

**MEETING MINUTES OF THE
BOROUGH PLANNING COMMISSION
BOROUGH OF WIND GAP
NORTHAMPTON COUNTY, PA
AUGUST 11, 2021**

I/II. Opening/Pledge

The meeting was called to order and opened at 7:00 p.m. by Borough Planning Commissioner Chair Linda Paynter and the Pledge of Allegiance was recited.

III. Roll Call

Commissioners Linda Paynter, David Manzo, George Hinton and Michael McNamara were present. Also present were the Borough Planning Administrative Assistant D. Harbison, Borough and Planning Commission Solicitor, Ronold J. Karasek, Esquire and the Borough EIT, Brian Pysher. This meeting was held live at the Borough Municipal Building (as opposed to remotely).

IV. Approval of Minutes

The Planning Commission Meeting Minutes of April 1, 2021 were approved on motion made by D. Manzo, duly seconded by G. Hinton and unanimously carried on a unanimous vote 4-0.

V. Public Comment-None.

VI. Plans to be Discussed

A. JERC Partners LII, LLC

The Solicitor advised that this matter will be removed from future Agendas as it has 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 an Alternate Emergency Access Road. However, that waiver is no longer needed as the Emergency Access Road will lead to/from SR 512 to the site 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 to be constructed on the enlarged lot

Address: 20 Green Knight Drive (Lots from GK Industrial Park II-Major Subdivision)

A revised Plan (and 5 SALDO Waiver Requests) was filed on July 21, 2021. As the Borough Engineer needs to review the Plan, the matter was moved to September 2, 2021 Meeting Agenda.

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- 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)

The Borough EIT stated that he met with the Applicant and the Applicant's Attorney to discuss this project. However, the Applicant requested that review of this Plan be placed on the September 2, 2021 Meeting Agenda.

- D. Applicant: David J. Tanzosh
Type: Minor Subdivision/Lot Line Adjustment
Project: Eliminate a Lot Line
Address: 613-633 South Broadway (TP ID #s: F8NW1D-9-12 and 13)
District: Zoning District: C (Community-Commercial)

Present at the meeting were the Applicant (Mr. Tanzosh) and his Planning Professional (George Fetch, Jr. PLS). There was only a brief discussion of the Borough Engineer Review Letter as a Lehigh Valley Planning Commission (LVPC) Review letter had not yet been received. As to the Engineer's comment regarding retaining wall. The Applicant stated that the intent was to enter into a permanent Maintenance and Repair Easement Agreement; and, as that wall is located on both proposed Lot 13-A and 16-A, it would appear that this needs to be a mutual agreement between both lot owners. Also, the Applicant was advised to file Appendix 11 (to the SALDO) if he intended to request SALDO waivers as referenced in the Borough Engineer Review Letter.

On motion made by D. Manzo duly seconded by G. Hinton and unanimously carried (on a unanimous vote 4-0) the matter was tabled to the September 2, 2021 Meeting.

VII. Old Business: None

VIII. New Business: None

IX. Referral from the ZHB: None

XI. Adjournment – 7:20 p.m. On a motion made by Commissioner D. Manzo, duly seconded by M. McNamara and carried with unanimous vote of 3-0.

Respectfully submitted,
KARASEK LAW OFFICES, LLC

By: 

Ronald J. Karasek, Esquire
PA I.D. No. 23233
Solicitor to the Borough of Wind Gap
Planning Commission
641 Market Street
Bangor, PA 18013
(610) 588-0224 – phone
(610) 588-2088 – fax