

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

**MEETING:** Thursday, September 4, 2003

**MEMBERS:** Sandra Lockard  
Andrew Perrine  
Joan Valley

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

Sandra called the meeting to order at 7:33 p.m. Andrew motions to approve the minutes from August 7, 2003 Joan seconded the motion. All in favor.

**POSH PROPERTIES**— We are going to grant an extension until November 30, 2003. Motion to table by Sandra. Andrew seconded the motion. All in favor.

**FBJ REAL ESTATE** —Subdivision of one parcel into two. James Dotta is the owner of the property at 35-37 East Third Street. The Zoning Hearing Board approved all variances in 1995. There are two dwellings now and he wants to subdivide and sell one half. Ron asked to have the existing parking requirements put on the plan along with the existing features. Mr. Dotta asked for a waiver on section 4-3-4.7 all existing man-made and natural features within 400 feet of the proposed subdivision be indicated on the plan. We do show a house on each side that goes 150 feet, and does not see what will be gained with the 400 feet. Ron said it is a requirement under the SALDO. Mr. Dotta will show other items that are in the comment letter from Hanover, and the SALDO requirements on the plan. Peter asked since the utilities are not shown, does Mr. Dotta have separate sewer laterals and water laterals for each side. Mr. Dotta said yes. Ron recommends a firewall be built. Mr. Dotta said there is a firewall. A certification block will be put on the plan also. Joan motions to recommend to Borough Council to grant and permit under SALDO section 4-3-4.7 the developer, to show only neighboring dwellings and existing utilities. Sandra seconded the motion. All in favor.

Pete asked Ron if this would be right for conditional approval or would he like to see the plan back. Ron said that most of the plan issues would be placed on the plan. Ron does not see any reason not to recommend on conditional approval. Pete said the ninety-day begins tonight. Sandra wants to review the plan again before approval. Mr. Dotta asked what the reason is to come back. Sandra stated when the plans come back everybody will see it. Andrew Perrine motions to table Joan Valley seconded the motion. All if favor.

**COMPREHENSIVE PLAN**—recommendations went to Borough Council already and Sandra wants to know if there is anything else to add. Pete said we have the Lehigh Valley Planning review. Pete Laymen said that there was no formal action on the Zoning Amendment, we need to make a motion to recommend that if the two changes we

sent earlier are made, that the Zoning Amendments would then be passed. The two changes will be discussed at the public hearing. Joan Valley makes a motion. Andrew Perrine seconded the motion. All in favor.

**CORTAZZO**—Pete mentioned that Mr. Cortazzo is linked to Posh Properties, part of his property he is planning to sell to Posh and that is the part Posh wants to rezone to commercial. Cortazzo does not want to move ahead with this subdivision until he knows if Posh will get the rezoning and buy part of the property. We received an extension until December 31, 2003 and then a couple of months later they gave us another extension until October 2, 2003. He cannot withdraw an extension they had already given. December 31, 2003 is in affect. Today we received a letter stating Cortazzo meant December 31, 2003. Pete said it makes no sense to approve or table, because Cortazzo has not been formally in front of Planning.

On motion, by Sandra Lockard to adjourn the meeting, seconded by Andrew Perrine, meeting adjourned at 7:55 pm

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Millie Del Negro  
SALDO Officer / Zoning Secretary

