

**MEETING MINUTES OF THE BOROUGH
PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
AUGUST 02, 2007**

I. Opening/Pledge

The meeting was called to order and opened at 7 :30 p.m. by Borough Planning Commission Chairperson, Todd Beil and the Pledge of Allegiance was recited.

II. Roll Call

Todd Beil, Commissioner and Chairperson, and Commissioners Joan Valley, Andrew Perrine, and Linda Paynter were present. Also, present were the Borough Engineer Brian Pysher, Borough Zoning Officer, Darlene Plank-Turlington, and Borough Solicitor, Ronald J. Karasek, Esquire.

III. Approval of Minutes

- Minutes were not approved at this meeting

IV. Public Comment

Mr. Getz stated that he wants the Planning Commission to be aware of his concerns regarding Emerald Forest. He requested that the Commission review the letter that his attorney, Mr Layman, was generating in regards to the Detention Basin Issues.

V. Subdivision Plans

A. Wind Gap Development Group – Emerald Forest – Major Subdivision (Preliminary Plan)

- The applicant, James Seitz was present to represent his Emerald Forest plan.
- Mr. Seitz appeared before the Planning Commission to discuss the retention basin issues. According to Mr.Seitz, the maintenance of the retention basin will be the responsibility of a private owner on 1 lot which would be sold at a discounted rate for that purpose.
- The Planning Commission recommended that the Emerald Forest plan follow the SALDO requirements for a retention basin by a vote of 4-0.

Andrew Perrine made the motion, and Linda Paynter seconded the motion. The SALDO provisions would make the property owner responsible for maintenance unless the Borough would accept dedication of the facility.

- The planning commission made a motion to table the Emerald Forest plan by a vote of 4-0, with a motion made by Joan Valley, and seconded by Linda Paynter. The planning commission recommended the applicant request an extension of time. Mr. Seitz agreed to the extension, dated August 02, 2007, and granted until February 03, 2008.

VI. Old Business

None.

VII. New Business

None.

IX. Referrals from the Zoning Hearing Board

None

X. Adjournment

There being no further business to be considered by the Planning Commission, the meeting was adjourned at 8 :10 p.m on a motion by Todd Beil and seconded by Joan Valley (vote 4-0).

Darlene Plank-Turlington
Zoning Officer/SALDO Secretary

