

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

**MEETING AGENDA –August 11, 2021**

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES –April 1, 2021 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

**A. Applicant: JERC Partners LII, LLC**

Type : Land Development Plan  
Project: Proposed Male Road Industrial Facility  
Address: Male Road and SR 33

The matter will be removed from future Agendas as it had been carried over for several months since these Plans (both Subdivision and Land Development) were granted Conditional/Final Plan approval by Borough Council on January 21, 2020. The present application was for an additional SALDO Waiver Request (as per SALDO Section 509) for a different Emergency Access. However, that waiver is no longer needed as the Emergency Access Road will lead to/from SR 512 as originally proposed

**B. Applicant: Green Knight Economic Development Corp**

Type: Combined Land Development Plan and Lot Annexation Plan  
Project: Annex 0.21 acres from one lot to another w/ 30,676 sq.ft. Manufacturing Bldg  
Address: 20 Green Knight Drive (Lots from GK Industrial Park II-Major Subdivision)

03-11-2021: Application for Plan and Plan filed

03-22-2021: Borough ZO Review Correspondence

03-30-2021: Wind Gap Municipal Authority Engineer-“Sufficient Capacity” Letter for One (1) EDU

04-01-2021: Borough Engineer Review Correspondence

04-01-2021: Meeting Held with Plan Review

05-06-2021: No Meeting

06-03-2021: No Meeting

07-01-2021: No Meeting

07-22-2021: Revised Plan, Transportation Impact Study, Stormwater and Soil Erosion and Sedimentation Reports and Five (5) SALDO Waiver Requests filed

**Time to Act on Plan:** As per the filing date of the revised Plan on July 22, 2021, the time to act runs from that date and expires on October 20, 2021

**C. Applicant: Pennsylvania Venture Capital, Inc. /Exchange 6, LLC**

Type: Land Development Plan  
Project: Billboard Relocation  
Address: 1036 South Broadway (Tax Parcels: F7-11A- 1 and 2)  
District: Zoning District: I – SC (Industrial & Shopping Center)  
12-02-2020: Borough Engineer Site Plan Review Correspondence  
02-19-2021: Borough ZHB Granted Variance  
03-04-2021: No Meeting  
04-01-2021: Meeting Held  
05-06-2021: No Meeting  
05-24-2021: Wetland Evaluation by Gilmore & Associates, Inc.  
06-03-2021: No Meeting  
06-09-2021: Application for Plan and Plan filed  
06-09-2021: Applicant's Engineer Response Letter to Borough Engineer Site Plan Review of December 02, 2021  
06-25-2021: Borough Engineer Plan Review Correspondence  
07-01-2021: No Meeting

**Time to Act on Plan:** As per the filing date of June 9, 2021 and counting from July 9, 2021, the time to act on the Plan expires on October 7, 2021

**D. Applicant: David J. Tanzosh**

Type: Minor Subdivision/Lot Line Adjustment  
Project: Eliminate a Lot Line  
Address: 613 and 633 South Broadway (Tax Parcels: F8NW1D-9-12 and 13)  
District: Zoning District: C (Community-Commercial)  
07-06-2021: Application for Plan and Plan filed

**Time to Act on Plan:** As per the filing date of July 6, 2021 and counting from August 5, 2021, the time to act on the Plan expires on November 3, 2021

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