

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

MEETING AGENDA –December 1, 2022

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES--September 1, 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
- 08-04-2022: SALDO Waiver Form (with Appendices 11 attached) from Applicant's Planning Professional
- 08-04-2022: Meeting Held. No action taken. No one was present
- 08-04-2022: Borough's Traffic Engineer (P. Terry) Comments to PENNDOT Application
- 08-05-2022: Borough's Traffic Engineer (P. Terry) SALDO Comments via e-mail
- 08-16-2022: Signed Extension of Time Form from Applicant's Attorney
- 08-19-2022: PENNDOT Review of HOP Application

Wind Gap Planning Commission Meeting Agenda
Page 2
December 1, 2022

- 08-19-2022: Applicant's Engineer Resubmission and Responsive Correspondence to Borough Engineer Review Letter of July 5, 2022
- 08-24-2022: Borough's Traffic Engineer (P. Terry) Review of SALDO Waivers
- 09-01-2022: Meeting Held. Discussion of Traffic and SALDO Waivers with Extension of time to October 21, 2022
- 09-06-2022: SALDO Waivers granted at Borough Council Meeting
- 10-06-2022: No Meeting
- 10-14-2022: Borough Engineer Review Letter (Second Review)
- 11-02-2022: Extension of Time Given
- 11-03-2022: No Meeting
- 11-18-2022: Signed SALDO Waiver Form with Attachments

Time to Take Official Action: As per the second Extension of Time Form, the time to act will expire on December 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)

- 06-09-2022: Sketch Plan filed
- 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 that Plan to be tabled
- 07-15-2022: Applicant e-mail to Borough Engineer
- 07-15-2022: Borough Engineer Review Letter
- 08-04-2022: Meeting Held. No action taken. No one was present
- 09-01-2022: Meeting Held. No action taken. No one was present
- 10-06-2022: No Meeting
- 11-03-2022: No Meeting

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

VII. OLD BUSINESS-None

VIII. NEW BUSINESS-None

IX. REFERRALS FROM ZHB

A. Applicant: Allentown SMSA dba Verizon Wireless

Owner: Borough of Wind Gap
Type: Special Exception Use
Project: Site Plan for Monopole Cell Tower
Address: 545 East West Street
District: Zoning District: IME (Extractive Industrial)

- 11-23-2022: Enclosure Correspondence from Applicant's Attorney
- 11-23-2022: Site Plan Application
- 11-23-2022: Site Plan with Multiple Sheets
- 11-23-2022: Supplemental Statement

X. ADJOURNMENT