

**MEETING MINUTES OF THE BOROUGH
PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
April 4th, 2013**

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 George Hinton, Heather Craig, And William Wallen were present. Also, present were the Borough Planning Administrator, Darlene Plank, the Borough Solicitor, Ronald J. Karasek, Esquire, and the Borough Engineer, Brian Pysher.

III. Approval of Minutes

On a Motion made by George Hinton and seconded by Heather Craig the Borough Planning Commission approved the March 7th, 2013 meeting minutes. Roll call vote taken. Motion carried. Vote 3-0 in favor. William Wallen abstained.

IV. Public Comment

James Dotta was present and spoke on behalf of Ray Cortazzo in regards to Mr. Cortazzo's property located at 137 East First Street. Mr. Dotta showed the Planning Commission a drawing that represented undeveloped land on East First Street with a lot that has an existing house and land. The applicant wants to eventually subdivide the land and build a new house on the existing lot. The Borough Engineer and Borough Solicitor recommended the applicant first submit a sketch plan and then a subdivision plan to address Storm Water and NPDES Permit issues, as well as, Zoning issues, and SALDO waiver requests. Solicitor Karasek stated that the SALDO does not permit flag lots, therefore, the applicant would have to request a waiver.

V. Subdivision Plans

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

Representatives for this plan were not present during this meeting. The Plan has an extension until May 15th, 2013.

The Planning Commission recommended at this meeting that the applicant be notified that he will be given another 6 month extension until November 15th, 2013 and if within that time the applicant does not show further progress by submitting a revised plan than the current plan will be denied. There hasn't been any changes to the current plan in over 5 years and numerous extensions have been issued.

B. Subdivision of Emerald Property Group

The plan was filed on February 14th, 2013 by Wind Gap Borough for West Street (Subdivide the existing building and 8 acres off of the existing parcel). On March 5th, 2013 the Alternate Borough Engineer, Dan Miller (Hanover Engineering) presented his review letter to the Borough and to the Planning Commission. During this meeting of April 4th, the Borough Engineer, Brian Pysner, reviewed his item by item responses and comments with the Planning Commission in regards to the previous review letter. Time to act on plan will expire on June 5th, 2013. Mr. Ron Karasek (Borough Solicitor) explained that there are 2 outstanding waivers that need to be requested from the applicant for the West Street property, Emerald Property, MSG.

SALDO Section 509.A.15 would classify Longcore and West Street as "Collector Streets". If so, there are more stringent requirements for such streets such as a thirty (30) feet right-of-way (ROW). **On motion** by George Hinton, and seconded by William Wallen that the Planning Commission recommends a waiver determining that these are not collector streets but "Local Streets" such that the ROW is only twenty five (25) feet which ROW is consistent with the nearby Muschlitz Land Development Plan. Roll call vote taken. Motion carried unanimously. Vote 4-0 in favor.

SALDO Section 514.1.7 requires street trees to be planted along street frontage at spacing of not less than forty (40) feet nor more than sixty (60) feet apart. **On motion** by George Hinton, and seconded by Heather Craig that the Planning Commission recommend a waiver of Section 514.1.7 since evergreens are already along West Street and Longcore is wooded. Roll call vote taken. Motion carried unanimously. Vote 4-0 in favor.

On motion by William Wallen to recommend Conditional Preliminary/Final Plan Approval for the Subdivision Plan of Emerald Property Group, and seconded by Heather Craig. Roll call vote taken. Motion carried unanimously. Vote 4-0 in favor.

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 pm on a vote of 4-0 with **a motion** from Heather Craig and a second from William Wallen.

Darlene Plank-Turlington
Zoning Officer/SALDO Secretary