motion to approve the minutes from October 2, 2003. Joan Valley seconded the motion. All in favor. Todd and Linda abstain.

Todd asked why planning rescinded their recommendation to extend Town Center up to Alpha to Borough Council. Andrew mentioned there is a cost of nine thousand dollars to change. Andrew stated that during the public meeting on September 30, 2003 at the firehouse Mr. Len Zito, Borough Solicitor said it would cost Nine Thousand dollars to bring that proposal to map out. Andrew said he couldn't see spending one more dollar on this plan ad a taxpayer. Joan Valley agreed.

Posh Properties granted us an extension until January 31, 2004. Posh Properties will be here for the December meeting. Mr. Layman mentioned to Mr. Preston that there are a lot of traffic issues. Mr. Preston would like to submit new information for the next meeting. Mr. Madison

mentions we have traffic concerns, lighting concerns and a retaining wall concern. Posh is asking for eight waivers, and some we need to know if they have Penn Dot approval. Concerns were discusses about the tractor-trailer deliveries with traffic concerns.

McFall / Janson Mr. Madison reported McFall's subdivision was approved as revised at Monday nights Council meeting. All of the changes were minor. Council reviewed it and approved it. Also, Council reviewed the Janson Woods lot that is totally in Plainfield Township. Plainfield asked as a courtesy copy to Wind Gap Boro to review for any impact. They do not need any approvals form planning or Council. Plainfield County Township is aware that Wind Gap Boro engineer is aware of this plan. Millie will send a letter to Plainfield Township stating Wind Gap Boro is showing concerns about the Janson Woods subdivision stormwater drainage issue as per the Hanover Engineering's letter dated October 30, 2003.

Linda makes a motion to send a letter to Plainfield Township. Todd seconded the motion. All in favor.

Pete recommends that Council fill the vacancy on planning as soon as possible

Todd motions to have Millie suggest to Council to fill the vacancy on the Planning Commission as soon as possible and to consider advertising. Andrew seconded the motion. All in favor.

Linda makes a motion that Millie sent a letter to suggest to Council that the Planning Commission would appreciate Joan Valley be reappointed. Andrew seconded the motion. All in favor. Joan abstained.

Also Millie will prepare a letter to Sandra Lockard thanking her for her services, and time on the Planning Commission.

Linda makes a motion to adjourn the meeting. Joan seconded the motion. All in favor.

Meeting was adjourned at 8:15 pm.

Millie Del Negro
SALDO Officer / Zoning Secretary

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