

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

MEETING AGENDA -September 17, 2020

- I. CALL TO ORDER @ 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES -August 6, 2020 MEETING
- V. PUBLIC COMMENT ON ANY PLANS OR MATTERS TO BE DISCUSSED
- VI. PLANS TO BE DISCUSSED

A. Applicant: Jeffrey D., Joseph D. & John D. Detzi

Type : Minor Subdivision Plan-Total Area 6.7548ac.

Project: Add Area to the Restaurant Building Site and Transfer Balance of Lot to Naper Development, Inc.

Address: 570 N. Lehigh Avenue

07-13-2020: Application for Minor Subdivision Plan

07-16-2020: Preliminary/Final Minor Subdivision Plan

08-05-2020: Borough Engineer Review Letter

08-06-2020: Meeting Held and Matter Tabled

08-11-2020: LVPC Review Letter

Time to Act on Plan: Expires on November 4, 2020 if accepted for review on August 6, 2020.

B. Applicant: BioSpectra/RX Holdings

Type: Land Development

Project: Industrial/Commercial Building on 1.5 acres

Address: 519 North Broadway

(formerly Cramer's Bldg Supply & Hardware Store)

07-16-2020: Application for Land Development Plan

07-16-2020: Land Development Final Plan (10 Sheets)

07-16-2020: Project Narrative with Water/Sewer Feasibility and Traffic Impact Information

07-06-2020 SALDO Waiver Requests for Sections 305A (Preliminary and Final Plans), 406 (Traffic Study) and 510 (Parking, Sidewalks and Curbing)

07-28-2020: Northampton County Conservation District Correspondence (with attachment) re Denial of E&S Plan Review

08-02-2020: Borough Engineer Review Letter

08-06-2020: Meeting Held and Matter Tabled

08-11-2020: LVPC Review Letter

08-11-2020: E-mail from WGMA Administrator re "Indefinite Hold" on Plan

09-02-2020: E-mail from Borough Solicitor requesting a Withdrawal or an Extension

- 09-10-2020: Telephone Conversation with and Solicitor e-mail to Applicant's Attorney attaching Extension of Time Form
- 09-16-2020: Correspondence from Borough Zoning Officer-Need for Variances (Undetermined as No Official Zoning Application or Site Plan submitted)
Time to Act on Plan: Expires on November 4, 2020 if accepted for review on August 6, 2020.

C. Applicant: JERC Partners LII, LLC

- Type : Land Development Plan
- Project: Proposed Male Road Industrial Facility
- Address: Male Road and SR 33
- 05-22-2020: Correspondence from Applicant's Engineer for SALDO Waiver-Section 509.K.2-Emergency Access must be at least 150' away from Main Access
- 05-22-2020: Application for Consideration of a Modification-SALDO Appendix 11-Form
- 05-29-2020: Plainfield Township Correspondence with Preliminary/Final Conditional Approval Form (also attaching Plainfield Township Engineer Review Correspondence of 02-14-2019)
- 06-17-2020: E-mail from Applicant's Engineer attaching Exhibit shared with Borough Officials at On-Site Visit of June 15, 2020
- 06-18-2020: Attendance at Planning Commission Meeting Recommend Denial of Waiver Request
- 07-02-2020: E-mail with Aerial Photograph of Emergency Access from Applicant's Attorney
- 07-02-2020: Correspondence and Memorandum of Law from Applicant's Attorney re: SALDO Waiver
- 07-02-2020: Planning Commission Meeting not Held
- 07-06-2020: Tabled by Borough Council until August 3, 2020 Borough Council Meeting
- 07-29-2020: E-mail from Applicant's Engineer with Updated Emergency Access Exhibit
- 07-31-2020: E-mail (with exhibits) from Applicant's Engineer Outlining Six (6) Options for Emergency Access
- 08-03-2020: E-mail from Applicant's Engineer w/ Marked-Up Overlay on Option 5
- 08-03-2020: Tabled by Borough Council to Allow for Review of the Six (6) Options by the Borough Planning Commission
- 08-04-2020: Applicant's Engineer Request to Schedule a Site Meeting
- 08-06-2020: Meeting held but No action taken pending Site Meeting
- 08-10-2020: Applicant's Engineer-Another Option to Avoid Internal Intersection
- 08-18-2020: Site meeting with Applicant, Applicant's Representatives and Planning Commissioners.

09-11-2020: E-mail from Applicant's Engineer with Option 8 - Emergency Access
Time to Act on Plan: Not Applicable since this Plan (both Subdivision and Land Development) was granted Conditional/Final Plan approval of Borough Council on January 21, 2020. The present application is for an additional SALDO Waiver Request for Emergency Access as per SALDO Section 509.

D. Applicant: ScoreCard Bar and Grill (J. Kerdzaliev)
Type: Land Development Plan
Project: 30' x 30' Covered Deck attached to Existing Covered Porch
Address: 130 North Broadway

09-10-2020: Applicant's SALDO Waiver Request

09-10-2020: Conceptual Sketch Plan by NuCor Management, Inc.

09-10-2020: Earlier filed Kerdzaliev Land Development Plan for Existing Building

09-16-2020: Correspondence from Zoning Officer-Need for Zoning Permit and Possible Variances for Frond Yard Set Back and Off Street Parking Spaces

Time to Act on Plan: Not Applicable since a Sketch Plan only was filed. See Borough SALDO Section 302B

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