

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
FEBRUARY 6, 2020**

I/II. Opening/Pledge

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

III. Roll Call

Commissioners David Manzo, George Hinton and Michael McNamara were present. Also present was the Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. Planning Commissioner Chair Linda Paynter was absent.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of January 2, 2020 were approved on motion made by D. Manzo, duly seconded by M. McNamara and unanimously carried on a vote 3-0.

V. Public Comment-None.

VI. Plans to be Discussed

- A. Applicant: BioSpectra/RX Holdings
Plan: Storm Sewer Pipe Replacement
Location: 519 North Broadway (formerly Cramer's Cashway Property)

Present on behalf of the Applicant was its Planning Professional, Jon Tresslar, PE of Boucher & James, Inc.; Jeffrey Charles, the Applicant's Production Manager; Joseph Mastrobattista, another Applicant's Representative. There may have been another individual present on behalf of the Applicant whose name was not recorded in the minutes.

Based upon the fact that the Applicant had just received the Borough Engineer's Review Letter dated February 5, 2020, the Applicant requested the matter be tabled so as to afford it (and its professionals) to review the Borough Engineer comments.

On motion made by D. Manzo and duly seconded by M. McNamara, the matter was tabled on a vote 3-0.

VII. Old Business: None

VIII. New Business: None

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- IX. Referral from ZHB: None
- A. K. Fairchild Variance was briefly discussed. He applied for a dual use of his business for auto repairs and auto sales.
- B. K. Guerin Request for Special Exception Use was also briefly discussed. She applied for a Special Exception Use for a home occupation. Since there was concern that she was no longer the owner of 333 Broadway, the Commission (on a vote of 3-0) for the Borough Solicitor to contact ZHB Solicitor J. Molnar to inquire as to this possible discrepancy. Also, the Commission wanted to know why the special exception use was not referred to the Commission as required by the Borough Zoning Ordinance.
- X. Adjournment –7:25 p.m. On a motion made by D. Manzo, duly seconded by M. McNamara and carried with unanimous vote of 3-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By: 

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MEETING AGENDA -February 6, 2020

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - January 2, 2020 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED
 - A. Applicant: BioSpectra/RX Holdings
Plan: Storm Sewer Pipe Replacement
Address: 519 North Broadway
01-18-2020: Application for Subdivision and/or Land Development Plan-Pipe Replacement
01-18-2020: Filing of Pipe Replacement Plan prepared by Boucher & James, Inc. dated 01-14-2020 (2 sheets)
01-18-2020: Aerial Photo of Property
01-18-2020: Application for SALDO Waiver-Entire SALDO
01-18-2020: Proposal from E. F. Possinger & Sons, Inc. for Pipe Replacement Costs
02-05-2020: Borough Engineer Review Letter on SALDO Waiver Request
Time to Act on Plan: If accepted for Review at Planning Commission Meeting of February 6, 2020, Time to Act will expire on May 6, 2020
- VIII. OLD BUSINESS-None
- IX. NEW BUSINESS-None
- X. REFERRALS FROM ZHB - None
- XI. ADJOURNMENT