

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
March 20, 2025**

I/II. Opening/Pledge

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

III. Roll Call

Commissioner Chair Linda Paynter and Commissioners George Hinton, David Manzo, Patrick Webber and Michael McNamara were present.

Also present were the Borough Planning Administrator, D. Harbison; Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire; the Borough EIT-Borough Zoning Officer, Brian Pysher.

This meeting was held at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Reorganization

By motion made by D. Manzo and seconded by P. Webber, Linda Paynter was appointed as the Commission Chair on a 5-0 vote.

By motion made by D. Manzo and seconded by L. Paynter, George Hinton was appointed as the Commission Vice-Chair on a 5-0 vote.

By motion made by G. Hinton and seconded by M. McNamara, David Manzo was appointed as the Commission Secretary on a 5-0 vote.

V. Approval of Minutes

The Planning Commission Meeting Minutes of December 19, 2024 were approved (with corrections¹ by G. Hinton) on motion made by D. Manzo, duly seconded by M. McNamara and carried on a vote of 5-0.

VI. Public Comment-None

VII. Plans to be Discussed

A. Applicant: BTS Commercial Real Estate, LLC-Wawa
Address: 62 North Broadway
Project: 6,049 sq. ft. Convenience Store with proposed Gas Station on 8.7 acres
District: C (Community Commercial)
Type : Subdivision and Land Development

Present on behalf of the Applicant were Don Peters, PE from Bohler Engineering, Robert Hoffman, Traffic Engineer and Kate Durso, Esquire

¹ Commissioner Hinton stated-as to the Wawa Project-that he did not make the motion to recommend preliminary/final plan approval of the subdivision plan, the water-sewer will-serve letters are pending and the Borough Traffic Engineer-P. Terry-Report was not accepted.

Land Development

#11 of the Peter Terry Review Letter of March 14, 2025 was discussed. Traffic Engineer Hoffman responded that PennDOT requires a concrete median to prevent any illegal turns in or within a restricted driveway.

#10 of the Peter Terry Review Letter was addressed re queuing of traffic. The Applicant indicates that the northbound lane of North Broadway has three movements i.e. there is still a middle straight-northbound lane and with a dedicated right turn and a dedicated left turn lane. The southbound lane remains as it is-i.e. one lane. The median is concrete but not for the entire distance and is constructed to prevent illegal turns. According to information from Fidelity Bank, the Bank has reached out to Wawa and has stated that it is satisfied with the road configuration (see Attorney Deschler e-mail of March 3, 2025). However, the former Turkey Hill has not reached out.

Commissioner Hinton does not support the present traffic plan or patterns. He states that as little as five (5) vehicles will cause backup at the traffic light going northbound. However, Attorney Durso states that since North Broadway is a state road, it must follow the PennDOT rules as to use. Further, signal timing will be replaced and revamped based upon the new traffic proposals.

Thereupon, the Borough Engineer Review Letter of March 6, 2025 was discussed. According to Mr. Pysher, there are not many items remaining to be addressed i.e. such as piping design. He also stated that several intersections still need to be addressed including N Broadway and Park Ave, High Street to Center St., N Broadway and Center St. and N Broadway and 3rd St. There also needs to be addressed the Nucor property to the north of the proposed Wawa driveway as to ingress, egress and regress.

As to the Fire Chief, his recommendation should be in writing; and, the Chief has requested an additional fire hydrant. Commissioner Hinton disputes the location of the existing hydrant. He believes that there are two (2) on the north and south sides and not just on one side (which would cause fire hoses to be run over).

As per the Borough Engineer Review Letter No. 28, a SALDO waiver has been requested to allow only one means of access. The Fire Chief is apparently comfortable with the turning movements. The waiver is recommended for approval on a 4-1 (Hinton-nay) vote.

As per the Borough Engineer Review Letter No. 32, a SALDO waiver is requested for drainage easements to be provided over a regulated water course. A blanket easement is being placed on the plan so a specific easement is not needed. On motion of G. Hinton and seconded by D. Manzo, this waiver is recommended for approval.

Finally and on motion of D. Manzo and seconded by P. Webber, the land development plan was recommended for approval on a 4-1 (nay-Hinton) vote.

B. 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

No one present, no action was taken and the matter was tabled on motion of D. Manzo and seconded by M. McNamara and on a 5-0 vote

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VIII. Old Business: None

IX. New Business: None

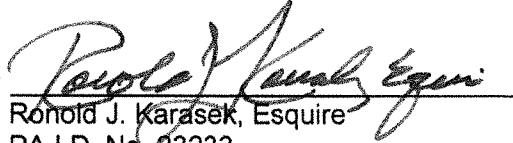
X. Referral from the ZHB: None

XI. Adjournment –8:20 p.m. on a Motion to Adjourn made by Commissioner D. Manzo, duly seconded by M. McNamara, and carried with unanimous vote of 5-0, the meeting was adjourned.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By:



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