MEETING MINUTES OF THE BOROUGH PLANNING COMMISSION BOROUGH OF WIND GAP NORTHAMPTON COUNTY, PA November 4th, 2010

I. Opening/Pledge

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

II. Roll Call

Linda Paynter, Chairperson, and Commissioners Richard Getz, Scott Parsons and Heather Craig were present. Also, present were the Borough Zoning Officer, Darlene Plank, the Borough Solicitor, Ronald J. Karasek, Esquire, and the Borough Engineer, Brian Pysher.

III. Approval of Minutes

On a Motion made by Scott Parsons, and Seconded by Heather Craig, the Borough Planning Commission approved the June 3rd, 2010 and July 12th meeting minutes. Vote 4-0 in favor.

IV. Public Comment

None.

V. Subdivision Plans

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

- Representatives for this plan were <u>not</u> present during this meeting.

B. (Turtzo) School West Major Subdivision (Preliminary Plan)

- Representatives for this plan were <u>not</u> present during this meeting.

C. West Street Land Development Plan (Muschlitz Quarry Property) – Preliminary Plan

- Representatives for this plan were not present during this meeting.

D. Naper Development, Inc.

- Art Swallow of Arthur A. Swallow Associates was present at the meeting and representing Naper Development, Inc. The proposed preliminary/final Land Development plan as submitted is intended to accomplish the deleting of lot lines from Naper Development, Inc. tract and add acreage to the RPM tract and with no new development. The property owner for Naper Development, Inc., Nolan Perin, was not present at this meeting.

The Borough Engineer's first review letter dated November 4th, 2010 was discussed in depth at this meeting. During the review it was acknowledged that the Applicant would need to request a couple of waivers from the Subdivision and Land Development Ordinance. Those waivers are as follows :

1. **On a motion by Scott Parsons, and Seconded by Richard Getz, the Planning Commission recommends the granting of waiver #2 (402.A.1 Drafting Standards) on the review letter . Vote 4-0 in favor.** This section requires plans be drawn at a scale of 1''=50'or larger. The plan has been drawn at a scale of 1''=100'.

2. **On a motion by Scott Parsons, and Seconded by Heather Craig, the Planning Commission recommends the granting of waiver #3 (402.A.4 Drafting Standards) on the review letter. Vote 4-0 in favor**. This section requires plans be submitted on 24''x36'' sheets. The plan has been prepared on a 30''x42'' sheet.

3. **On a motion by Scott Parsons, and Seconded by Richard Getz, the Planning Commission recommended to Table the Plan for further corrections and to receive feedback from Plainfield Township. Also, waiting on a Lehigh Valley Planning Commission review letter for Wind Gap.**

The Borough Solicitor and Borough Engineer stated that the first sentence in item #7 on the Engineer's review letter which is 402.D.4 (Plan Information) should read as follows :
''The sole purpose of this plan is for annexation of land to existing lots, and not for the purposes of development or creating a new building lot.''

VI. Old Business

On a motion by Richard Getz, and Seconded by Scott Parsons, the Planning Commission once again (as previously motioned on July 12th, 2010) recommends that the American Legion Property be re-zoned a Community Commercial District, and the Borough Oaten Garage/Ambulance Property be re-zoned an Industrial and Heavy Commercial District (I-C). Vote 4-0 in favor.

VII. New Business

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 8:23 pm on a vote of 4-0 with a Motion from Richard Getz, and a Second from Scott Parsons.

Darlene Plank-Turlington
Zoning Officer/SALDO Secretary