

**MEETING MINUTES OF THE BOROUGH  
PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
JULY 05, 2007**

I. Opening/Pledge

The meeting was called to order and opened at 7 :37 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 Linda Paynter and Andrew Perrine were present. Also, present were the Borough Engineer, Brian Pysher, EIT, Borough Zoning Officer, Darlene Plank-Turlington, and Borough Solicitor, Ronald J. Karasek, Esquire.

III. Approval of Minutes

- On a motion made by Linda Paynter and seconded by Andrew Perrine, the meeting minutes of the March 01, 2007 Planning Commission meeting were approved on a vote of 3-0.

IV. Public Comment

Mr. Richard Getz of 25 Poplar Street commented that the adjacent property owners to the Emerald Forest preliminary plan should have been notified of the major subdivisions intentions for poplar street and its surrounding residents. Additionally, Mr.Getz voiced his concerns regarding storm water issues, snow plowing issues, and rather or not the retention pond will be on private property. He stated that he is concerned about the present and future plans for Poplar Street.

Mr. Greenleaf of 402 N. Genoga Street voiced his concerns regarding the 40' right away, and the 36' road becoming a 28' road on the Emerald Forest preliminary plan. He stated concern for the 28' road being centered on the right way. Additionally, he was concerned that no curbing improvements are shown on the plan ; about a 10,000 sq.ft. impervious area, an individual grading plans ; and curbing to the detention pond. Mr. Greenleaf stated according to the plan that lot #1 will drain into his house, and he forsees major water problems.

The Planning Commission stated that improvements to these issues have not been proposed yet. Todd Beil stated that it would be to Mr. Greenleaf's advantage to address these issues at the next Council meeting.

## V. Subdivision Plans

### A. Kim J. Albanese Minor Subdivision (Preliminary/Final)

- Mr. Albanese was not present at this scheduled planning commission meeting, nor did he have anyone present in his behalf to represent him and/or his plan at this scheduled planning commission meeting.
- The revised plan was never submitted or filed by the applicant's Engineer within the required time frame of the meeting to address the comments of the Borough Engineer. The deadline for the plan was May 10th, 2007.
- The Planning Commission recommended Denial of the Approval of the plan by a vote of 3-0, with Linda Paynter making the motion, and Andrew Perrine seconding the motion. The plan was denied on the basis of the Borough Engineer's January 26th, 2007 review letter.

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

- The applicant was not present, nor was anyone present on his behalf to represent him and/or his plan at this scheduled planning commission meeting.
- A revised plan was never submitted or filed by the applicant's Engineer within the required time frame of the meeting to address the comments of the Borough Engineer. The deadline for the plan was May 11th, 2007.
- The Planning Commission recommended Denial of the Approval of the plan by a vote of 3-0, with Andrew Perrine making the motion, and Linda Paynter seconding the motion.
- The plan was denied based on the deficiencies of the Borough Engineer's April 4th, 2007 review letter. The review letter had #12, #14, #26, #31, #33, #34, #38, #51, #53, #56, #57, and #58 as remaining outstanding items. The outstanding items are as followed :
- No. 12 – Certification of sanitary sewage disposal must be provided from the Wind Gap Sewer Authority and that capacity exists to accommodate the development. SALDO section 507,A,2 ;and,

- No.14 – When existing sub streets, temporary cul-de-sac streets or dedicated or plated areas reserved for future street usage adjoin the tract to be developed, they shall be extended into the site and made part of the proposed street layout. SALDO Section 509,A,5. Accordingly, the existing portion of Genoga Avenue shall be approved to meet Borough standards ; and,
- No.26 – Installation of sidewalks is required. SALDO Section 510B ; and,
- No. 31 – Field delineated wetlands shall be provided with an easement and tied to a property corner. SALDO Section 513,J ; and,
- No.33 – The Developer is required to provide for a park and open space or make payment of a fee-in-lieu of dedication of such land. SALDO Section 517 ; and,
- No.34 – Every principal building shall front on either a public or private street improved to Borough standards, Borough Zoning Ordinance Section 402 (as amended by Borough Ordinance No.446). The future access of Tax Map Parcel E8-17-4D should be clarified. The proposed Lot 7 includes the existing access drive for the aforementioned parcel owed by Frable and Hess. Accordingly, an easement agreement acceptable to the Borough Solicitor is to be submitted and recorded ; and,
- No.38 – Fire hydrants should be shown on the plan (SALDO Section 517 ; and,
- No.51 – An ownership/maintenance agreement of the stormwater management facilities shall be provided and be satisfactory to the Borough Solicitor. SALDO Section 506,K ; and,
- No.53 – For the purpose of inlet placement, curb gutter or roadside swale design, the depths of stormwater flow shall not exceed three inches (3) along the roadway and one and one-half inches (1-1/2) along streets and all other access drives. SALDO Section 506,G,5 ; and,
- No.56 – All stormwater aspects shall conform to Section 506 of the SALDO and the Act 167 Stormwater Management Plan for Bushkill Creek ; and,
- No. 57 – The current design proposes utilizing the neighboring property for detention is unacceptable under the Act 167 Stormwater Management Plan for Bushkill Creek and Section 506 of the SALDO ; and,
- No. 58 – Building setback lines shall follow wetlands or easements where applicable, to avoid including areas of wetlands or easements with the building envelope. SALDO Section 402,D,17 ; Section 506,F,7 and Borough Zoning Ordinance – Definition of « Building Line » or « Building Setback Line »

C. Brymac, Inc. – 951 Carwash – Land Development Plan

- Mr. McIntyre Applicant, Mr. Bryce Good (Engineer) and his Attorney were present for this scheduled planning commission meeting to present the Carwash Land Development Plan.
- The applicant addressed the planning commission regarding several waivers of the Borough’s Subdivision and Land Development Ordinance (SALDO) :
- Section 403.D.21 Landscape Architect requirement
- Section 513. J Field delineated wetlands shall be provided with an easement.
- 513.H An easement for the existing channel to the east shall
- 506.F.1 An emergency spillway with one foot of freeboard
- 506.F.4.i An access ramp no steeper than 10:1, and 10’ wide
- On a vote of 3-0, on a motion by Linda Paynter, and seconded by Andrew Perrine the current plan was tabled until the next meeting awaiting the submission of a new plan and waiver requests.

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 :45 p.m on a vote of 3-0.

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Darlene Plank-Turlington  
Zoning Officer/SALDO Secretary

