



WIND GAP BOROUGH **PLANNING COMMISSION**

29 MECHANIC STREET, WIND GAP, PA 18091

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MEETING: Thursday, April 1, 2004

MEMBERS: Joan Valley
Linda Paynter
Rebeca Shoemaker

OFFICIALS: Peter Layman, Esq. Solicitor
Kirk Croasmun / Schoor De Palma Engineer

Joan Valley motioned to have Linda Paynter to run the meeting. Rebeca Shoemaker seconded the motion. All in favor. Linda called the meeting to order at 7:45 p.m. Andrew Perrine and Todd Beil were not present.

Joan Valley makes a motion to approve the minutes from February. Rebeca seconded the motion. All in favor.

Tom Palmer from Urban Research is here to briefly discuss the Regional Plan and to invite all of the Planning Commission to the meeting on April 7, 2004 at the Plainfield Fire Company to provide recommendations.

GASSLER—Land Development.

Kirk Croasmun reviews his letter from March 26, 2004.

Zoning Comments

Applicant is to check and show lot closure. The revised plan shows setbacks for the R-zone, it should show setbacks for the C-zone. We have information from FEMA. A wetland delineation should be submitted, Mr. Gassler said it was done in the year 2000. The handicap details should be added to the plan. This is a standard detail. Mr. Layman stated this is a Zoning Ordinance and is up to Mr. John Blick our Zoning Officer. Mr. Croasmun said this should be added on the plan if the applicant does not want to go to the Zoning Officer. The Zoning Officer should review the plan and the entrance being 30 F off the intersection of Broadway. The lighting was added to the

plan. Mr. Layman stated with regard to the exterior this is an issue for John Blick. The parking area designed for use by 4 or more cars after dusk shall be adequately illuminated. Mr. Layman said, what adequately means is up to the Zoning Officer John Blick. The planning strip shall be parallel to the right-of-way.

SALDO Comments

1. The applicant requests a waiver section 4-3-2 for the sheet size.
2. Section 4-3-4.4, the key map was added if the applicant wants to leave it at 2" the engineer suggests asking for a waiver. Waiver is requested to have 1" to equal 2000 feet.
3. The applicant is requesting a waiver for section 4-3-4.5, however the plan should be revised to indicate the invert elevations of the existing on-site storm drainage system.
4. Section 4-3-5.1 is part of the requirement and the applicant is asking for a waiver. Item to be revised.
5. Section 4-3-5.6 the plan should be revised to include a pavement restoration and chain link fence details and should also include storm sewer profiles and the storm pipe bedding detail should be revised to reference compaction of the stone pipe envelope.
6. Section 4-3-5.7 has been taken care of.
7. Section 4-3-5.7 the planning module.
8. Section 6-3 submission of fee and the plan should reflect Borough Council's decision.
9. Section 6-6-2 Highway Occupancy Permit from PADOT for two entrances along Broadway.
10. Section 6-8-2 the drainage area map must be provided. Also, the ground cover and structures on the properties. The applicant will put this on the map.
11. Section 6-8-3 the drainage calculations. Indicate a net decrease in runoff from the site. The applicant should ask for a waiver, and will be added in the drainage area map report.
12. Section 6-8-5 this plan requires the Lehigh Valley Planning Commission approval.
13. Section 6-8-7 PADOT approvals for removal of the existing manholes and storm pipe and installation of JB 3 within the right-of-way of Broadway.
14. Section 6-9-1 with the Northampton County Soil Conservation District the applicant must obtain NPDES permit.
15. Section 6-11-1.3 the plan should be revised with the addresses of Met. Ed. And phone number of commonwealth.

Waivers

The Planning Commission recommended that Borough Council grant the following waivers.

1. Section 4-3-2 to permit the plan be submitted on specific sheet sizes on the size that was submitted.
2. Section 4-3-4.4 one inch equals 1,000 feet scale be used to permit a key map at a one inch equals

2,000 feet scale.

3. Section 4-3-4.5 to permit the plan to be submitted without noting the existing land use of adjacent properties.
4. Section 4-3-4.5 that existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroads or other man-made and natural features within 400 feet of the boundaries of the property be shown with the exception that Developer shall be required to show the invert elevations of the existing on-site storm drainage system, which are proposed to remain.
5. Section 6-8-3 that requires existing points of natural drainage discharge onto adjacent properties not be altered without the written approval of the affected landowner. The waiver is recommended because the reviewing engineer has determined that there would be a net decrease in runoff from the site after development.

Joan Valley motions to recommend approval for the waivers listed above. Rebeca Shomaker seconded. All-in-favor.

Mr. Layman stated that he got a letter from Lehigh Valley Planning Commission that they did not receive any fee from the applicant. Mr. Gassler said that was correct he is waiting until he gets past this point and then he will submit payment.

The Planning Commission also recommended conditional approval of the plan by a 3-0 vote, subject to the following conditions:

1. Compliance with Schoor DePalma's engineer review letter of March 26, 2004.
2. Payment of review fees.
3. Planning Module approval to be obtained from PADEP, as required by section 4-3-5.7 of the SALDO.
4. The Planning Commission recommends that a recreation fee be paid in lieu of dedication of land for park purposes.
5. Issuance of a Highway Occupancy Permit by PennDOT, as required by section 6-6-2 of the SALDO.
6. Drainage map to be submitted and reviewed and approved by the alternate engineer, as required by section 6-8-2 of the SALDO.
7. Review and approval of the drainage plan by the Lehigh Valley Planning Commission, as required by Act 167.
8. Approval by PennDOT for manhole removal within PennDOT right-of-way in Broadway.
9. Approval by the Soil Conservation Service approval.
10. NPDES permit to be obtained by Developer.
11. Submission by Developer of wetlands delineation.
12. Plan review by the Lehigh Valley Planning Commission.
13. Approval and or Comments to be received from Wind Gap Ambulance Corps relating to the plan.

In addition, the Developer should be required to submit improvements estimates for the cost of any infrastructure improvements, said estimates to be reviewed by the alternate engineer and secured by an Improvements Agreement prepared by the Borough Solicitor, securing the improvements through a bond, letter of credit or cash escrow.

Joan Valley motions to recommend approval for the above conditions. Rebeca seconded the motion. All-in-favor.

Mr. Gassler granted a 60-day extension of time and expires on June 6, 2004.

On motion, by Joan Valley to adjourn the meeting, seconded by Rebeca Shoemaker, meeting adjourned at 9:10 pm. All in favor.

Mildred Del Negro
Zoning Secretary /SALDO Officer

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