

**MEETING MINUTES OF THE  
BOROUGH PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
SEPTEMBER 6, 2012**

**I. Opening/Pledge**

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

**II. Roll Call**

Linda Paynter, Commissioner and Acting Chairperson and Commissioners Richard Getz, Heather Craig, William Wallen and George F. Hinton, Jr. were present. Also present were the Borough Engineer, Brian Pysher, EIT, Borough Zoning Officer, Darlene Plank-Turlington and Borough Solicitor, Ronold J. Karasek, Esquire.

**III. Reorganization of the Commission (since first meeting in 2012)**

- Nomination by William Wallen for Linda Paynter as Chairperson. There being no other nominations from the floor and on a vote of 5-0, Linda Paynter was unanimously elected as Chairperson of the Planning Commission.

- Nomination by Linda Paynter for William Wallen as Vice-Chairperson. There being no other nominations from the floor and on a vote of 5-0, Mr. Wallen was unanimously elected as Vice-Chair.

**IV. Approval of Minutes**

- On a motion made by Linda Paynter and seconded by Richard Getz, the meeting minutes of the June 2, 2011 Borough Planning Commission meeting were approved on a vote of 3-2 (George F. Hinton, Jr. and William Wallen abstained).

**V. Public Comment**

- No public comment was made by those (if any) in attendance.

**VI. Subdivision and Land Development Plans**

On motion duly made and seconded, the Borough Planning Commission recommended that the Borough Council review the status of the outstanding plans on which no official action has been taken other than the acceptance by the Borough of continual requests for extensions of time i.e. Emerald Forest Major Subdivision and School West Major Subdivision. (The motion was passed unanimously 5-0.)

VII. Old Business

None.

VIII. New Business

The proposed zoning amendments for No Impact Home-Based Business, Home Occupation, Vehicle Sign, Clear Sight Triangle and Occupancy Permit were reviewed by the Borough Planning Commission as required by the PA Municipalities Planning Code, 53 Pa. C.S.A. Section 10609(c).

Upon discussion, motion made and duly seconded, the following revisions to the zoning amendments were recommended by the Borough Planning Commission:

- That for the no impact home-based business, there should be no inside or outside commercial signs.
- Clarify that the designation of the "Certificate of Compliance" (which will take the place of the Certificate of Occupancy) should be more accurately entitled a "Certificate of Compliance and Completion"
- As to the Clear Sight Triangle, add the following:
  - Include alleys in the clear sight triangle language
  - The Borough Engineer is to supply language as to design requirements in accordance with the PA Department of Transportation standards.
  - Add additional language to clarify the "special circumstances" provision that could require greater distances.
  - Delete proposed subsection 2,c since that requirement has already been covered in the prior language.

IX. Adjournment – 8:30 p.m.

Respectfully submitted,

MARTINO AND KARASEK. L.L.P.

By: \_\_\_\_\_  
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