

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
DECEMBER 3, 2020**

I/II. Opening/Pledge

The meeting was called to order and opened at 7:00 p.m. by Borough Planning Commissioner Chair Linda Paynter and the Pledge of Allegiance was recited.

III. Roll Call

Commissioners Linda Paynter, David Manzo, George Hinton and Michael McNamara were present. Also present were the Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysner. This meeting was held where all Commissioners and the Borough Professionals attended remotely via ZOOM video and audio. While Borough Planning Administrative Assistant D. Harbison and Commissioner Chair Paynter were both physically present at the Borough Municipal Building, they also participated via ZOOM.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of September 17, 2020 were approved on motion made by D. Manzo, duly seconded by M. McNamara and unanimously carried on a vote 4-0.

V. Public Comment-None.

VI. Plans to be Discussed

- A. Applicant: J. G. Petrucci Company
Plan: JERC Partners, II, L.L.C.
Location: Male Road and Route 33 with the Project situate in both Wind Gap Borough and Plainfield Township
Project: 333,125 sq. ft. Warehouse with Tractor Trailer and Auto Parking
Zoning District: I – SC (Industrial & Shopping Center)

Since the last meeting, the Borough has been advised that the Applicant is re-working on securing the temporary access from SR 512; and, it has been in discussions with PENNDOT for an HOP. Also, there was brief discussion by the Planning Commissioners concerning the Sanitary Sewer Pumping Station. Accordingly no motion was necessary to simply keep the Plan on the Meeting Agenda so the Borough can be kept apprised of the temporary access issue.

VII. Old Business: None

VIII. New Business: None

IX. Referral from the ZHB:

- A. Applicant: Pennsylvania Venture Capital, Inc.
Plan: Billboard Relocation
Location: 1036 South Broadway
Tax Parcel: F7-11A- 1 and 2-0638
Zoning District: I – SC (Industrial & Shopping Center)

On October 6, 2020 an Application for Zoning/Building Permit was filed to relocate an existing 14'x48' digital billboard (upon one upright pole) situate upon Tax Parcel F7-11A-1 to the adjoining Tax Parcel F7-11A-2. That application was denied by the Borough Zoning Officer by letter dated October 20, 2020 on the basis that inter alia a billboard is neither a permitted nor an accessory use. As a result, the Applicant (Pennsylvania Venture Capital, Inc.) filed a Site Plan and an Application for Sketch Plan Review. Based upon the Borough Engineer Review Letter, the project requires a variance which needs Borough Planning Commission review and recommendation.

At the Planning Commission Meeting were Abe Atiyeh, Sue Kandil and Attorneys Joel Weiner and Ronald Corkery and all on behalf of the Applicant. Present obo the Borough was Brian Pysher, the Borough EIT.

As per Mr. Pysher, two (2) variances are needed i.e. a use variance and one for the size of the billboard. F7-11A-1 already has a billboard located on it. However, the project does not propose that another billboard be constructed. What is proposed is a relocation (or transfer) of the existing billboard to the adjoining tract i.e. F7-11A-2. While there is presently driveway access to/from Male Road to the existing billboard, the intention is to extend that driveway into the adjoining tract so as to access the relocated billboard. This would require a recorded access easement over the existing billboard lot to the new lot.

The Applicant's attorney confirms that both a variance and land development will be needed for the project. He also agrees to address all of the Borough Engineer comments at the land development stage.

After further discussion, a motion was made by Commissioner E. McNamara to recommend the variance based upon the condition that all items in the Borough Engineer Review Letter of December 2, 2020 are met. While Commissioner Hinton seconded the motion for discussion, he reminded all to be certain that the project is in Wind Gap and not Plainfield Township¹. Accordingly, he made a motion to amend which added that Plainfield Township should be provided a courtesy copy of the ZHB newspaper advertisement (to which the Applicant's attorney agreed). At that point, the original motion (with the amendment) was seconded by Commissioner McNamara and the motions passed on a 4-0 vote.

¹ That is because Parcel F7-11A-2 lies in both the Borough of Wind Gap and the Township of Plainfield.


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- XI. Adjournment – 7:30 p.m. On a motion made by Commissioner M. McNamara, duly seconded by D. Manzo and carried with unanimous vote of 4-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By: _____


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