



WIND GAP BOROUGH

PLANNING COMMISSION

29 MECHANIC STREET, WIND GAP, PA 18091

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MEETING: Thursday, July 1, 2004

MEMBERS: Todd Beil
Linda Paynter
Rebeca Shoemaker
Andrew Perrine
Joan Valley

OFFICIALS: Peter Layman, Esq. Solicitor
John Molnar, Esq. Solicitor
Ronald Madison, Hanover Engineering

Todd Beil calls the meeting to order at 7:30 p.m. Linda Paynter makes a motion to approve the minutes from April. Andrew seconded the motion. All in favor.

Giant Food Stores

John Molnar is here to represent the Borough on the Giant Food Stores application. Mitch Kemp is here from J. Michael Brill & Associates, Inc. to represent the Giant Food Stores spoke about modifying the parking lot plan. Mr. Kemp will make revisions and come back on schedule. Ron stated that the Southwest corner of the expansion should be redesigned to ensure that vehicles and trucks maneuver behind the stores. The plans are providing a 24-foot wide aisle; Hanover Engineering suggests 25 feet wide for two-way traffic. John said the issue tabling this plan is that this is an extensive review letter and we would need resubmission and have the engineer's additional comments.

Mitch said the new plan would not be substantially different, but modifying the driveway to make it a little bit wider and modifying a few parking spaces. Todd asked if anyone on the Commission has a problem with the parking?

Joan motions to table until the next meeting. Linda seconded the motion. All in favor.

N.A.P.E.R. Development

Dennis Harman is here from The Pidcock Company to represent N.A.P.E.R. Development. The plans were resubmitted. Hanover's comments under A-5 the MCI is in an old pipeline and there is a meeting with the representatives next week and hopefully we can find the easement within 30 feet. C-3 the storm sewer looks like it is going underneath the building. We would have to get on GAF property and we need to get permission to go on their property and we have been working with their offices. Under D-1 we need to get the property lines in order to get the easement. Most of these are clean up issues. PennDot will be reviewing. Item 2 on the traffic study letter dated June 30, 2004 as it is rumored, there is a separate traffic study being done just for that project.

Pete said that one of the issues in the past is that some residents were concerned about the proposal of the road. This plan states that is not going to happen. Pete asked Dennis if he is still proposing the previous road access to Broadway that would be on the developer's property. Dennis said yes. Dennis said as the last he knew, there were no plans submitted for Wal-Mart. Pete said he got a call from Bohler Engineering, and he is representing the developer and he asked questions about the Wal-Mart, and the plans will be submitted soon.

Pete stated that he does not see how you require, either the bond or the developer on this side of the road, to build into a traffic study or build into his improvements at his cost or the bond's cost. Additional traffic that might occur if this stub road that is condemned is ever extended to 33 or 512. There are no plans, no design and no approval from Pen Dot to do that you can't require them to do that. Todd stated that Council decided to change the bond money to switch it over to the road to the other side and then they switched back. Ron stated he is not sure that is a done deal. Pete said you can't hold this developer to that. Ron reviews the traffic study prepared by Pidcock and last revised June 16, 2004. Dennis would sign a letter for and extension on behalf of Mr. Perin. Pete said that Council meets on September 7, 2004. Mr. Harman would make the extension until September 8, 2004. We would accept a letter from Mr. Perin or from Mr. Harman.

Joan motions to recommend to council to reject the subdivision plan unless the developer grants the extension or that Mr. Haman from The Pidcock Company has the authority to grant the extension until September 8, 2004. Andrew seconded the motion. All in favor.

On July 22, 2004 the Planning Commission will meet to review the newly proposed SALDO Ordinance. Linda will not be here.

On motion, by Todd to adjourn the meeting, seconded by Andrew. All in favor.

The meeting adjourned at 8:50 pm.

Mildred Del Negro
Zoning Secretary / SALDO Officer

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