

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

MEETING AGENDA –August 4, 2022

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

**A. Applicant: CRG Services Management, LLC**

Owners: Naper Development. Inc. et al.

Type: Industrial Distribution Warehouse

Address: 905 Pennsylvania Avenue (Tax Parcels: E8-4-13A et al.)

District: Zoning District: IC (Industrial and Heavy Commercial)

Project: A portion of the access road is to be constructed in Wind Gap. Improvements in the Borough will consist of 3,600 feet of various size stormwater pipes, stormwater inlets, manholes and end walls, stormwater pipes, water main, retaining walls, 1950 lineal feet of a forty foot (40') wide road and right-of-way grading

- 03-02-2022: Applicant's Asst. Project Manager's Letter dated 02-24-2022 re NPDES Permit
- 03-06-2022: Applicant's Engineer Responsive Review Letter (to Plainfield Township) for Re-submitted Land Development, Subdivision and/or Lot Consolidation Plan
- 03-14-2022: Borough Solicitor's Responsive Letter dated 03-14-2022 raising Borough's Concerns
- 03-23-2022: Plainfield Township B/S Scoping Meeting Letter
- 05-09-2022: Applicant's Engineer Responsive Letter to Plainfield Township Plan Review
- 05-09-2022: Preliminary Land Development Plans and related plans i.e. Subdivision, Lot Consolidation
- 07-05-2022: Borough Engineer Review Letter as to Land Development in the Borough
- 07-07-2022: Borough Planning Commission Meeting - Recommendation on SALDO Waivers
- 07-21-2022: e-mail from Borough Engineer to Traffic Engineer P. Terry Requesting Review of Applicant's Traffic Impact Study (also attaching copy of Borough Engineer Review Letter of 07-05-2022)

***Time to Take Official Action:*** If the filing date of the plans with the Borough is correct as May 9, 2022, the time to act will expire on August 31, 2022

**B. Applicant: Cosmo Development, Ltd.**

Owner: Cosmo Development, Ltd.  
Type: Land Development Plan  
Project: Proposed Fourteen (13) Unit Two (2) Story Low-Rise Residential Dwelling  
Address: 29 Mechanic Street (Tax Parcels: E8SW4D10-12, 12A and 11)  
District: Zoning District: R-8 (Medium Density Residential)

-06-10-2022: Application for Sketch Plan Review filed for Low-Rise Multi-Family Dwelling as a Permitted Use in the R-8 Zoning District (Section R.8,B,5)

-07-07-2022: Borough Planning Commission Meeting – No action taken as Applicant requested plan to be tabled

-07-15-2022: Borough Engineer Review Letter

***Time to Take Official Action:*** N/A as this is a Sketch Plan

**C. Applicant: JVI, LLC**

Owner: Green Knight Economic Development Corporation  
Project: Green Knight Industrial Park II  
Address: 20 Green Knight Drive  
District: Zoning District: I-C (Industrial and Heavy Commercial)

-07-15-2022: Preliminary/Final Plan (Revised 07-14-2020)

-07-29-2022: Borough Engineer As-Built Review/Punchlist

***Time to Take Official Action:*** If the filing date of the plans with the Borough is correct as July 15, 2022, the time to act will expire on November 2, 2022

VII. OLD BUSINESS-None

VIII. NEW BUSINESS-None

IX. REFERRALS FROM ZHB-None

X. ADJOURNMENT