

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
FEBRUARY 2, 2023**

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 and David Manzo were present in the Meeting Room Commissioner Hinton was present via telephone. Michael McNamara was absent. Also present were the Borough Planning Administrative Assistant D. Harbison, Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of December 1, 2022 were approved on motion made by D. Manzo, duly seconded by G. Hinton and carried on a unanimous vote 3-0.

V. Public Comment-None.

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)

Present on behalf of the Applicant were Matthew Chartrand, P.E. (the Applicant's Engineer) and Mr. Robert Hoffman (the Applicant's Traffic Engineer). They indicated that they wanted this matter on the agenda for input as to the on-street parking issue along South Broadway.

There is one residential dwelling¹ that does not have off-street parking so the vehicle(s) are parked in southerly direction along South Broadway near the proposed intersection with Industrial Drive. PENNDOT will not agree to a Left-Turning Lane if on-street parking on South Broadway is permitted. The Applicant's Planning Professionals have attempted to contact the property owner and/or occupant who will not even discuss the matter² with them...even though the Applicant will construct an off-street driveway for that owner/occupant.

¹ There appears to be a single family dwelling with two (2) residential units and a separate residential unit on the same lot. It is the single unit that does not have off-street parking as the 2-unit building does have an off-street driveway which the Applicant is willing to extend to afford additional off-street parking to the single unit.

² These individuals will "not engage" or even "speak with" the Applicants' Representatives so they are not even aware of the proposal to construct an additional driveway.

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If the owner will not agree, then there are three options 1) the Applicant can go back to PENNDOT and see if the agency will relent and still allow the Left-Turn even with the on-street parking-this is not very likely 2) have the Borough adopt an ordinance for "No Parking" along South (and North) Broadway 3) re-think and re-design Industrial Drive which may no longer allow an Alpha Road connection and create additional issues. Commissioner Manzo is not in favor of a "No Parking" Ordinance.

Solicitor Karasek stated that he would (at no charge to the Borough) contact the owner/occupant to discuss this matter. The Applicants' Representatives first asked that they double-check the identity of the owner/occupant before contact is made by the Solicitor. In the meantime, this matter will rescheduled for the Planning Commission Meeting Agenda of March 2, 2023.

Also the two (2) SALDO Waiver Requests were discussed.

SALDO Section 506.D.2 delas with stormwater runoff and flows. The Applicant cannot detain the entire flow coming off a 120 acre hillside. The diameter of the existing pipe is 24"; and, if that pipe is upsized to control the capacity of the flow, then all of the pipes down the line need to be upsized also. The Borough EIT stated that he had no objection to the request as the Applicant is simply "leaving the flow alone" and just utilizes the system as it presently exists. However and since stormwater calculations are in the process of being made to determine the capacity of the existing 24" pipe, Commissioner Hinton recommended that the Commission wait to vote on this waiver until those calculations are completed and shared with the Borough. No action was taken on this waiver.

SALDO Section 506.G.4.d deal with the maximum allowable flow rate of 10 feet per second (10'/s). Again, the Borough EIT has no objections to the request as the existing flows rates exceed 10'/s so (again above) simply leave it alone and the project is not making the flow rate any worse. On motion by Commissioner Paynter and second by Commissioner Hinton and on a vote of 3-0, the waiver was recommended.

Also, the Solicitor raised an issue in the Borough Engineer Review Letter (SALDO Comment No. 25) that requested clarification as to what authority is involved in the project i.e. The Pen Argyl Authority or the Wind Gap Sewer Authority? The Applicants' Representative stated that the Applicant was working with both in order to arrive at the best solution.

Commissioner Hinton also inquired as the any conversations with GAF as to tractor-trailer turning radii, the turn off of Ken's Auto Shop and if the new alignment of Alpha Road affords a better approach. He would like clarification on these items.

Finally Commissioner Hinton asked as to the number of trips to/from the proposed warehouse. The Applicant's Traffic Engineer did not have those trip counts with him; however, he did state that PENNDOT has "vetted" the traffic study. Mr. Hinton stated that he was concerned with the number of trucks coming from the south (more so than from the north). He wants to know that number so he has answers when residents ask him questions about traffic volumes.

There being no further matters to discuss, the Plan was tabled on vote of D. Manzo, second by L. Paynter and an unanimous vote of 3-0.

- B. Applicant: Cosmo Development, Ltd.**
Type: Land Development Plan
Project: Proposed Fourteen (14) Unit Two (2) Story Low-Rise Residential Dwelling
Address: 29 Mechanic Street (Tax Parcels: E8SW4D-10-12, 12A & 11)
District: Zoning District: R-8 (Medium Density Residential)

No new filings; and, no one on behalf of the Applicant appeared to discuss this plan. This Plan was filed on June 9, 2022; and, it has never been discussed as it has either been asked to be tabled or no one appears for the Applicant. As a result and at the March 2, 2023 Meeting, the Solicitor (who prepares the Meeting Agendas) will ask permission from the Commission to remove this Plan from further agenda until placed back on by the Applicant.

VII. Old Business: None

VIII. New Business: None

IX. Referral from the ZHB: None

X. Adjournment – 7:58 p.m. on a motion made by Commissioner Manzo, duly seconded by Commissioner Hinton, the motion carried with unanimous vote of 3-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By:



Ronald J. Karasek, Esquire

PA I.D. No. 23233

Solicitor to the Borough of Wind Gap
Planning Commission

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