



# **BOROUGH OF WIND GAP**

## **ZONING DEPARTMENT**

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## **ZONING HEARING BOARD**

**IN ATTENDANCE:**                   Members: Mark Sharp, Deborah Roseberry  
Sam Nittle, Kelly Ronalds  
                                          Professionals: John Molnar, Solicitor  
                                          Michael V. Minervini, Interim Zoning Officer  
                                          Mildred Del Negro, Zoning Secretary / SALDO Officer

Mark Sharp at 7:30 p.m called the Zoning Hearing Board meeting of June 1, 2005 to order.

### **ImagePoint for Posh Properties Case No. 3-2005**

All witnesses are sworn in.

Mr. Blick was the Zoning Officer at the time of this submission. Section 604 A. 1 total signage area, 604 A. 2 Sign area of a freestanding sign and 604 A. 3 number of free standing signs of the zoning code. All notification has been posted. Mr. Minervini submits exhibit one as the legal notice, application, and residents within 200 feet, Northampton County tax records.

Mr. Jim Preston is here on behalf of Joseph Posh and National Sign Services. Mr. Robert Oelenschlager is here from National Signs. National Signs is a subsidiary of ImagePoint. Posh is the developer and CVS is the tenant. The property is on Male Road and South Broadway. Mr. Oelenschlager is familiar with the Zoning Ordinance.

Mr. Preston shows the site plan for the proposed CVS / Dunkin Donuts. Deborah asked if the message sign would flash or blink. Mr. Oelenschlager said no, but it will be changed often. It takes about 45 seconds to fade out and fade back in. Mr. Preston shows the sign plan with elevations. The CVS / pharmacy sign area will be 133.65 square feet. There are only three building illuminated

sign on the building.

Kelly asked if there were studies performed on these signs. Mr. Oelenschlager said yes, he does all of CVS signs at this point. Deborah said the signs would be lighted by exterior wall lights, and when will they go on and go off? The sign will go off .5 hr after the store closes to give the employees time to reach their vehicles. They are all on timers. Deborah asked why some of these signs should be there and what is the hardship? Deborah is concerned about traffic safety and the elderly getting their medication. Mr. Oelenschlager said this is not the standard package, it is usually much larger and this is one of the smaller CVS stores. Deborah asked if National signs can remove some of the signs.

Sam asked if the scale on the site plan is drawn to scale. Mr. Oelenschlager said yes. Kelly said when the lights go out, does the message center go out also? Mr. Oelenschlager said it goes off. Mr. Molnar asked what are the hours of operation.

Mr. Molnar reads the Zoning Hearing Board decision December, 19, 2003 Dunkin Donuts would not accept any deliveries during the hours that CVS is open, and that Dunkin Donuts will operate 4:30AM to 10 PM. It will be fair to say that CVS will be closed at 10PM. Zoning Officer exhibit two will be the decision from 2003.

National Signs and Mr. Preston have a brief recess and come back and amended the application with the 15.16 square foot Food Shoppe and the 15.25 square foot 1 Hour Photo removed and will not be installed and the CVS do not enter sign. Additionally, National Signs agreed to remove the CVS name from all the directional signs.

Deborah motions to grant the variance with the condition to remove the food Shoppe and the 1-hour photo sign and the CVS do not enter sign, and the lights will go out .5 hour after closing. Kelly seconded the motion.

All in favor

Kelly makes a motion to adjourn the meeting. Mark seconded the motion.

All in favor.

Meeting was adjourned at 8:15 PM.

Mildred Del Negro  
Zoning Secretary / SALDO Officer

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