

BOROUGH OF WIND GAP
PLANNING COMMISSION
545 EAST WEST STREET
WIND GAP, PA 18091
Ph: 863-7288 Fx: 863-1011

MEETING AGENDA – December 19, 2024

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES– November 21, 2024 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant : Wawa
Address : 62 North Broadway
Project : A 6,049 sq. ft. Convenience Store with Proposed Gas Station on 8.7 acres
Plans : Combined Subdivision and Land Development Plan

Subdivision

08-30-2024 - Application Filed
08-30-2024 - Applicant's Engineer's List of SALDO Waivers (7)
09-19-2024 - No Meeting Held
09-25-2024 - Borough Engineer Review Letter (1st Review)
10-03-2024 - LVPC Review Letter
10-17-2024 - Meeting Held
11-21-2024 - Meeting Held
11-25-2024 - Correspondence from Applicant's Planning Professional (Bohler Engineering PA, LLC), Revised Plan Filed (Revision date of 11-22-2024) Along with Two (2) SALDO Waiver Requests
12-11-2024 - Borough Engineer Review Letter (2nd Review)

Time to Act: Since the revised plan was filed on November 25, 2024, the time to act will expire on February 23, 2025.

Land Development Plan

08-09-2024 - E-Mails to/from Borough Engineer and Borough Traffic Engineer Concerning PennDOT Scoping Application
08-30-2024 – Application Filed
09-19-2024 - No Meeting Held
10-03-2024 – LVPC Review Letter with Act 167 Drainage Plan Review
10-11-2024 - Borough Traffic Engineer (P.E. Terry of Benchmark) 1st Review

- 10-17-2024 - Meeting Held
- 11-21-2024 - Meeting Held
- 11-25-2024 - Revised Plan Filed (with Revision date of 11-22-2024)
- 11-25-2024 - Applicant's Planning Professional (Bohler Engineering PA, LLC) Response to the Borough Engineer Review Letter of September 25, 2024
- 11-25-2024 - Applicant's Planning Professional (Bohler Engineering PA, LLC) Response to LVPC Review Letter
- 11-25-2024 - SALDO Waiver Requests (12) from Applicant's Planning Professional
- 12-03-2024 - Borough Traffic Engineer (P.E. Terry of Benchmark) 2nd Review
- 12-15-2024 - Borough Engineer Review Letter (2nd Review)

Time to Act: Since the revised plan was filed on November 25, 2024, the time to act will expire on February 23, 2025.

- B. Applicant** : **Naper Development, Inc.**
Address : **End of Liberty Street-partly in Wind Gap and Plainfield Township**
Project : **Subdivision of 5.70 and 15+/- Acres**
Plans : **Subdivision and Lot Line Adjustment Plan-Sketch Plan**

- 10-31-2024 - Application for Sketch Plan
- 10-31-2024 - Sketch Plan Filed
- 11-13-2024 - Borough Engineer Review Letter
- 11-21-2024 - Meeting Held

Time to Act: Not Applicable since Sketch Plan

- C. Owner** : **Naper Development, Inc.**
Applicant : **The Cubes at the Gap, LLC**
Address : **905 Pennsylvania Avenue**
Project : **10.54 acres in Wind Gap for Removal of Alpha Road, Install Water Line And Construct Private Driveway**

- 11-06-2024 - Applicant's Engineer (Boehler) Transmittal Letter
- 11-06-2024 - Application for Final Land Development Project
- 11-06-2024 - Several Supporting Documents Filed i.e. Final Plan, WG Authority Will-Serve Letter, PA American Will-Serve Letter, Trip Generation Letter, Stormwater, HOP Plans so on
- 11-06-2024 - Applicant's Engineer (Boehler) Response to Borough Engineer Review Letter of February 1, 2023
- 12-04-2024 - LVPC Review Letter with Act 167 Drainage Plan Review
- 12-05-2024 - Borough Engineer Review Letter (1st Review)

Time to Act: Assuming the filing is administratively complete, the time begins to run on November 21, 2024; and, the time to act will expire on February 19, 2025.

- VII. OLD BUSINESS- None
- VIII. NEW BUSINESS- None
- IX. REFERRALS FROM ZHB-None
- X. ADJOURNMENT