

BOROUGH OF WIND GAP

ZONING DEPARTMENT

29 MECHANIC STREET, WIND GAP, PA 18091

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ZONING HEARING BOARD

IN ATTENDANCE: Members: Deborah Roseberry
 Sam Nittle and Kelly Ronalds
 Professionals: John Molnar, Solicitor
 John E. Blick, Zoning Officer
 Mildred Del Negro, Zoning Secretary / SALDO Officer

Renee Schinstine
Case No. 6-2004

Deborah Roseberry at 7:30 p.m called the Zoning Hearing Board meeting of July 7, 2004, to order.

All witnesses are sworn in. Zoning Officers exhibit number one is the legal notice, a copy of the application, site plan, two pages of the Northampton County tax records and a list of residents within 200 feet. The meeting has been advertised and the property has been posted. Section 314.c.1-b accessories structure in the front yard. John Blick said the area is considered a front yard because there is a roadway there. Vincenta Schwartz, 115 South Fairview, Wind Gap is the neighbor and asked Mr. Blick what is going to happen with the water. Mr. Blick said that the applicant went before Borough Council and talked to them and the Borough Engineer. George Hinton Vice President of Borough Council went to the applicant's site.

The applicant Renee Schinstine 111 South Fairview Avenue proposes to put a bridge in and the property is land locked due to a swale that was put in a couple of years ago in 1997. There is no access to the land, since then the water problem has not been resolved. Deborah asked if an engineer looked at the plans? Renee said the engineer looked at the plans and will inform her of what is needed to build the bridge. The width of the bridge will be approximate fifteen feet. John Molnar asked if you need the bridge to access the property, Renee said that is correct. The Borough Engineer will be submitting a list of materials that need to be used to build the bridge. Deborah asked about the traffic on that road to exit Renee's property. Renee said there is not heavy traffic there. Mr. Blick asked if Renee is happy with getting a list of materials from the engineer. Renee said yes and he will be designing it and preparing the specifications. Anthony Curcio / Councilman

stated that Borough Council is working with Renee. Sam said the Zoning Board should not stand in the way with this application.

Tonino Diodoardo **Case No. 7-2004**

All witnesses are sworn in. Zoning Officers exhibit number one is the legal notice, a copy of the application, site plan, two pages of the Northampton County tax records and a list of residents within 200 feet. The meeting has been advertised and the property has been posted. The variance is from Section 309 E.2 and 307 F. Detached single-family dwelling is a permitted use in a commercial district but the code refers it back to the requirements for the R-8 district neither the lot or the setbacks meet the required dimensions. The relief is for a few feet as far as the front yard setback is 25 feet and he proposes 15 and rear yard is 25 feet and he proposes 17 feet. Tonino asked about the existing foundation could he keep this as a retaining wall? Mr. Blick said it would be non-regulated. He does not need the Boards action. Tonino Diodoardo, 241 Broad Street, Bath, PA said he wants to put a two-story house. It is pretty much in line with the old structure and the neighboring houses. Deborah asked if other houses are set that close to the road? Tonino said actually there is a house in front of him is closer than what he is proposing.

Deborah motions to grant the variance for Renee Schinstine with the condition the project is built pursuant to Borough Engineers specifications. Sam seconded the motion.

All in favor.

Debroah motions to grant the variance for Tonino Diodoardo and seconded by Sam.

All in favor.

Deborah made a motion to adjourn the meeting. Kelly seconded the motion.

All in favor.

Meeting was adjourned at 8:00 PM.

Mildred Del Negro
Zoning Secretary / SALDO Officer

