



# **WIND GAP BOROUGH**

## **PLANNING COMMISSION**

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MEETING: Thursday, August 3, 2006

MEMBERS: Linda Paynter  
Joan Valley  
Andrew Perrine  
Rebeca Shoemaker

OFFICIALS: Ronold Karasek, Borough Solicitor  
Brian Pysher, Borough Engineer

Linda Paynter calls the meeting to order at 7:31 p.m. A roll call is taken, Todd Beil is absent. Ms. Paynter asks everyone to stand for the pledge of allegiance. Ms. Paynter asks for approval of the July 6, 2006 meeting minutes. Joan Valley makes a motion to approve the minutes. Rebeca Shoemaker seconds the motion. All are in favor. Ms. Paynter states that no one is present for public comment.

### **James H. Seitz II – Sketch Plan for proposed Genoga extension**

Ronold Karasek states the plan submitted is not a formal submission. It is just a plan to discuss and provide feedback to the developer with respect to any questions they might have regarding the project.

Don Fredrickson of Environmental Design & Engineering and James Seitz II are present.

Mr. Fredrickson states they are seeking comments on the sketch plan for a proposed Genoga extension to Alpha Road and development of twelve (12) single-family lots. Mr. Seitz has just informed him that he has the option to purchase an additional lot bordering the proposed extension. He believes everything meets the zoning regulations.

Mr. Karasek asks Brian Pysher to read the review letter of comments from Robert Collura, Borough Engineer, dated July 31, 2006. Mr. Pysher reads the first comment:

1. The intended status of the triangular shaped residual parcel at the northwest corner of the subdivided tract must be resolved.

Mr. Fredrickson states that in reference to the lot option he was just informed of, Mr. Seitz acquiring an additional lot in the northwest corner of the subdivided tract, will resolve the issue of the triangular piece problem stated in comment one (1). Mr. Pysher reads the second comment:

2. The proposed location of Genoga Avenue will increase the non-conformity of the side yard requirement of the dwelling located on the adjacent property. The Solicitor's advice must be considered.

Mr. Pysher states that the non-conforming part of the comment is incorrect and the lot is conforming. He says that when Genoga is extended, the existing house will front Genoga and it will not meet the required front yard setbacks. Mr. Fredrickson states that the road could be moved away from the existing dwelling. The reason the road is the way it is is because it is a good geometric design as it approaches a state road, Alpha Road. Mr. Seitz states that he plans on giving some of the property to the existing property owner and making a driveway off of Genoga. Right now the driveway is an easement that runs through his (Mr. Seitz's) property. If a new driveway is not put in off of Genoga then the property owner can keep the

easement but most people don't like easements. Currently the proposed Genoga extension will run next to his side yard. Mr. Pysher states that if the new driveway is put in will the existing house now front Genoga. Mr. Seitz states yes. Mr. Pysher tells him that he will have to meet the front yard setback requirement for that lot because the ordinance defines that a front yard of a lot fronts a road regardless of how the house is situated on the lot. Mr. Karasek states the front yard setback is twenty-five (25) feet. He tells the Planning Commission that if the road creates a problem or a hazard the developer's engineer will usually try to redesign the project. Mr. Pysher reads the third comment:

3. Street intersection must be rounded with a twenty-three (23) foot radius curve.

Mr. Karasek asks where this comment is in reference to. Mr. Pysher states at the intersection of Genoga and Alpha Road. Mr. Fredrickson states that will not be a problem. Mr. Pysher reads the fourth and final comment:

4. The existing twin culvert pipe crossing Genoga Avenue must be adequately sized and replaced.

Mr. Pysher states comment four (4) should be handled on the preliminary design. Mr. Karasek asks if the pipe already exists. Mr. Fredrickson states that it is proposed. Mr. Karasek reviews the zoning regulations noted on the plan. He states that besides the comments noted by the engineer the plan seems to comply with the requirements of the ordinance. Mr. Karasek states that whether or not the Planning Commission likes the fact that new lots are being put in is of no importance. If the plan complies with ordinance then the plan has to be given approval.

Mr. Karasek asks if all the proposed lots will be accessed from the new Genoga extension. Mr. Fredrickson states yes. Andrew Perrine is concerned about the intersection with Alpha Road since there seems to be problems with traffic in that area with the curving road. Mr. Seitz states that a he will have to meet all of PennDOT's requirements for the intersection. Mr. Karasek states that Alpha Road is a state road so they will need a Highway Occupancy Permit (HOP). PennDOT will send out an engineer to make sure there is proper site distance. He says that the site distance doesn't look bad going east but going west there is a slight curve. Mr. Seitz states that the speed limit is twenty-five (25) miles per hour on Alpha Road. Mr. Karasek states that the lower speed limit will help with the site distance needed.

Ms. Paynter asks if there are any additional questions or comments. Mr. Perrine motions to adjourn the meeting. Ms. Valley seconds the motion. All are in favor.

Meeting adjourns at 7:54 pm.

  
Jodi Phillips  
Zoning Officer/SALDO Officer