

**MEETING MINUTES OF THE  
BOROUGH PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
OCTOBER 1, 2015**

I. Opening/Pledge

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

II. Roll Call

Planning Commissioners Linda Paynter, Richard Getz and William Wallen were present along with Borough Council President and Commissioner George F. Hinton, Jr. Also present were the Borough Planning Commission Solicitor, Ronold J. Karasek, Esquire, and the Borough EIT/ZO Brian Pysher.

III. Approval of Minutes

The Planning Commission Meeting Minutes of July 2, 2015 were approved on motion made by R. Getz and seconded by G. Hinton with vote 4-0.

IV. Public Comment

None.

V. Subdivision and Land Development Plans

A. Auto Zone Land Development Plan (914 Broadway-off Male Road next to Burger King)

-The Applicant's Planning Professional (Jeffrey Berneburg, Project Manager) appeared for the meeting.

-Discussion was had regarding the plan which proposes a 6,816 sq. ft. building situate on 0.646 acres with 23 off-street parking spaces. The property is located in the I-SC (Industrial-Shopping Center) Zoning District.

-The project required some zoning variances which were granted by the Zoning Hearing Board except for a rear yard setback. As a result, the Applicant purchased adjoining property that will provide the setback distance that is needed.

-Commissioner Hinton suggested that the plan be re-designed so that the back of the building does not face traffic travelling north on Broadway.

-Also, there was discussion that Subdivision and Land Development Ordinance-SALDO-waivers might be needed. The Applicant's Professional was directed by the Borough Solicitor to SALDO Section 308 and Appendix 11 of the SALDO

-Motion was made by G. Hinton and seconded by W. Wallen to require the Applicant to re-design the project and rotate the building so that the front faces Route 512 and not Male Road. Approved on vote of 4-0.

-Motion was made by G. Hinton and seconded by R. Getz to table further consideration of the project until the November 5, 2015 Borough Planning Commission meeting. Approved on vote of 4-0.

VI. Old Business

None

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for October 1, 2015

VII. New Business

None.

VIII. Referral from Zoning Hearing Board

None.

IX. Adjournment – 8:30 p.m. on a motion made by L. Paynter and duly seconded by W. Wallen and with unanimous vote of 4-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By: 

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