

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

MEETING AGENDA – March 20, 2025

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. REORGANIZATION FOR 2025 CALENDAR YEAR
 - a. Nominate and Elect Chair, Vice-Chair and Secretary
- V. APPROVAL OF MINUTES–December 19, 2024 MEETING
- VI. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VII. 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)
- 12-19-2024 – Meeting Held
- 12-19-2024 – SALDO Waivers Discussed and Recommended
- 01-17-2025 – No Meeting Held
- 01-21-2025 – Borough Council grants SALDO Waivers and Conditional Preliminary-Final Plan Approval
- 02-01-2025 – Official Action Correspondence Prepared and Forwarded

Time to Act: Since the revised plan was filed on November 25, 2024, the final approval was granted before the time to act expired 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)
- 12-19-2024 – Meeting Held
- 12-19-2024 – SALDO Waivers Discussed and Recommended
- 01-17-2025 – No Meeting Held
- 01-21-2025 – Borough Council tables any action on the Plan
- 01-30-2025 – Revised Plans filed
- 02-20-2025 – No Meeting Held
- 02-25-2025 – Traffic Study Response by Applicant's Traffic Engineer-R. Hoffman of Traffic Planning and Design, Inc. to P. Terry-Second Review of 12-15-2024
- 03-10-2025 – Borough's Traffic Engineer Response-P. Terry of Benchmark (Review No. 3)
- 03-14-2025 - Borough's Traffic Engineer Updated Response-P. Terry of Benchmark

Time to Act: Since the revised plan was filed on January 30, 2025, the time to act will expire on April 30, 2025.

B. 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
- 12-08-2024 - Borough Engineer Review Letter (1st Review)
- 12-18-2024 – Seven (7) SALDO Waiver Requests by Applicant's Engineer
- 12-19-2024 – SALDO Waivers Discussed and Recommended
- 01-17-2025 – No Meeting Held
- 01-21-2025 – Borough Council tables any action on the Plan
- 02-20-2025 – No Meeting Held
- 02-20-2025 - Bohler Engineering Re-Submission Correspondence
- 02-20-2025 – Revised Plans filed
- 02-20-2025 – Correspondence from Applicant's Attorney with Draft of Road Construction,

Public

Access and Maintenance Agreement

- 02-20-2025 – SALDO Waiver Request-Appendix 11

Time to Act: The plan was re-submitted on February 20, 2025, so the time to act will expire on May 21, 2025

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