

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
DECEMBER 3, 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. who arrived at 7:45 pm. Also present were the Borough Planning Commission Solicitor, Ronold J. Karasek, Esquire, and the Borough EIT/Alternate ZO Brian Pysher.

III. Approval of Minutes

The Planning Commission Meeting Minutes of October 1, 2015 were approved on motion made by R. Getz and seconded by W. Wallen with vote 3-0.

IV. Public Comment

None.

V. Subdivision and Land Development Plans

A. T. Klump L.D. Plan (Single Family Attached Dwellings on Third Street)

-This is a Sketch Plan for a development that is north of Third Street and west of So. Washington Street comprising 0.6313 acres

-The plan presents five (5) single-family attached dwellings-with two off-street parking spaces per home-that will not be separately owned (like a condo or town house) but will be rented. The entire property will continue to be in the name of T. Klump.

-This project is permitted use in the R-8 (Medium Density Residential) Zoning District-Section 307(B)(4)

-The Applicant's Planning Professional, Gregory C. Noll, PLS of Keystone Consulting Engineers, Inc. was present along with the Applicant, Tyrone Klump.

-There will be a need to extend Third Street and the utilities in this area. Since Third Street is a dead end, a cul-de-sac/turn around area will be needed and must be wide enough for emergency vehicles like fire trucks.

-As per the Applicant, there are no boundary, PNDI or flooding issues. Mr. Noll provided an ACOE Determination letter of 08-09-2010 (which is now outdated) and a PA Forestry PNDI Response Letter of 01-30-15.

-There was discussion on two potential SALDO waivers i.e. sidewalks and the width of the cartway.

-The Planning Commissioners felt that a sidewalk waiver could be recommended since there is no sidewalk in this area. Forcing this Applicant to install sidewalk would require the neighbors to also install sidewalk and the feeling was that sidewalk should be for the more dangerous main streets such as SR 512.

-While the SALDO requires a 36' cartway (10' per lane with 8' width parking on both sides), the Planning Commission felt that a 28' cartway would be acceptable providing that parking would be required on one side with signage installed by the Applicant.

-No motion needed on the requests since a Sketch Plan is not a formal submission under the SALDO.

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The Applicant was advised to file a formal submission and the Borough EIT/Alternate ZO suggested that the Applicant re-check wetlands, multi-family housing requirements, easements and screening requirements.

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

-The plan which proposes a 6,816 sq. ft. commercial, retail 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.

-No one appeared on behalf of the Applicant

-The plan is on the December 16, 2015 ZHB Meeting for variances.

-However and since the time to act expires on December 25, 2015, the plan should be placed on the Borough Council Meeting workshop meeting agenda for Tuesday, December 22, 2015 for official action.

-In the meantime, the Borough EIT/Alternate ZO will see if the Applicant is willing to provide the Borough with an extension of time. The Borough Solicitor is to forward an Extension of Time form to the Borough EIT/Alternate ZO.

-Motion to table by W. Wallen and seconded by R. Getz to table with vote of 4-0.

VI. Old Business

None

VII. New Business

The Commission reviewed a proposed zoning ordinance amendment to add definitions of a "Duplex Structure" and "Special Rear Yard" for a Duplex located on a corner lot.

This amendment is being proposed since a property owner of a duplex on a corner lot cannot erect a shed or garage on the property as there is no rear yard and such accessory uses can only be placed in a rear yard. See Section 314(C)(1)(b) The present ordinance states there are two front yards (one along each street) and one side yard but no rear yard.

The proposed ordinance cures this defect by re-defining a duplex and establishing a special rear yard in such circumstances. After brief discussion, the Planning Commission recommended approval of the zoning amendment on a motion by G. Hinton and second by W. Wallen and on a vote of 4-0.

VIII. Referral from Zoning Hearing Board

None.

IX. Adjournment – 8:35 p.m. on a motion made by G. Hinton and duly seconded by L. Paynter and with unanimous vote of 4-0.

Respectfully submitted,
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