

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

MEETING AGENDA – February 19, 2026

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES–January 15, 2026 Meeting
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. 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
11-06-2024 - Applicant's Engineer (Boehler) Response to Borough Engineer Review Letter of February 1, 2023
12-04-2024 - LVPC Review Letter with Act 167 Drainage Plan Review
12-08-2024 - Borough Engineer Review Letter (1st Review)
12-18-2024 – Seven (7) SALDO Waiver Requests by Applicant's Engineer
12-19-2024 – SALDO Waivers Discussed and Recommended
01-17-2025 – No Meeting Held
01-21-2025 – Borough Council tables any action on the Plan
02-20-2025 – No Meeting Held
02-20-2025 - Bohler Engineering Re-Submission Correspondence
02-20-2025 – Revised Plans filed
02-20-2025 – Applicant's Engineer (Bohler) Response to Borough Engineer Review Letter
02-20-2025 – Correspondence from Applicant's Attorney with Draft of Road Construction, Public Access and Maintenance Agreement
02-20-2025 – SALDO Waiver Request-Appendix 11
03-20-2025 – Meeting Held. No Action Taken
04-14-2025 – Borough Engineer Review Letter (Second Review)
05-15-2025 – No Meeting Held
06-19-2025 – No Meeting Held

07-17-2025 - No Meeting Held
08-21-2025 - No Meeting Held
09-18-2025 - No Meeting Held
10-16-2025 - No Meeting Held
11-17-2025 – Extension of Time Form signed and filed
11-25-2025 – Meeting Held. No action taken
12-18-2025 – No Meeting Held
01-15-2026 – Meeting Held. No action taken

Time to Act: as per the extension, the time to act expires on 05-21-2026

B. Owner : Peter Albanese and Christine Albanese
Applicant : Same as Owner
Address : 32 East Fourth Street
Project : 43'50' (w/ 5' Porch) Two Unit Addition to Existing Bldg

11-25-2025 – Application Filed
11-25-2025 – Sketch Plan Filed
12-18-2025 – No Meeting Held
01-15-2026 – Borough Engineer Review Letter
01-15-2026 – Meeting held and Sketch Plan Discussed
02-12-2026 – Land Development Plan Filed
02-12-2026 – Application for Waiver of Land Development

Time to Act: The plan was submitted on February 12, 2026, the first Planning Commission Meeting is February 19, 2026 so the time to act will expire on May 20, 2026

VII. OLD BUSINESS- None

VIII. NEW BUSINESS

Kemmerer Land Development Plan
42-54 West Second Street
Six (6) Unit Building
Discussion on Request for Waiver of Land Development

IX. REFERRALS FROM ZHB-None

X. ADJOURNMENT