

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

MEETING AGENDA –March 7, 2023

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES–February 2, 2023 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant: CRG Services Management, LLC

Owners: Naper Development, Inc. et al.
Type: Industrial Distribution Warehouse
Address: 905 Pennsylvania Avenue (Tax Parcels: E8-4-13A et al.)
District: Zoning District: IC (Industrial and Heavy Commercial)
Project: A portion of the access road is to be constructed in Wind Gap. Improvements in the Borough will consist of 3,600 feet of various size stormwater pipes, stormwater inlets, manholes and end walls, stormwater pipes, water main, retaining walls, 1950 lineal feet of a forty foot (40') wide road and right-of-way grading

- 03-02-2022: Applicant's Asst. Project Manager's Letter dated 02-24-2022 re NPDES Permit
- 03-06-2022: Applicant's Engineer Responsive Review Letter (to Plainfield Township) for Re-submitted Land Development, Subdivision and/or Lot Consolidation Plan
- 03-14-2022: Borough Solicitor's Responsive Letter dated 03-14-2022 raising Borough's Concerns
- 03-23-2022: Plainfield Township B/S Scoping Meeting Letter
- 05-09-2022: Applicant's Engineer Responsive Letter to Plainfield Township Plan Review
- 05-09-2022: Preliminary Land Development Plans and related plans i.e. Subdivision, Lot Consolidation
- 07-05-2022: Borough Engineer Review Letter as to Land Development in the Borough
- 07-07-2022: Borough Planning Commission Meeting - Recommendation on SALDO Waivers
- 07-21-2022: e-mail from Borough Engineer to Traffic Engineer P. Terry Requesting Review of Applicant's Traffic Impact Study (also attaching copy of Borough Engineer Review Letter of 07-05-2022)
- 08-04-2022: SALDO Waiver Form (with Appendices 11 attached) from Applicant's Planning Professional
- 08-04-2022: Meeting Held. No action taken. No one was present
- 08-04-2022: Borough's Traffic Engineer (P. Terry) Comments to PENNDOT Application
- 08-05-2022: Borough's Traffic Engineer (P. Terry) SALDO Comments via e-mail
- 08-16-2022: Signed Extension of Time Form from Applicant's Attorney
- 08-19-2022: PENNDOT Review of HOP Application

Wind Gap Planning Commission Meeting Agenda
Page 2
March 7, 2023

- 08-19-2022: Applicant's Engineer Resubmission and Responsive Correspondence to Borough Engineer Review Letter of July 5, 2022
- 08-24-2022: Borough's Traffic Engineer (P. Terry) Review of SALDO Waivers
- 09-01-2022: Meeting Held. Discussion of Traffic and SALDO Waivers with Extension of time to October 21, 2022
- 09-06-2022: SALDO Waivers granted at Borough Council Meeting
- 10-06-2022: No Meeting
- 10-14-2022: Borough Engineer Review Letter (Second Review)
- 11-02-2022: Extension of Time Given
- 11-03-2022: No Meeting
- 11-18-2022: Signed SALDO Waiver Form with Attachments
- 12-01-2022: Meeting Held. No official action taken. Extension as granted to 01/31/2023
- 01-05-2023: No Meeting
- 01-11-2023: Applicant Engineer (Bohler) Correspondence with New Plans and Response to Borough Engineer Review Letter of October 14, 2022
- 01-12-2023: New Plans dated January 6, 2023 including Preliminary Land Development Plan, Pre-Development Overall Erosion and Sedimentation Control Plan, Pre-Development Drainage Area Plan (A), Profiles and Alpha Road Exhibit, Wetlands/Waters Delineation Report and Post-Construction Stormwater Management Narrative
- 01-12-2023: Application for SALDO Waivers/Modifications for Storm Water Design Requirements i.e. Sewer Velocity and Pipe Capacity
- 02-01-2023: Borough Engineer Review Letter (Third Review)
- 02-02-2023: On Agenda for Input re on-street parking issue on South Broadway
- 02-15-2023: E-mail to PENNDOT as to its position on the left-turn lane with parking on South Broadway

Time to Take Official Action: As per the Revised Plans dated 01-06-2023, the time to act will expire on April 6, 2023

- B. Applicant: JVI, LLC**
Owner: Green Knight Development Corp./JVI, LLC
Type: Lot Annexation Plan
Project: Annexation of Land to Existing Lot...Not for Purpose of Creating a New Building Lot
Address: 10-20 Green Knight Drive (Tax Parcel: F7-9-6E-0638)
District: Zoning District: I-C (Industrial and heavy Commercial)

- 10-04-2021: Preliminary/Final Conditional Plan Approval of both Lot Annexation and Land Development Plans
- 09-22-2022: Updated As-Built and Profiles for GKIPII by C. Helmer
- 10-04-2022: Further Updated As-Built and Profiles for GKIPII by C. Helmer
- 10-26-2022: Correspondence from J. Smith (of Hanover Engineering) re Buffer Plantings
- 12-12-2022: E-mail from Traffic Engineer P. Terry stating no traffic study needed for 49,062 sq. ft. warehouse with seven (7) employees
- 01-29-2023: Quantity and Cost Estimate by Borough Engineer
- 02-01-2023: Borough Engineer (Fourth Review) 09-26-2022 Plan Revision

Time to Take Official Action: N/A as Plan already given conditional and preliminary plan approval. This is a review of the updated as-builts and profiles...not a new plan

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