



# WIND GAP BOROUGH

## PLANNING COMMISSION

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MEETING: Thursday, February 3, 2005

MEMBERS: Todd Beil  
Linda Paynter  
Rebeca Shoemaker  
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. Vote for the re-organization of the Planning Commission. Linda Paynter motions to appoint Todd Beil as President. Joan Valley seconded the motion.

All in favor.

Todd makes a motion to appoint Linda Paynter for Vice President. Joan Valley seconded the motion. All if favor.

Pete states there were two postponements for this meeting in January.

**Maraman Associates**—Sketch Plan for a self-storage facility. Tracey Snell, P.E is here from Newton Engineering to represent the applicant, Cecily Archer. John Molnar Esq. is the solicitor to hear this application. Tracey goes over the Hanover Engineering review letter dated January 3, 2005. Tracey states there was a zoning hearing in April 2004. John Molnar said one of the issues were Security. There were six conditions for this hearing. Ron said an appeal was filed in the above matter seeking a variance for more than one principal use. John said in 1994 there was a decision. Ron asked if a copy could be obtained. This will help the plan as far as what the Zoning Hearing decision was. Ron said this is a resubmission, not a sketch plan, and this should be submitted as a land development plan. The biggest issue that would affect the plan is the street front, curb, widening the road and sidewalks. Problems with a sight distance have an impact with the homes on

Fairview Avenue and Alpha Road, when you try to make a left or a right hand turn.

John asked Tracey if she is aware of the 1994 Zoning Hearing Board decision ZH-110, when this was called Protecto Plastics, regarding one principal use. Tracey will look into this. As long as the use itself does not require parking for an employee or an employer than you will not be in violation of the parking requirements. John said the applicant should speak to the Zoning Officer, John Blick. John said he might use this as a warehousing use for parking. Ron said that a storage use is that self is one of the special exception uses and may not be covered in the parking requirement section of the Zoning Ordinance. John said one off street parking for each 1.5 full time employee, if there are no full time employees then there will be no parking. 8:05 pm

**Joseph DePue**—Site Plan for a storage building. Neil Policelli from Collura to represent the applicant. Pete asked if Ron thinks that Mr. DePue needs a special exception or a variance and Ron said yes, this is pointing toward a Land Development Plan and by definition under Section 401 of the Zoning ordinance you may have to go before the Zoning Hearing Board. Pete said you should go to see the Zoning Officer, Mr. Blick and it is his call. Pete said the Planning Commission does not have the power to interpret the Zoning Ordinance. Pete said Mr. DePue should see the Zoning Officer as soon as possible. Pete said that Ron's comment letter, under Zoning Comments are sections that he believes to be an issue, and Mr. DePue will need to see the Zoning Officer for clarification, we do not have the power to waive it or interpret it. If you disagree with Mr. Madison's comments one thru seven, then Mr. DePue should talk to Mr. Blick to make the call. Pete said once Mr. DePue gets into the SALDO section, and then the Planning Commission would give some input on.

Mr. DePue asked about the plan comments on the gravel drive. Pete said what Mr. DePue is asking the commission to do it is approve a plan, and what we are saying is that this is an existing gravel drive. Ron stated that the drive, which intersects Washington Street and encroaches beyond the property line, should be removed and returned to a lawn area. Ron is not sure this is on Mr. DePue's land. Pete said we are at the sketch plan stage. Ron would like to see where the loading areas are in each area. If that could be satisfied to Mr. Blick's satisfaction as an existing use then we do not need this. Mr. DePue still needs to go back to see the Zoning Officer. Other easements need to be shown on the plan. 8:40 pm

**Lessig Oil**— Land Development Plan for a office building. Tracey Snell, P.E. is here from Newton Engineering to represent the applicant David Lessig. Item number three, Tracey spoke with Mr. Blick and he indicated that that the office will be part of the same type of use and that would make this all one use. Ron suggests Tracey gets a letter from Mr. Blick. Item number seven, the office space is 3,360 and the parking is met according to the zoning ordinance. Ron asked about the truck template and it is 30 feet. Tracey submitted a Truck Turning Plan along with Act 167 Drainage Plan Review with a checklist. Waivers that are asked for: Section 403.C-4, Section 510.B and Section 510.C. The applicant will be asking for a traffic study waiver.

Todd makes a motion to table this plan until next meeting. Motion dies for lack of seconded.

Todd motions to table the plan until the next meeting. Linda Paynter seconded the motion.  
All in favor.

Todd motions to approve the minutes from October 2004 meeting. Rebeca seconded the motion.  
All in favor.

Zoning Ordinance Amendment—Ron explains the ordinance. Todd motions to recommend to council to approve the Zoning Ordinance Amendment. Linda seconded the motion.  
All in favor.

On motion, by Todd Beil to adjourn the meeting, Linda Paynter seconded the motion.  
All in favor.

The meeting adjourned at 9:45 pm.

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Mildred Del Negro  
Zoning Secretary / SALDO Officer