

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
November 21, 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 and Patrick Webber were present. Commissioners David Manzo and Michael McNamara were absent.

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. Approval of Minutes

The Planning Commission Meeting Minutes of October 17, 2024 were approved on motion made by G. Hinton, duly seconded by P. Webber and carried on a 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 6 units-Revised Plan
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.

The Commission reviewed seven (7) SALDO waivers and made recommendations as follows:

- SALDO Section 305 and 306 require that a Preliminary and Final Plan be separately filed. A combined preliminary/final plan was recommended for approval by the Commission on a vote of 3-0.
- SALDO Section 509.A.7.a requires Lehigh Avenue to have an eighty (80') foot right-of-way, a fifty-six (56') foot cartway and six and a half (6.5) foot sidewalks. In order to match existing conditions and prevent a mis-alignment, the request is to maintain the existing cartway of forty-four (44') feet and sidewalks of five (5') feet in width. This was recommended for approval by the Commission on a vote of 3-0.
- SALDO Section 509.G requires the same as Section 509.A.7.a above; and, the recommendation is the same.
- SALDO Section 509.I.3 prohibits common driveways. Due to single ownership of the project and to prevent multiple vehicles accessing or exiting a state highway over

several different locations, the request for a common driveway was recommended for approval by the Commission on a vote of 3-0 on the condition that the single owner maintain, repair and or replace the driveway as needed.

- SALDO Section 510.A.4 requires that parking areas are not permitted within twenty (20') feet of the street right-of-way line. The request is to permit parking within fifteen (15') feet of the future right-of-way line which would mean the parking would be approximately thirty (30') feet from the street. This was recommended for approval by the Commission on a vote of 3-0.
- SALDO Section 510.A.5 requires that parking areas must have curves with at least five (5') radii. The proposal is for one (1') foot radii in the islands between the driveways since, due to the proximity of the parking stalls, a larger radii would not fit. This was recommended for approval by the Commission on a vote of 3-0 as this request is for a private...not public...parking lot.
- SALDO Section 513.A.B require that drainage and utility easements be twenty (20') feet centered on common property lines. The request is to propose a ten (10') foot easement as the neighboring property have not provided such easements. This was recommended for approval by the Commission on a vote of 3-0.

After the discussion of the SALDO waivers, a motion was made by G. Hinton with second by P. Webber, and on a vote of 3-0, the Plan was recommended for preliminary and final plan approval.

The SALDO Waivers and Conditional Approval are to be placed on the Borough Council Meeting Agenda of December 2, 2024 for official action.

B. Applicant: Wawa
Address: 62 North Broadway
Project: 6,049 sq. ft. Convenience Store with proposed Gas Station on 8.7 acres
District: C (Community Commercial)

No one present so no action taken. On motion of P. Webber and second by G. Hinton, and on a vote of 3-0, the matter was tabled

C. Applicant: Naper Development, Inc.
Address: End of Liberty Street-partly in Wind Gap and Plainfield Township
Project: Subdivision of 5.70 and 15+/- Acres
Plans: Subdivision and Lot Line Adjustment Plan-Sketch Plan

The subject property is located at the end of Liberty Street and is located partly in Wind Gap Borough and partly in Plainfield Township. The Project proposes to subdivide approximately 41,000 sq. ft. from the existing RPM Tax Parcel and to be merged with an adjoining Tax Parcel creating a total lot acreage of approximately 275,000 sq. ft. No development is proposed in Plainfield Township.

Present at the meeting was the Applicant's Representative, David Ronca on behalf of Acadia Partners. Also present was Nolan A. Perin on behalf of Naper Development, Inc. and Wind Gap Sewer Authority Representative.

Mr. Ronca explained that the project is a 60 unit multi family dwelling consisting of two buildings, one containing 24 units and the other containing 36 units. In further discussing the Plan, Mr. Ronca questioned how the net lot area is determined i.e. easement minus gross lot area so on.

The improvements include construction of an offset left cul-de-sac added to the terminus of Liberty Street, driveway, parking facilities, stormwater basin and an emergency access road over the existing Spruce Alley. There are a total of 120 off-street parking spaces proposed. He stated that he would need some waivers along with a second means of access. Right now, Spruce Alley is not approved and it is not wide enough. However, the Applicant would replace the existing sanitary sewers and replace with new sewers.

In order to widen the alley in order to accommodate the new sewers and secondary access, the Applicant is requesting that the Borough condemn 4'. It is making this request since it has attempted to contact the neighbor to the north (to see if that neighbor would transfer the 4'); however, it has not been successful in contacting that neighbor. Further and even with the 4' taken, the alley would only be 14' wide and could only act as a secondary emergency access.

The Sewer Authority Representative stated that the Sewer Authority Engineer would review the Plan; and, the Authority will require an escrow deposit. The Representative indicated that usually a 20' width is required.

The Borough EIT (B. Pysner) is concerned that a single access street i.e. a dead end street can only serve 20 units while the proposal is for 60 units plus the existing homes along Liberty Street. As a result a SALDO Waiver will be required. He also stated that SALDO Waivers would be required for the length of the cul-de-sac, the density of the units and the fact that Spruce Alley is ordained and that the Sewer Authority has a blanket easement to access for sanitary sewer.

Commissioner Hinton was concerned with traffic, emergency vehicle turning space in the alley and the existence of a garage on the corner of Spruce Alley and Woodward Avenue which could cause an obstruction to full use of the alley as an emergency exit.

Commissioner Chair Paynter was concerned with the amount of density and sanitary sewer capacity.

At the end of the discussion, the issues to be addressed by the Applicant include a single access street, traffic, density and sanitary sewer capacity.

There being no further discussion and on a motion by G. Hinton, seconded by P. Webber, and on a vote of 3-0, the matter was tabled.

D. 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 so no action taken. On motion of G. Hinton and seconded by P. Webber and on a vote of 3-0, the matter was tabled

VIII. Old Business: None

IX. New Business: None

X. Referral from the ZHB: None

XI. Adjournment –8:01 p.m. on a motion made by Commissioner P. Webber, duly seconded by Commissioner L. Paynter, the Motion to Adjourn was carried with unanimous vote of 3-0.

Respectfully submitted,

KARASEK LAW OFFICES, LLC

By: 

Ronald J. Karasek, Esquire
PA I.D. No. 23233
Solicitor to the Borough of Wind Gap
Planning Commission
641 Market Street, Bangor, PA 18013
610-588-0224