



BOROUGH OF WIND GAP

29 MECHANIC STREET, WIND GAP, PA 18091

P.610.863.7299—F.610.863.1011

E-mail: windgap@enter.net

ZONING HEARING BOARD

IN ATTENDANCE: Members: Mark Sharp, Deborah Roseberry, Sam Nittle
and Kelly Ronalds

Professionals: John Molnar, Solicitor
John E. Blick, Zoning Officer
Mildred Del Negro, Zoning Secretary

The Zoning Hearing Board meeting of April 7, 2004, was called to order at 7:35 p.m.

Robert and Virginia Matlock Case No. 3-2004

Mr. Dave Jordan attorney for Mr. & Mrs. McNamara asked to start with Case No. 4-2004 first in order for his clients neighbor Mr. Matlock can talk.

Mr. Matlock made a request for a continuance. And with that request Mr. Matlock waived the requirements under the Municipality Planning Code for the time of scheduling a hearing and also the written decision from the Board under the MPC. The case is rescheduled until Wednesday, May 5, 2004 at 7:30 pm. Mr. Matlock does not have an objection. Mark makes a motion to grant the continuance request. Deborah seconded the motion. Since this is a continuation and everyone involved knows about it, there is no reason to advertise. All-in-favor.

Maraman Associates, Inc.
Case No. 4-2004

All witnesses are sworn in.

John E. Blick submits exhibit number one and consists of the Legal Notice, the application, site plan, three pages of Northampton county information and a list of property owners, located within 200 feet. The property has been posted.

Mr. Blick said this application was submitted just before the deadline and when he reviewed the application the applicant said it would be used for a separate use. We are here for a variance under Section 401. Therefore, two commercial uses must go to the Planning Commission for review. Mr. Blick said that Mr. Layman the Planning Solicitor for Wind Gap suggested that the applicant submit a sketch plan for review.

Cecily Archer is here to represent Maraman Associates, Inc. and they want to build a steel building for storage with twenty (20) rental units to rent there. This will be separate from Converter Accessory who is there now as the occupant of the total building now. The proposed storage units will be located behind the building. The storage dimensions will be 40 x 100. Ms. Archer will set up a new company to manage the storage units and it will be separate from Converter Accessories. Mark asked how would this be monitored. Ms. Archer said there will be a gate put up and the hours will be 8 am to 5 pm seven days a week. John Molnar said this would have to go to the Planning Commission. Sam asked how would you access the storage bins? And Ms. Archer said she would contact the road department and have a driveway put in and cut the curb and have access off Alpha Road. Mr. Matlock, 346 Alpha Avenue asked about the handicap ramp, bathrooms and parking spaces for this. Also, is there a second building on top of the existing building and has that been approved? And why wasn't the past variance complied with? Ms. Archer said there is a handicap spot with a handicap sign and you can use the bathroom in the back that should be able to have access to a wheelchair. The renter put up shelves for storage. Deborah said you should comply with the first variance. Mr. Molnar asked when the first variance was? The secretary will pull the first variance from 1995 to review. Mr. Blick questioned the interior work on the loft. Maryann Getz, 336 Fairview Avenue asked where the entrance would be put? Mrs. Getz has a problem with the location because of the traffic in the morning and that can cause an accident. Mr. Blick questioned a fence he is hearing about in the front yard. Mr. Blick suggests amending the application and adding the fence. Mr. Matlock is happy with the time the storage will open and so is Mrs. Getz.

There was a Zoning Hearing held on October 5, 1994 for a variance. The decision involved a change of use for a special exception. The board granted the request. The applicant was bound by any reviews made by the Planning Commission. Ms. Archer wishes to amend the application to include the fence. Mr. Blick said after listening to the residents, the wire mesh fence would be good.

Mark Sharp makes a motion to approve the variance with the following conditions:

1. The applicant would comply with all Subdivision and Land Development ordinance requirements with any submissions.
2. The applicant would comply with any 1994 Zoning Hearing Board decisions and the Wind Gap Planning Commission review that is referenced in that decision.
3. The applicant shall obtain any state and or approval for any access to the building.
4. The hours of operation shall be between 8 am and 5 pm.
5. Security during hours of operation with appropriate lighting for security purposes.
6. Fencing around the storage building and the Board will grant the variance from the front yard requirements however; the applicant has to comply with all the requirements under section 314-C.3.

Kelly Ronalds seconded the motion. All-in-favor. Variance carried.

The Board went back to Case 3-2004.

Mark motions to adjourn. Kelly seconded the motion. All-in-favor.

Meeting was adjourned at 8:35 PM.

Mildred Del Negro
Zoning Secretary / SALDO Officer

E:\SharedOffice Documents\Millie D 04\Zoningmillied04\Minutes\Apr0704.doc