



WIND GAP BOROUGH

PLANNING COMMISSION

29 MECHANIC STREET, WIND GAP, PA 18091

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MEETING: Thursday, September 2, 2004

MEMBERS: Linda Paynter

Todd Beil
Andrew Perrine
Joan Valley

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

Todd calls the meeting to order at 7:30 p.m. Linda seconded the motion. Vote taken 3-1-0. Andrew abstained. Rebeca Shoemaker is not present.

N.A.P.E.R. Development

General Comments from Hanover's letter dated August 30, 2004 talks about A.5 the Fiber-optic line and the apparent Getty oil company pipeline and the developer's engineer the Pidcock Company had indicated that all available information is already shown on the plans also, A.6 that lot 2 is very irregular in shape and has a sixty-foot wide existing temporary road right-of-way across it. In addition, wide sanitary sewer and drainage easements are proposed across lot 2. Lot 1 and 2 are in Wind Gap.

C.3 Section 4-3-4.7 a waiver for relief from; this requirement to provide existing features two hundred feet beyond the boundaries has been requested. C.5 section 4-3-5.6 this is not done yet.

There are four conditions as follows:

1. The location easement is figured out.
2. PenDot's approval
3. Sewer department approval
4. Execution of developer agreement by Ron Karasek Borough's solicitor.

Linda motions to grant the waiver as per Hanover's letter dated August 3, 2004, for Section 4-3-4.7. Joan Valley seconded the motion. Motion carried 4-0.

All in favor on the four conditions.

Linda motions to recommend to council to approve the plan subject to eleven conditions as follows;

1. Payment of review fees.
2. Compliance with Hanover Engineering Associates, Inc.'s review letter of August 30, 2004.
3. Compliance with the traffic impact study requirements set forth in Hanover Engineering's review letter of September 2, 2004.

4. Approval by Lehigh Valley Planning commission, as required by Act 167.
5. Approval by Northampton County Conservation District.
6. Approval by Wind Gap Municipal Authority of public sewage facilities within Wind Gap and approval by Pen Argyl Municipal Authority of public sewage facilities within Pen Argyl, and certification of availability of service by both entities.
7. Approval by Pennsylvania-American Water company of public water facilities.
8. The existing MCI easement is to be defined in width where it crosses the proposed new road, at a location acceptable to the Borough Engineer, with a width not to exceed 20 feet.
9. Comply with the requirements of 6-8 of the Wind Gap Borough Subdivision and Land Development Ordinance (SALDO) regarding storm water runoff.
10. Execution by the applicant of a Land Development and Improvements Agreement, as prepared by the Borough Solicitor, and the posting of adequate security, as approved by the Borough Engineer.
11. Approval by Pennsylvania Department of Transportation of Highway Occupancy Permit.

Andrew seconded the motion.

Vote taken 4-0.

Andrew Perrine makes a motion to generate a letter to Council and PenDot stating that the Planning Commission recommends to Borough Council to approve the plan because the plan met all the requirements but the Planning Commission has reservations of this project as follows:

1. Traffic issues
2. Additional noise
3. Negative impact of residents
4. Possible closing of businesses in town
5. Run off of water

Todd Beil seconded the motion. Vote taken 4-0.

SALDO Review

Andrew asked about the front of the house and the parking that is allowed. Pete stated that is a zoning issue. Section 510 deals with the parking areas, lighting, sidewalks, curbs but the zoning ordinance, requires the number of spaces.

Manor Haven will proceed with building 50 town homes.

The meeting for the SALDO draft review will be on August 19, 2004 with council and that is when our 45-day waiting period begins. The SALDO draft needs to be approved by Council first and then it goes to the Lehigh Valley Planning Commission and the Wind Gap Planning Commission for their vote on September 2, 2004, then there will be a public hearing, on October 4, 2004 along with council's regular monthly meeting.

Todd motions to recommend to Borough Council to approve the Subdivision and Land Ordinance.

Andrew seconded the motion. Vote 4-0.

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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