

**MEETING MINUTES OF THE BOROUGH
PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
August 1st, 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 Heather Craig, Richard Getz, and William Wallen were present. Also, present were the Borough Planning Administrator, Darlene Plank, the Borough Solicitor, Ronald J. Karasek, Esquire, and the Alternate Borough Engineer, Dan Miller (Hanover Engineering).

III. Approval of Minutes

On a Motion made by Heather Craig and seconded by William Wallen the Borough Planning Commission approved the April 4th, 2013 meeting minutes. Roll call vote taken. Motion carried. Vote 3-1 in favor. Richard Getz abstained.

IV. Public Comment

None

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 November 15th, 2013. The Planning Commission recommended at the April 4th 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. Ray Cortez Sketch Plan

The plan, a proposed single family residential dwelling, was filed with application on July 3rd, 2013 by the applicant, Mr. Raymond Cortez.

The plan consists of a Re-subdivision of Lot No. 12 of Gap View Estates Subdivision fka Posh Properties Major Subdivision – 7.7432 acres on East First Street. A sketch plan is not a formal submission under the SALDO so there is no expiration of time to act on the plan.

The review letter of July 31, 2013 was discussed by Dan Miller with emphasis being placed on the following :

1. Applicant possibly needing a new NPDES permit as the former one has expired.
2. The lot is proposed to be served by water and sewer utilities ; verification of service will be required with the Preliminary Plan. Applicant mentioned that he plans to have a well versus water hook-up.
3. Sections 505.E.9 and G which state that flag lots are prohibited. Lot 2 is proposed as a flag lot, which is prohibited by these sections. Applicant would have to request a waiver from Council to proceed with his plan.

It was discussed at the meeting to have the applicant consider accessing the property from North Chestnut Street, however, in that case wet lands becomes a concern. Wet lands is already documented on the plan from a Soil Scientist and/or the Army Corps of Engineers. It was determined that Mr. Cortez should follow-up with his Engineer and Legal Counsel regarding the issues brought to light at this meeting. After further discussion they can determine in which direction they would like to proceed.

On motion by Richard Getz, and a second by William Wallen, the Planning Commission recommended to table the plan for a later date to give Mr. Cortez time to conduct further research with his professionals. Roll call vote taken. Motion carried unanimously 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 8:00 pm on a vote of 4-0 with **a motion** from Heather Craig and a second from Richard Getz.

Darlene Plank-Turlington
Zoning Officer/SALDO Secretary