

**MEETING MINUTES OF THE  
BOROUGH PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
MARCH 3, 2022**

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, David Manzo, George Hinton and Michael McNamara were present. Also present were the Borough Planning Administrative Assistant D. Harbison, Borough and Planning Commission Solicitor, Ronald J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held live at the Borough Municipal Building, 545 East West Street, Wind Gap, PA 18091.

IV. Approval of Minutes

The Planning Commission Meeting Minutes of October 7, 2021 were approved on motion made by G. Hinton, duly seconded by D. Manzo and unanimously carried on a unanimous vote 4-0.

V. Public Comment-None.

VI. Plans to be Discussed

- A. Applicant: Pennsylvania Venture Capital, Inc. /Exchange 6, LLC
- Type: Land Development Plan
- Project: Billboard Relocation
- Address: 1036 South Broadway (Tax Parcels: F7-11A- 1 and 2)
- District: Zoning District: I – SC (Industrial & Shopping Center)

Present on behalf of the Applicant was its Planning Professional, William A. Erdman, P.E. and its attorney, Ronald E. Corkery.

There was discussion on Nos. 13 (Certificates, Notifications and Reports), 15 (Wetlands Study), 21 (Survey Monuments and Markers and 22 (Easements and Rights-of-Way) of the Borough Engineer Review Letter dated March 1, 2022.

As to No. 13, the Borough had granted a waiver. As to No. 15, wetland notes and a Revised Wetlands Report have been provided. As to No. 21, the Borough had granted a waiver; further, there was a Letter dated February 14, 2022 (from Edward A. Schianer, Jr., PE/PLS) confirming that two (2) concrete monuments were placed on the site; and, at the meeting, the Applicant's Representatives noted that a third will be installed. The size of the utility easements is limited because of a utility pole, pipe and fencing obstructions; however, a utility/access easement has been added to the plan.

Based upon this discussion, an Agreement for Conditional Plan Approval was recommended based upon compliance with the Borough Engineer Review Letter and the

payment of a Park, Recreation and Open Space fee of Two Thousand Dollars (\$2,000.00) and signature and notarization of the Plan. Upon signature to the Agreement for Conditional Approval form, a motion was made by Hinton, seconded by Manzo to recommend on a vote 4-0.

B.           Applicant:     Cosmo Development Ltd.  
              Type:         Land Development Plan-Sketch Plan only  
              Project:     Proposed 24 Unit 3-Story Building  
              Address:    29 Mechanic Street (Tax Parcels: E8SW4D-10-12, 12A and 11)  
              District:   Zoning District: R-8 (Medium Density Residential)

The property is located on the corner of Mechanic and Water Streets (the old police station and municipal building). The plan proposes a low-rise, three story, multi-family building-housing 24 units-with associated parking i.e. 48 off-street parking spaces. The project is in the R-8 Zoning District where low-rise multi-family buildings are permitted.

Present was the Applicant himself, Aashish Kharb, who also prepared the Sketch Plan. Further, he revised the Plan (on March 2, 2022) based upon the comments of the Borough Zoning Officer as per her Review Letter of January 31, 2022. This letter outlined various items such as minimum lot area, maximum impervious surface, maximum building height, off-street parking design and other areas. The Applicant stated that he did address the clear-sight triangle and the width and location of the driveway.

Commissioner Manzo questioned the minimum lot area where the Zoning Ordinance would require 120,000 sq. ft (5,000 sq. ft. per unit x 24) but the combined lots contain only 32,586.74 sq. ft. The Borough EIT stated that a variance would be needed; however, he was concerned that the elements of a variance would not be able to be proven i.e. hardship for example.

Commissioner Hinton expressed concern with parking spaces being designed to encroach into the alley off Mechanic Street. Where would be the area for plowed snow accumulation?

Borough EIT Pysher stated that the project was "too big" i.e. difficult access with the alley, snowplow accumulation, handicap off-street parking spaces, buffering by the sidewalk and isolation distances. A number of SALDO Waivers would be required (see top of page 2 of Review Letter of February 28, 2022). Commissioner Chair Paynter echoes the "too big" comment. Mr. Pysher states that this is a common problem where the Applicant must walk a fine line between the purchase price of the property and the expected return on his/her investment.

The Applicant had filed six (6) SALDO Waiver Requests. While these were not required to be discussed as a formal plan was not filed, the Commission and the Solicitor engaged in a discussion of the waivers including inter alia filing a combined preliminary and final plan, the wearing course, the parking compound design (i.e. the requirement for interior parking landscaping and set-back requirements: 10 feet from side/rear property lines and 20 feet from the street rows), the width of the cartway i.e. 36 feet is required but there is only 34.5 feet on Mechanic Street and 31.1 feet on Water Street (comment was that this would likely be acceptable as the street widths are pre-existing) and an overall landscape plan.

Commissioner Hinton suggested that the Applicant retain a professional planner to design the project. Mr. Pysner suggested that the Applicant first go to the Borough Zoning Hearing Board (ZHB) as that ZHB may "steer the direction of the project". However, Commissioners Hinton and Manzo both cautioned that the Applicant should not go before the ZHB until there is a better project design i.e. they discussed a similar project proposed for the vacant Catholic Church property where there was ample lot area and off-street parking but the project was not approved (although admittedly the church property was not located in the R-8/Medium Density Residential Zoning District as is the present project).

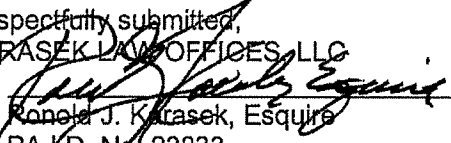
On motion by Commissioner Hinton and second by Commissioner and on a vote of 4-0, the Commission recommended that the Applicant report back after a re-design and the ZHB decision.

VII. Old Business: None

VIII. New Business: None

IX. Referral from the ZHB: None

XI. Adjournment – 7:55 p.m. On a motion made by Commissioner D. Manzo, duly seconded by M. McNamara and carried with unanimous vote of 4-0.

Respectfully submitted,  
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