

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

MEETING AGENDA – November 25, 2025

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES– April 17, 2025 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. 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**

- 11-06-2024 - Applicant's Engineer (Boehler) Transmittal Letter
- 11-06-2024 - Application for Final Land Development Project
- 11-06-2024 - Several Supporting Documents Filed i.e. Final Plan, WG Authority Will-Serve Letter, PA American Will-Serve Letter, Trip Generation Letter, Stormwater, HOP Plans so on
- 11-06-2024 - Applicant's Engineer (Boehler) Response to Borough Engineer Review Letter of February 1, 2023
- 12-04-2024 - LVPC Review Letter with Act 167 Drainage Plan Review
- 12-08-2024 - Borough Engineer Review Letter (1st Review)
- 12-18-2024 – Seven (7) SALDO Waiver Requests by Applicant's Engineer
- 12-19-2024 – SALDO Waivers Discussed and Recommended
- 01-17-2025 – No Meeting Held
- 01-21-2025 – Borough Council tables any action on the Plan
- 02-20-2025 – No Meeting Held
- 02-20-2025 - Bohler Engineering Re-Submission Correspondence
- 02-20-2025 – Revised Plans filed
- 02-20-2025 – Applicant's Engineer (Bohler) Response to Borough Engineer Review Letter
- 02-20-2025 – Correspondence from Applicant's Attorney with Draft of Road Construction, Public Access and Maintenance Agreement
- 02-20-2025 – SALDO Waiver Request-Appendix 11
- 03-20-2025 – Meeting Held. No Action Taken
- 04-14-2025 – Borough Engineer Review Letter (Second Review)
- 05-15-2025 – No Meeting Held
- 06-19-2025 – No Meeting Held

07-17-2025 - No Meeting Held
08-21-2025 - No Meeting Held
09-18-2025 - No Meeting Held
10-16-2025 - No Meeting Held
11-17-2025 – Extension of Time Form signed and filed

Time to Act: as per the extension, the time to act expires on 05-21-2026

B. Owner : Ocean State Jobbers, Inc.
Applicant : Ocean State Job Lot of PA 2020, LLC
Address : 801-807 Male Road
Project : Alter Former K-Mart Space for Future Tenant

10-30-2025 – File Land Development Plan
10-30-2025 – File Proposed Ground Floor Plan
10-30-2025 – Request for SALDO Waivers i.e Preliminary/Final and Plan Size
11-24-2025 – Borough Engineer Review Letter

Time to Act: The plan was submitted on October 30, 2025, the first Planning Commission Meeting is November 25, 2025 so the time to act will expire on February 23, 2026

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