



WIND GAP BOROUGH

PLANNING COMMISSION

29 MECHANIC STREET, WIND GAP, PA 18091

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MEETING: Thursday, October 7, 2004

MEMBERS: Todd Beil
Andrew Perrine
Joan Valley

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

Todd calls the meeting to order at 7:30 p.m. Todd makes a motion to approve the minutes from September 2, 2004. Andrew seconded the motion. All in favor

McDonalds

Mr. Michael McIntyre is the applicant for this sketch plan addition. Richard T. Rutt, P.E. and Associates is the engineer for the applicant. The application proposed a parking lot improvement with grading, paving, curbing, lighting, parking spaces, isle, and traffic flow and stormwater management. Very little of this land is located in Wind Gap. Pete said what is discussed tonight is that the planning commission recommend to council, to grant a waiver from the Subdivision and Land Development process and your plan would not need to go for approval based on the planning commissions recommendation. Plainfield would be approving. You would only need that approval to go to Wind Gap Council. McIntyre asked if this concept plan is approved therefore he can move on to Plainfield Township. The planning commission is in agreement with that. A written waiver request would be needed.

Ronald Madison stated that Borough Council approved the SALDO, this past Monday night.

Giant

John Molnar is here for the Giant application. Douglas S. Gosik, P.E. from J. Michael Brill and Associates, Charles M. Courtney Esq. and William Shrader are here tonight to represent Giant Food Stores. Mr. Gosik reviews the Hanover letter dated September 29, 2004, general comments, A. 2 there are revisions to the parking spaces. A.4 will be provided to the Borough.

Todd motioned to recommend to Borough Council that sidewalks be constructed and that Borough Council enforce sidewalk ordinance on other properties in this area. Andrew seconded the motion. All in favor.

Todd makes a motion to recommend granting three waiver requests as listed on Borough Engineers review letter paragraph C.1, C.2 and C.5. Joan seconded the motion. All in favor.

Andrew motioned to recommend to Borough council as per Ron Madison's letter dated September 29, 2004 approving the plan with the following conditions;

1. Recommend to Borough Council that sidewalks be constructed and that Borough Council enforces the sidewalk ordinance on other properties in this area.
2. Recommend waiver requested as listed in Borough Engineers review letter paragraphs C.1, C.2 and C.5
3. Satisfying all outstanding issues of the Borough Engineers review letter of September 29, 2004, paragraph D.11, 12 and 13 developer incorporated truck-turning exhibit on final plan.
4. Payment of all review fees and costs.
5. Execution of developer's agreement with posting of security prepared by Borough Solicitor and approved by Borough Engineer.
6. Developer to install a visibility bubble mirror on the south side of Male Road to the satisfaction of Borough Engineer provided township permits the erection.

Joan seconded the motion. All in favor.

On motion, by Todd Beil to adjourn the meeting, seconded by Andrew.

All in favor.

The meeting adjourned at 8:45 pm.

Mildred Del Negro
Zoning Secretary / SALDO Officer

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