

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

MEETING AGENDA –April 7, 2022

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES –March 3, 2022 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant: Cosmo Development, Ltd.

Type: Land Development Plan
Project: Proposed Twenty Four (24) Unit Three (3) Story Residential Dwelling
Address: 29 Mechanic Street (Tax Parcels: E8SW4D10-12, 12A and 11)
District: Zoning District: R-8 (Medium Density Residential)

01-26-2022: Application for Sketch Plan Review filed
01-26-2022: Sketch Plan filed for Low-Rise Multi-Family Dwelling as a Permitted Use in the R-8 Zoning District (Section R.8,B,5)
01-26-2022: Project Letter from Applicant, A. Kharb
01-31-2022: Denial of Zoning and/or Building Permit by B. Serfass, Borough ZO
02-03-2022: No Meeting
02-16-2022: ZHB Application for Zoning Variances: impervious coverage, bldg. height, minimum lot size and off-street parking spaces
02-28-2022: Borough Engineer Review Letter
03-03-2022: Six (6) SALDO Waiver Requests: combined preliminary/final plan, wearing course along frontage, off-street parking compound within rear and row lines, reduction of minimum cartway width, parking compound landscaping and Landscape Plan
03-03-2022: Meeting held
03-18-2022: Sketch Plan dated March 17,2022
04-06-2022: Borough Engineer Review Letter on March 17, 2022 Plan

Time to Act on Plan: N/A since Sketch Plan. See SALDO Section 202

B. Applicant: Peter Albanese

Type: Land Development Plan
Project: Create Three (3) Attached Residential Dwelling Units
Address: 614 So. Broadway (Tax Parcel: F8NW1D-2-8)
District: Zoning District: C (Community Commercial)

12-14-2021: Application for Zoning Permit
12-29-2021: Zoning Officer Denial of Zoning Permit i.e. minimum lot area and front and side yard minimum setbacks
01-27-2022: Site Plan filed w/ Color Renderings of the Project (Before & After)
Undated : Applications for Modification Forms (for SALDO waiver) incorrectly submitted for the zoning variance requests
04-06-2022: Borough Engineer Review Letter

Time to Act on Plan: N/A since a Site Plan review for ZHB Hearing. Zoning Ordinance Section 805,H.

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