

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

MEETING AGENDA – January 15, 2026

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES–November 25, 2025 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 (Boehler) 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

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' x 50' (w/ 5' Porch) Addition to Existing Residence

11-25-2025 – Application Filed
11-25-2025 – Sketch Plan Filed

Time to Act: N/A as this is a Sketch Plan. See SALDO Section 302 i.e.
“Submission of a Sketch Plan is optional and will not constitute formal filing of
a Plan with the Borough”

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