

**MEETING MINUTES OF THE  
BOROUGH PLANNING COMMISSION  
BOROUGH OF WIND GAP  
NORTHAMPTON COUNTY, PA  
May 16, 2024**

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, George Hinton, David Manzo and Patrick Webber were present in the Meeting Room. Commissioner Michael McNamara and the Borough Zoning Officer, Suzanne Borzak were absent.

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

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

IV. Approval of Minutes

The Planning Commission Meeting Minutes of March 7, 2024 were approved on motion made by D. Manzo, duly seconded by P. Webber and carried on unanimous vote of 4-0.

VI. Public Comment-None

VII. Plans to be Discussed

- A. Applicant: 3 Aide Properties**
- Address: 537 Lehigh Avenue**
- Project: Low Rise Multi-Family Residential Townhouse Units - 2 stories with 7 units**
- District: R-8 (Medium Density Residential)**

Joseph E. Rentko, P.E., the Applicant's Planning Professional, appeared on behalf of the Applicant; and, Mr. Aide (the Applicant) was also present.

Borough EIT Pysher began the discussion with a review of the Plan background i.e. the initial plan of 8 Low-Rise Residential Townhouse Units, then the plan revised to six (6) townhouses and then the plan was re-revised for seven (7) townhouses. Mr. Pysher discussed his review letter of May 15, 2024. The main issues appear to be the required lot area versus the number of units allowed. The Borough ZO has opined that seven (7) units are allowable while Mr. Pysher is of the opinion that only six (6) units are permitted.

Mr. Rentko stated that the Applicant did re-orient the building and reduced the number of units from eight (8) to seven (7). He provided a photo of what the units would look like and also

discussed off-street parking issues. Unlike the Borough EIT, he believes that the ultimate right-of-way should not be computed in the calculation of the net lot area<sup>1</sup>

Mr. Rentko also stated that the Borough Engineer letter of May 15, 2024 was received too late in order for him to properly comment. However, a brief review of the letter indicates that it includes drafting comments, outside agency approvals and SALDO Waivers.

Mr. Pysher also stated that he prefers single driveway access to the project versus seven (7) separate driveways. Indeed, Mr. Rentko stated that PennDOT would not approve seven (7) separate driveways accessing Lehigh Avenue.

Upon further discussion and on motion by Commissioner Manzo and seconded by Commissioner Hinton and on unanimous vote of 4-0, the matter was tabled to the June 20, 2024 Planning Commission meeting.

VIII. Old Business: None

IX. New Business: None

X. Referral from the ZHB: None

XI. Adjournment – 7:45 p.m. on a motion made by Commissioner D. Manzo, duly seconded by Commissioner G. Hinton, the Motion to Adjourn was carried with unanimous vote of 4-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By: 

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<sup>1</sup> The Borough EIT believes that the ultimate right-of-way should be included in that calculation inasmuch as the Zoning Ordinance definition of Lot Area exclude “all streets rights-of-way” which would permit only six (6) units. However, the Zoning Officer seems to rely upon the SALDO definition of lot area which excludes the “existing” right-of-way which would allow seven (7) units.