



BOROUGH OF WIND GAP

ZONING DEPARTMENT

29 MECHANIC STREET, WIND GAP, PA 18091

P.610.863.7299—F.610.863.1011

E-mail: milliedel@rcn.com

www.windgapborough.org

ZONING HEARING BOARD

IN ATTENDANCE: Members: Mark Sharp, Sam Nittle, Kelly Ronalds
Professional: John Molnar, Solicitor
Deborah Roseberry, Zoning Officer
Mildred Del Negro, Zoning Secretary / SALDO Officer

James McIntyre

Case No. 7-2005

Mark Sharp at 7:30 P.M called the Zoning Hearing Board meeting of December 7, 2005 to order.

Mr. Molnar stated that before the meeting the Zoning Officer indicated that there is another variance request that was required with the rear yard buffer yard and the issue is that the notice did not have that request on it and this is a dilemma. The issue is that there will be request for an additional variance and there is a notice problem that others may or may not object.

The applicant's attorney William Malkames Sr. asked if there could be a continuance with proper advertising and, amend the application.

Mark makes a motion to grant the continuance. Sam seconded the motion.
All in favor. Motion carries.

Robert & Virginia Matlock Case No. 8-2005

All witnesses are sworn in.

The Zoning Officer states that the applicant is here to place a six (6) foot fence on the property line and submits exhibit number 1 that consists of the Legal Notice, application, site plan, Northampton County tax records and residents of property owners within 200 feet of his property line. Mr. Molnar asked if the typed written list is the correct one. Deborah said yes.

Mr. Matlock 346 Alpha Avenue, Wind Gap, PA 18091 would like to erect 102 feet of 6 foot fence from the rear of property to the front of his property. There was an agreement between both parties. The fence post will straddle the property line. Mr. Matlock submits the agreement as exhibit number one and this is dated September 23, 2004 signed by a Judge. Mr. McNamara submitted a clean copy of the agreement without Mr. Matlock's hand written notes on it. Mr. Molnar reads section three of the agreement regarding fencing.

Mr. Molnar stated that the Zoning Hearing Board does not get involved in the survey.

Mr. McNamara submitted a survey as exhibit number 1 as the new survey that was agreed upon dated September 6, 2005.

Sam asked if the fence that is up now would be the fence he is asking the variance for. Mr. Matlock said it is not completed yet.

The Zoning Hearing Board deliberates.

Mark makes a motion to grant a variance based on the legally executed document supplied as per paragraph number 3. Mr. Molnar reads paragraph three.

All in favor. Motion carries. Variance has been granted.

Mark makes a motion to adjourn the meeting. Kelly seconded the motion.
All-in-favor.

Meeting was adjourned at 8:15 PM.

Mildred Del Negro
Zoning Secretary / SALDO Officer

E:\SharedOffice Documents\Millie D 05\Zoningmillied05\Minutes\Dec0705.doc