

**WIND GAP PLANNING COMMISSION  
29 MECHANIC STREET  
WIND GAP, PA 18091  
610.863.7299**

MEETING: Thursday, February 5, 2004

MEMBERS: Todd Beil  
Andrew Perrine  
Joan Valley  
Linda Paynter

OFFICIALS: Peter Layman, Esq. Solicitor  
James A. Milot, Hanover Engineer  
Kirk Croasmun Schoor De Palma Engineer

Todd Beil called the meeting to order at 7:30 p.m. Linda Paynter makes a motion to approve the minutes from January. Joan Valley seconded the motion. All in favor.

**GASSLER–Land Development.**

On continuation from last month's meeting, Mr. Kirk Croasmun, P.E. reviews from his January 5<sup>th</sup> letter. The prior sections have been discussed at last months meeting.

*SALDO Comments*

- 5** Section 4-3-4.5 the applicant is requesting a waiver, the engineer recommends that the topography and all structures located on the adjacent properties of the north of the site be show on the plan. The plan was discussed at last months meeting and everyone is comfortable with this and there is not need to go any further than what is show on the plan. The plans should indicate the invert elevations of the existing on-site storm drainage system.
- 6**—Section 4-3-4.9 this has been revised to show the location of the sewer and the water services.
- 7**—Section 4-3-5.1 the plan to indicate the curb radii at the island at the northeast corner of the proposed tavern.
- 8**—Section 4-3-5.1 plan should be revised to include the following details: pavement restoration, concrete apron, depressed curb, standard curb, type M inlet, storm pipe trench restoration, F.E.S. and rip-rap, parking lot pavement structure and chain link fence. The plan should also include storm sewer profiles.

- 9**—Section 4-3-5.6 the applicant must obtain PA American Water Co and Fire Department approval for connection of the proposed tavern to the existing water system. This will be a condition upon approval.
- 10**—Section 4-3-5.7 the applicant must obtain Planning Module approval from PA DEP and Wind Gap Municipal Authority for connection of the propose tavern to the existing sanitary sewer system. This will be a condition upon approval.
- 11**—Section 6-3 the applicant must receive direction from the Borough Council as to whether open space land or a fee will be required. The plan should then be revised to indicate the same. This will be a condition upon approval. Mr. Layman said the commission may or may want to recommend to Council whether to request a recreation fee or dedication open space.
- 12**—Section 6-6-2 plan note 5 indicates the applicant is working with PA DOT to obtain necessary approval.
- 13**—Section 6-8-2 this comment appears that the revised Stormwater Analysis for the site does not coincide with the drainage areas and patterns as shown on the plan. In addition, the basin routings should not include storage volumes below the proposed permanent water surface elevation.
- 14**—Section 6-8-3 the applicant indicated a net decrease in runoff from the site. Therefore, the engineer would not take exception to the Commission granting a Waiver for this requirement.
- 15**—Section 6-8-5 the site is located in sub area 59 of the Bushkill Creek Watershed Act 167 Plan, the Stormwater Management Plan requires Lehigh Valley Planning commission approval. This will be a condition upon approval.
- 16**—Section 6-8-6 the plan should be revised to provide easements along the seasonal stream and the West Branch Little Bushkill Creek. The applicant will comply.
- 17**—Section 6-8-7 plan note 6 indicates that" the applicant will obtain a PA DOT approval prior to any removal of the existing drainage structures". This will be a condition upon approval.
- 18**—Section 6-8-9.2 Plan note 7 has been added to Sheet 1 of 5, which indicates that the applicant will accept responsibility for the maintenance of the storm drainage improvements.
- 19**—Section 6-9-1 this comment has not been addressed. The plan should be revised to delineate the limit of disturbance and associated area. If greater that one (1) acre, the applicant must obtain an NPDES permit in accordance with the new Phase III regulations enacted in December of 2002.
- 20**—Section 6-10-6 this section was discussed at the last meeting, and has been agreed upon and is satisfactory.
- 21**—Section 6-11-1.3 the plan should be revised to provide the addresses and phone numbers of the utility companies listed on the plan. These have been added.

### Additional Comments

- 1**—Based on the engineers review of the USGS map submitted in the drainage report, it appears that the northern portion of the basin area located at the intersection of Broadway and Alpha Road should be included in the study. The applicant has confirmed this.

- 2**—This issue will be reviewed once the inlet drainage areas are revised in accordance with SALDO comment 13 above.
- 3**—The plan should be revised to show the location, size material, invert (s) and slope (s) of the proposed roof drain(s).
- 4**—This item has been satisfactorily addressed.
- 5**—The plan should be revised to reference the owner of the existing easement along the western property lines.
- 6**—Grading and filling was recently performed on site. The applicant should also provide testimony regarding the status of existing permits issued for any on-site grading work.
- 7**—The following items should be added to the plan: Stone drive behind the garage and outbuildings, driveway on the Schoenberger property, propane storage tanks on the Kerozaliev property, timber stockpiles along the seasonal stream, concrete apron at existing tavern entrance.
- 8**—The applicant must obtain LVPC approval.
- 9** The plan should be review by the Borough of Wind Gap Emergency Services for adequate emergency vehicle access to the site.
- 10** The dumpster location has been satisfactorily addressed.
- 11** The stormwater management report should be revised to indicate the licensed professional who prepared it.
- 12** The plan should be revised to indicate the limits of existing curb and sidewalk removal / replacement along Broadway if applicable. Also, this should be clearly indicated on the plans.
- 13** An inlet or manhole should be provided at the change in direction between Inlet 5 and 7. In addition, it appears that these inlets should be Type "M" since they are not located along a curb.
- 14** It appears the proposed 742 contours overlap the 744 contours in the basin. Using a thinner or dashed line to represent the existing contours within the pond /. Basin is recommended.
- 15** The stormwater analysis indicates a permanent pond elevation of 739.00. This permanent water elevation and contour should be shown on the plan to enable verification of the basin volume.
- 16** The Outlet control structure detail should be revised to clearly delineate proposed features from existing.

Mr. Layman stated that there are a lot of things the Commission can normally grant waivers on and other issues for outside agencies approvals. The main issue is some of the drainage issues. If there is a major change that Pen Dot requires, it could affect be the driveway, or the parking and sometimes the developer prefers to get through with Pen Dot rather than got thru the approval process and then have to come back. Mr. Bartleson stated this is something to look at. Mr. Layman said when Wendy's was built on Sullivan Trail and 512, they had to come back before the Planning Commission because Pen Dot reconfigured their entire plan. Mr. Bartleson said he couldn't see this plan being altered that much by Pen Dot. Normally, the stormwater issues needs to be cleared up before there can be any conditional approvals.

Mr. Beil motions to table until next month's meeting and to have applicant meet with Pen Dot and have the major drainage report and revisions included. Linda Paynter seconded the motion. Joan Valley votes yes. Andrew Perrine abstains from the vote.

### **JANSON WOODS—Roosevelt Street**

Mr. James Milot from Hanover Engineering is here to discuss plan. This goes back to the January 23, 2004 letter outlining issues. This is Alan McFall's Land Development. Therefore, Pete Layman will not sit in on this discussion because Alan McFall is a partner in Pete's law firm. Hanover looked at the traffic generator that will be in Wind Gap and said this is a minor traffic generator issue.

Todd Beil motions that we are not adverse to their subdivision and we ask that they consider our comment as part of their review. Joan Valley seconded the motion.  
All in favor.

### **ARLINGTON ENTERPRISES—Utica Avenue, single-family dwellings.**

Donald C. Frederickson, PE from Environmental Design & Engineering is here to represent the applicant Jim Seitz for this proposed fourteen (14) dwelling site plan. Mr. Frederickson reviews the plan with the Planning Commission. Mr. Layman stated that this part of Genoga has been ordained by the Borough but has not been improved. The cul-de-sac is not ordained. The applicant would like to extend Genoga because they do not have the property to extend any other way. The applicant is proposing to improve the entranceway on Genoga. Mr. Milot stated that the extension of Genoga from Lehigh up could be done in a safe manner. Mr. Flood is worried that someone will want to expand the 50 feet and condemn part of his property. Mr. Layman said the Planning Commission cannot condemn, and the developer can't condemn. Mr. Layman said if Poplar Street was improved there would be either be less than 600 feet to the cul-de-sac from Poplar or it would be very little over 600 feet. Mr. Getz asked where is the stormwater going to go? Andrew Perrine is concerned about the problems Mr. Flood and Mr. Greenleaf can have with their land. Also, the applicant will need direction on the cul-de-sac. Mr. Getz is concerned with the traffic. All of the Planning Commission is in favor of the plan  
The applicant will proceed with the plan. Mr. Henshue said that there is a property line dispute, and look into the plan from the 1909 subdivision. Mr. Henshue owns at least 10 feet into the applicant's lot. Mr. Seitz will work this out with.

On motion, by Todd Beil to adjourn the meeting, seconded by Andrew Perrine, meeting adjourned at 9:30 pm. All in favor.

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Mildred Del Negro  
Zoning Secretary /SALDO Officer

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