

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

MEETING AGENDA – November 21, 2024

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES– October 17, 2024 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant: 3 Aide Properties
Address: 537 Lehigh Avenue
Project: Low Rise Multi-Family Residential Units (2 stories and 6 units) on 40,000 sq. ft.

08-30-2024 – Revised Land Development Application filed
08-30-2024 - Applicant's Response to Borough Engineer's earlier Review Letter
09-19-2024 – No Meeting held
10-01-2024 - Borough Engineer Review Letter (1st Review)
10-17-2024 – Meeting held
11-07-2024 - Receipt of Correspondence from Applicant's Engineer with Seven (7) SALDO Waiver Forms-Appendix 11

Time to Act: Since there was no Borough Planning Commission Meeting on September 19, 2024, the time begins to run on September 29, 2024. Time to act will expire on December 28, 2024

B. 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

08-29-2024 – Applicant's Engineer's List of SALDO Waivers (7)
08-30-2024 - Application Filed
09-19-2024 - No Meeting held
09-25-2024 - Borough Engineer Review Letter (1st Review)
10-03-2024 - LVPC Review Letter
10-11-2024 - Traffic Engineer P. Terry PennDOT Scoping and HOP Application Review
10-17-2024 - Meeting held

Time to Act: Since there was no Borough Planning Commission Meeting on September 19, 2024, the time begins to run on September 29, 2024. Time to act will expire on December 28, 2024

C. 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

Time to Act: Not Applicable since Sketch Plan

D. 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

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
- XI ADJOURNMENT