

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

MEETING AGENDA –April 17, 2025

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES–March 20, 2025 MEETING-Not Prepared
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

- A. Applicant : Wawa**  
**Address : 62 North Broadway**  
**Project : A 6,049 sq. ft. Convenience Store with Proposed Gas Station on 8.7 acres**  
**Plans : Combined Subdivision<sup>1</sup>and Land Development Plan**

**Land Development Plan**

- 08-09-2024 - E-Mails to/from Borough Engineer and Borough Traffic Engineer Concerning PennDOT Scoping Application  
08-30-2024 – Application Filed  
09-19-2024 - No Meeting Held  
10-03-2024 – LVPC Review Letter with Act 167 Drainage Plan Review  
10-11-2024 - Borough Traffic Engineer (P.E. Terry of Benchmark) 1<sup>st</sup> Review  
10-17-2024 - Meeting Held  
11-21-2024 - Meeting Held  
11-25-2024 - Revised Plan Filed (with Revision date of 11-22-2024)  
11-25-2024 - Applicant’s Planning Professional (Bohler Engineering PA, LLC) Response to the Borough Engineer Review Letter of September 25, 2024  
11-25-2024 - Applicant’s Planning Professional (Bohler Engineering PA, LLC) Response to LVPC Review Letter  
11-25-2024 - SALDO Waiver Requests (12) from Applicant’s Planning Professional  
12-03-2024 - Borough Traffic Engineer (P.E. Terry of Benchmark) 2<sup>nd</sup> Review  
12-15-2024 - Borough Engineer Review Letter (2<sup>nd</sup> Review)  
12-19-2024 – Meeting Held  
12-19-2024 – SALDO Waivers Discussed and Recommended  
01-17-2025 – No Meeting Held

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<sup>1</sup> The Subdivision Plan was granted Conditional Preliminary and Final Plan Approval by Borough Council on January 21, 2025.

- 01-21-2025 – Borough Council tables any action on the Plan
- 01-30-2025 – Applicant Engineer (Bohler) Revised Plans filed with Fourteen (14) SALDO Waiver Requests
- 01-30-2025 – Applicant's Engineer (Bohler) Response to LVPC Review Letter of October 3, 2024
- 01-30-2025 – Applicant's Engineer (Bohler) Response to Borough Engineer Review Letter of December 15, 2024
- 02-20-2025 – No Meeting Held
- 02-25-2025 –Traffic Study Response by Applicant's Traffic Engineer-R. Hoffman of Traffic Planning and Design, Inc. to P. Terry-Second Review of 12-15-2024
- 03-06-2026 – Borough Engineer Review Letter (Third Review)
- 03-10-2025 – Borough's Traffic Engineer Response-P. Terry of Benchmark (Review No. 3)
- 03-14-2025 - Borough's Traffic Engineer Updated Response-P. Terry of Benchmark
- 03-20-2025 – Revised SALDO Waiver Letter to include an Additional waiver
- 03-20-2024 – Planning Commission recommends Conditional Preliminary/Final Plan Approval

Time to Act: Since the revised plan was filed on January 30, 2025, the time to act will expire on April 30, 2025.

**B. 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 (1<sup>st</sup> 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)

**C. Owner : Goffredo Brothers Properties, LLC**  
**Applicant : Nu-Cor Management, Inc.**  
**Address : 122 North Broadway**  
**Project : Proposed Office**

03-28-2025 -Filing of Sketch Plan  
04-17-2025 – Borough Engineer Review Letter

Time to Act: Not applicable as it is a Sketch Plan

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