



BOROUGH OF WIND GAP

ZONING DEPARTMENT

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ZONING HEARING BOARD

IN ATTENDANCE:

Members: Mark Sharp, Deborah Roseberry
Sam Nittle

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 May 4, 2005 to order.

Re-organization:

Deborah Roseberry makes a motion to elect Mark Sharp as Chairperson and Sam Nittle seconded the motion.

All in favor.

Deborah makes a motion to elect Sam Nittle as Vice Chairperson. Mark seconded the motion.

All in favor.

Mark makes a motion to elect Mildred Del Negro as Secretary. Sam seconded the motion.

All in favor.

Mark makes a motion to elect John Molnar as Zoning Solicitor. Sam seconded the motion.

All in favor.

Mr. Molnar stated that the third application for tonight, ImagePoint who is representing Posh Properties for the CVS application would continue on June 1, 2005. We do not have to re-advertise.

Mark makes a motion to approve the continuance. Deborah seconded the motion.

All in favor.

Darrell and Cindy Buss Case No. 1-2005

All witnesses are sworn in.

Mr. Blick was the Zoning Officer when this application was filed. Mr. Minervini submits Exhibit one as the application, a petition from residents indicating they have no objections to this application, residents within 200 feet, Northampton County tax records that Mr. John Blick prepared. The property was posted.

Mr. Buss states that he would like to replace a rotting deck. Mr. Buss is asking relief from a minimum foot front yard of twenty-five (25). The porch will be 20 feet wide. Deborah asked if electricity would be put outside or heat. Mr. Buss said no just a railing. Mr. Minervini submits a photo as exhibit number 2, and submits another photo as exhibit number three. Deborah asked if there would be footers placed. Mr. Buss said yes, he will be doing the work and is aware of the codes.

Deborah makes a motion to grant this request. Mark seconded the motion.

All in favor.

CA Lessig, Inc Case No. 2-2005

All witnesses are sworn in.

Mr. Minervini states that the applicant is seeking a variance from Section 404.D.3b (1) in accordance with Section 404 D. 3 c.

Mr. Minervini submits exhibit number one as prepared by Mr. Blick, the legal notice, the application, a zoning plan, a list of residents within 200 feet, a justification for a variance request with a map and Northampton tax map and the property has been posted. Photos are submitted as exhibit number two and three.

Mr. Dennis DeEsch attorney is here to represent Mr. Dave Lessig on this request. Mr. David Lessig is the President of the CA Lessig, Inc. company and is here proposing to maintain an existing entrance and construct an office building across from Delaware Avenue in a totally gated area, and is proposing to provide a buffer area as shown on the map. The buffer area would be moved to the back of the office building. He is asking relief from an 8-foot buffer in the front of the proposed building. The building is designed to create a neighborhood home appearance. David said there is

a conflict that some poles needed to be moved. David stated that this plan is on the agenda at the Planning Commission meeting on this Thursday.

Mark makes a motion to grant the variance with conditions that the applicant receives land development and that it is a residential type building that is shown. Deborah seconded the motion. All in favor.

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

Meeting was adjourned at 7:55 PM.

Mildred Del Negro
Zoning Secretary / SALDO Officer