



# WIND GAP BOROUGH

## PLANNING COMMISSION

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MEETING: Thursday, March 3, 2005

MEMBERS: Andrew Perrine  
Linda Paynter  
Joan Valley

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

Linda calls the meeting to order at 7:30 p.m. Joan Valley makes a motion to approve the minutes from February 3, 2005 and Andrew seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

**Joseph DePue**—Site Plan for a new building. The Planning Commission reviews Hanover's comment letter of February 22, 2005. Zoning Ordinance, Section 310 –yard setbacks are needed on the plan. Section 401 may need a special exception use and may need to go to the Zoning Hearing Board. Pete stated this is a determination of the Zoning Officer. Mr. Blick, the Zoning Officer will need to review this.

Section 313-36 are met. Section 701 A. the number of parking stalls shall meet the requirements. Hanover recommends a yellow paint hatching be provided at the ends of parking stalls. Section 703. a.2 & 3 a letter from John Blick addressed this issue on the truck turning template. Section 703 F. parking lots should be illuminated and put on the plan.

SALDO comments Section 402.c.4 features within 200 feet of the site should be shown on the plan and this could be a waiver request. You can ask the Planning Commission for a condition. Neil Policelli from Collura is here to represent Mr. DePue and would like to see a waiver.

Section 402.E.1 (a, b, c) certificates should be shown on the plan to be recorded.

Section 507.A.2 a letter from the public sewer authority should be submitted, stating the capacity to

accommodate the increase in flow.

Section 508.A a letter from the water supplier should be submitted. Mr. DePue submitted a letter from the Wind Gap Municipal Authority and from PA American Water Company. Mr. DePue is also asking the Planning Commission for a waiver on sidewalks.

Section 510.B the plan lists a waiver request from the requirement to install sidewalks.

Mr. Layman addressed the letter just received by Mr. DePue from the Wind Gap Municipal Authority stating, a letter of capacity is needed approving service guaranteeing capacity and cannot record the plan without it. The Strom water needs to have the drywell tested to determine the suitability for recharge.

Pete advises that the Planning Commission can move forward to recommend conditional approval, see plan come back or take action on the two waivers.

On motion by Joan Valley to approve the waiver requests for the existing feature of the within 200 feet of the site to be shown on the plan area downstream of flows to be shown in detail for Section 402.c.4. Andrew Perrine seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

On motion by Andrew Perrine to approve the waiver request for the requirement to install sidewalks on First Street Section 510.b. Joan Valley seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

The Planning Commission recommends to Borough Council to approve the plan with the following conditions:

1. Payment of review fees.
2. Compliance with comments of the Borough Engineers letter dated February 22, 2005.
3. Letter of capacity from the Wind Gap Sewer Authority approving service and guaranteeing capacity.
4. Determination to be made by the Zoning Officer as to whether is a planned development requiring special exception. If special exception required developer must obtain special exception as a condition of approval.
5. Testing of drywell site to determine soil ability of ground. If ground unsuitable, stormwater conveyance to Bushkill Creek to be approved by Borough Engineer.
6. Recommended WAIVER to Section 402.c.4, existing of downstream features within 200 feet.
7. Recommended WAIVER to Section 510.b to not requires sidewalks on first Street
8. Approval of Cost Estimates from improvements agreement by Borough engineer securing and execution of improvements agreement drafted by Borough solicitor.

On motion by Andrew Perrine to recommend to Borough Council to approve the plan with conditions. Joan Valley seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

The Planning Commission reviews the planning module and the sewage manual.

Joan Valley makes a motion to have Linda Paynter the Vice Chairperson to sign the planning module. Andrew Perrine seconded the motion.

RPM—a plan development for the proposed Slatebelt Industrial center was submitted to Plainfield. A portion of Lot 3 is in Wind Gap. Pete said the Commission might want to see the plan. Ron said this might have an impact of the adjoining residential properties in Wind Gap there should be a landscape berm.

On motion by Joan Valley to ask Millie to send a letter to Plainfield township requesting plans be submitted for review by the Planning Commission for the RPM Development on Lot 3. Andrew Perrine seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

Proposed Planning Handout—this is a handout for the applicant to use for their plan. In laypeople's terms, this gives them a better idea of how to proceed instead of reading a large book. Pete said this a good idea and Council should approve this also.

On motion by Joan Valley to make a recommendation to Council to adopt this. Andrew Perrine seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

On motion, by Andrew Perrine to adjourn the meeting, Joan Valley seconded the motion.

All in favor. Linda Paynter, Joan Valley and Andrew Perrine 3-0.

The meeting adjourned at 8:30 pm.

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Mildred Del Negro  
Zoning Secretary / SALDO Officer

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