

WIND GAP BOROUGH  
PLANNING COMMISSION  
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MEETING: Thursday, January 5, 2006

MEMBERS: Andrew Perrine  
Linda Paynter  
Joan Valley  
Todd Beil

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

Todd Beil at 7:30 P.M called the Wind Gap Planning Commission meeting of January 5, 2006 to order. Tonight we will reorganize. Todd asked if there are any nominations.

Andrew motioned to nominate Linda Paynter as Chairperson. Joan seconded the motion. All in favor. Motion carries.

Linda motioned to nominate Andrew Perrine as Vice Chairperson. Joan seconded the motion. All in favor Motion carries.

The minutes for December will be deferred until our February meeting.

Tonight we have two engineering firms here. There has been work done for Joe Posh in the past and to avoid any conflict, Council asked that the alternate engineer firm Rettew review the plan. Mr. Paul A. Pendzick, PE, RLA is here to represent Rettew.

Mr. Jeff Ott from Ott Consulting Inc. submits the plan proposing to create 12 single- family lots and one residual lot on 13.5 acres. The plan will include the construction of 11 single-family homes with the existing home to remain on separate lot and the residual lot to remain undeveloped. In the past Mr. Cortazzo had submitted a similar plan in 2003. The Zoning use is a permitted use. There is a waiver request for the from the requirements of the existing features within 200 feet and includes all structures, above and below ground utilities, curbs, sidewalks and contours. Ron stated he does not recommend a waiver on this; Hanover would like to see those features on East First Street out to Broadway. Also the existing features on A Street the goal for the Borough is to connect streets and not to create short cuts. This will impact the Borough to have Lehigh open to A Street.

Mr, Posh explained that Mr. Cortazzo still lives on a lot on the plan, but the balance of the lots 1 thru 11 upon approval of the plan, Mr. Posh will take ownership. Mr. Cortazzo will still own lot 12 and 13. Pete asked if Mr. Cortazzo will live on lot 12 and the detention pond will be on lot 13, shouldn't we have Mr. Cortazzo sign the plan as well? Yes he would also sign off on the plan.

The proposed cartway is less than the minimum required. The applicant has stated that a waiver is being sought. Existing First and North Chestnut Streets have 34-foot cartway and no sidewalks. The lot will be expanded to 36 the

lot configuration will need to be changed a little bit. Ron said this would affect the 50-foot right of way, improvements, impervious area and stormwater. Andrew said that the traffic between CVS and these houses with the intersection and the traffic backing up there will be a difficult time for the families that live there now getting out of their street.

Andrew makes a motion to inform the existing property owners on First Street and Broadway that there is a plan is before the planning commission. Joan seconded the motion. All in favor.

Pete said there is a fifty-foot wide right of way on the plan; the Borough could require the roadway to be put right up to the sidewall.

Street lights may be required by the Borough Council. Hanover recommends that streetlights be provided at the proposed intersection. The applicant asked for a waiver. Paul said there is a light on Second and Lehigh and should be put on the plan.

Section 510.B is a waiver request and this is about sidewalks.

A waiver is requested on a curb radius that should be 15 feet or the distance from the curb back to the right of way.

The planning commission reviews Rettew's comment review letter.

Paul Pendzick asked that a drainage easement should be provided for the basin on Lot 13. The existing dwelling currently conforms to the required building setback lines. Proposed part of Lot 12 the dwelling will be non-conforming and therefore a variance is needed. A portion of First Street is proposed to be re-aligned in front of the Snyder residence (142 First Street). The plans should connect the walkway from Snyder's dwelling to the curb as part of the realignment work. Lot building should be noted as a non-building lot.

Lot 12 and the dwelling directly across First Street be connected to water and sewer system? Mr. Ott will research this. The lots east of no. 1 is labeled as a gravel but is paved.

Todd motioned to table the plan until the next meeting. Andrew seconded the motion. All in favor Motion carries.

A letter from PennDot is reviewed regarding the proposed plan with National Realty & Development Corporation for the proposed Wal-Mart in Plainfield Township. PennDot has been meeting with the Borough. Todd reads a letter he created, to send off to PennDot voicing the Planning Commissions opinion. Andrew said that the project still needs the bypass road and this will not relieve traffic. It will gain traffic. The Bypass road is useless. If Wal-Mart could have been built without the bypass road, Wal-Mart would have been built already. George Hinton joins the discussion about the projects and the impact of traffic. Joan said what she is hearing from those meetings, the town will be bearing a lot of the burden. George said when there is an accident in Wind Gap, we re route traffic then there is another accident.

The planning commission is concerned about Rebeca. Rebeca has not attended the Planning Commission meeting lately. Millie to send a letter to Rebeca.

Pete reviews a letter from Plainfield regarding the McDonald plan.

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

The meeting adjourned at 9:20 pm.

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Mildred Del Negro  
Zoning Secretary / SALDO Officer