



WIND GAP BOROUGH

PLANNING COMMISSION

29 MECHANIC STREET, WIND GAP, PA 18091

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MEETING: Thursday, May 5, 2005

MEMBERS: Todd Beil
Linda Paynter
Joan Valley

OFFICIALS: Peter Layman, Esq. Solicitor
Michael Michael V. Minervini, Hanover Engineering

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

All in favor.

Andrew arrives 7:35

Tracey Snell from Newton Engineering is here to represent the applicant CA Lessig, Inc. and stated that there was a Zoning Hearing last night and the applicant was granted a variance on landscaping in front of the building on not to install the required buffer yard and the condition that the Planning Commission to recommend.

The Planning Commission reviews Hanover's comment letter dated April 27, 2005.

Joan makes a motion to accept the variance and the landscaping. Andrew seconded the motion.

All in favor.

SALDO comments:

#2 Section 402.C.4 is a waiver request to what already shows on the plan

#3 Section 402.C.5.b the sanitary and water systems should be shown on the plan

#6 Truck traffic study Mr. Lessig should add and complete study before recording.

#8 Sections 506.B.2.b and 506.H soil erosion from the Northampton County conservation district should be satisfied before recording.

#12 Section 507.A.2 the Wind Gap Sewer Authority should be provided and a certification letter and approval.

#14 Section 508.A a written certification should be submitted from public water supplier.

#15 Section 509.G a waiver request regarding the right of way width of 60 feet.

#19 Section 510.B a waiver request for sidewalks.

#20 Section 510.C a waiver request for curbs.

Waivers:

#2 to Section 402.C.4. Andrew motions to recommend to Borough Council to approve the waiver for Section 402.C.4 the existing features within 200 feet of tract should be shown on the. Joan seconded the motion.
All in favor.

#15 to Section 509.G providing Alpha Road a 17-foot cartway from the centerline. Joan makes a motion to recommend to Borough Council to improve the cartway in front of the office that is being developed.
Andrew seconded the motion.
All in favor.

#19 Section 510.B to be allowed to put no sidewalks on the property. Linda makes a motion to recommend to borough council to approve the waiver to put no sidewalks on the property. Andrew seconded the motion.
All in favor.

#20 Section 510.C that they are permitted to install curbs only along the length proposed development subject to the condition to install depressed curbs across the two driveways. Rebeca makes a motion to recommend to Borough Council to approve the waiver. Joan seconded the motion.
All in favor.

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

1. Payment of review fees
2. Compliance with comments on borough engineers letter of April 27, 2005
3. Review and approval by soil conservation district of soil erosion and sediment central plan.
4. Certification by Wind Gap Sewer Authority that service will be provided and approval of plans by authority.
5. Certification by Pennsylvania American water that water service will be provided.
6. Approval of cost estimates for required improvement by township engineer.
7. Preparation by borough solicitor of land development improvement agreement by and execution of same by developers.
8. Depressed curb to be installed across driveways.
9. Variance granted on May 4, 2005 by the Zoning Board to be shown on plan together with approved waivers.

Joan makes a motion to recommend to Borough Council to grant conditional approval of plan. Rebeca seconded the motion.
All in favor.

On motion, by Joan Valley to adjourn the meeting, Joan Valley seconded the motion.
All in favor.

The meeting adjourned at 8:00 pm.

Mildred Del Negro
Zoning Secretary / SALDO Officer

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