

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

**MEETING AGENDA -February 4, 2021**

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - December 3, 2020 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

**A. Applicant: JERC Partners LII, LLC**

Type : Land Development Plan

Project: Proposed Male Road Industrial Facility

Address: Male Road and SR 33

05-22-2020: Correspondence from Applicant's Engineer for SALDO Waiver-Section 509.K.2-Emergency Access must be at least 150' away from Main Access

05-22-2020: Application for Consideration of a Modification-SALDO Appendix 11-Form

05-29-2020: Plainfield Township Correspondence with Preliminary/Final Conditional Approval Form (also attaching Plainfield Township Engineer Review Correspondence of 02-14-2019)

06-17-2020: E-mail from Applicant's Engineer attaching Exhibit shared with Borough Officials at On-Site Visit of June 15, 2020

06-18-2020: Attendance at Planning Commission Meeting Recommend Denial of Waiver Request

07-02-2020: E-mail with Aerial Photograph of Emergency Access from Applicant's Attorney

07-02-2020: Correspondence and Memorandum of Law from Applicant's Attorney re: SALDO Waiver

07-02-2020: Planning Commission Meeting not Held

07-06-2020: Tabled by Borough Council until August 3, 2020 Borough Council Meeting

07-29-2020: E-mail from Applicant's Engineer with Updated Emergency Access Exhibit

07-31-2020: E-mail (with exhibits) from Applicant's Engineer Outlining Six (6) Options for Emergency Access

08-03-2020: E-mail from Applicant's Engineer w/ Marked-Up Overlay on Option 5

08-03-2020: Tabled by Borough Council to Allow for Review of the Six (6) Options by the Borough Planning Commission

08-04-2020: Applicant's Engineer Request to Schedule a Site Meeting

08-06-2020: Meeting held but No action taken pending Site Meeting

08-10-2020: Applicant's Engineer-Another Option to Avoid Internal Intersection

08-18-2020: Site meeting with Applicant, Applicant's Representatives and Planning Commissioners.

09-11-2020: E-mail from Applicant's Engineer with Option 8 - Emergency Access  
09-17-2020: Meeting Held. No action taken.  
10-01-2020: No Meeting  
11-05-2020: No Meeting  
12-03-2020: Meeting Held. No action taken  
01-07-2021: No Meeting

*Time to Act on Plan:* Not Applicable since this Plan (both Subdivision and Land Development) was granted Conditional/Final Plan approval of Borough Council on January 21, 2020. The present application is for an additional SALDO Waiver Request for Emergency Access as per SALDO Section 509.

**B Applicant: Tractor Supply Company**

Type : Land Development Plan

Project: Installation of a Garden Center at Former K-Mart Location

Address: 803 Male Road

12-23-2020: Filing of SALDO Appendix 11-Request for Waiver of Land Development  
12-23-2020: Filing of Site Plan, Floor Plan and Elevation  
12-23-2020: Correspondence from B. Greene, Project Manager  
01-07-2021: No Meeting

*Time to Act on Plan:* If the Plan is accepted for review on February 4, 2021, the time to act runs from January 22, 2021 (30 days from the filing of the plan as there was no meeting in January 2021) and expires on April 22, 2021.

- VII. OLD BUSINESS-None
- VIII. NEW BUSINESS-None
- IX. REFERRALS FROM ZHB
- X. ADJOURNMENT