

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

MEETING AGENDA –September 1, 2022

- I. CALL TO ORDER @ 7:00 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. APPROVAL OF MINUTES–August 4, 2022 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
- 08-05-2022: Borough's Traffic Engineer (P. Terry) SALDO Comments via e-mail
- 08-16-2022: Signed Extension of Time Form from Applicant's Attorney

Time to Take Official Action: As per the Extension of Time Form, the time to act will expire on October 1, 2022

B. Applicant: Cosmo Development, Ltd.

Owner: Cosmo Development, Ltd.

Type: Land Development Plan

Project: Proposed Fourteen (13) Unit Two (2) Story Low-Rise
Residential Dwelling

Address: 29 Mechanic Street (Tax Parcels: E8SW4D10-12, 12A and 11)

District: Zoning District: R-8 (Medium Density Residential)

-06-10-2022: Application for Sketch Plan Review filed for Low-Rise Multi-Family Dwelling
as a Permitted Use in the R-8 Zoning District (Section R.8,B,5)

-07-07-2022: Borough Planning Commission Meeting – No action taken as Applicant
requested that Plan to be tabled

-07-15-2022: Borough Engineer Review Letter

-08-04-2022: Meeting Held. No action taken. No one was present

Time to Take Official Action: N/A as this is a Sketch Plan

VII. OLD BUSINESS-None

VIII. NEW BUSINESS-None

IX. REFERRALS FROM ZHB-None

X. ADJOURNMENT