

**BOROUGH OF WIND GAP**  
**545 East West Street**  
**WIND GAP, PA 18091**  
**610-863-7288**  
**FAX 610-863-1011**

The Council meeting of the Borough of Wind Gap on Monday April 1, 2019, was called to order at 7:00 p.m. by Council President Dave Hess, at which time he reminded those present that the meeting was being recorded. In attendance were Council members Joyce McGarry, Mike McNamara, David Manzo, Jeff Yob, and Kerry Gassler. Also in attendance were Mayor Mitchell D. Mogilski Sr., Borough Solicitor Ronald Karasek, and Borough Administrator Louise Firestone. Absent was Councilman George Hinton and Borough Engineer Brian Pusher.

**PUBLIC COMMENT**

1 Brian Cope, Open Space Coordinator with Northampton County came before Council with a presentation for the Northern Tier Trail. Northampton County, through Parks and Recreation has five focuses, our County Park System, Iconic Natural Areas & View Sheds, Preserved Open Space, Farmland and Natural Areas, and Original Historic Trail Corridors. Within the County there are 6 major regional trails, more than 100 miles per trail. This includes local and international exposure for tourism and economics. Those 6 trails, Appalachian Trail, DNL, September 11 National Memorial Trail, Liberty Water Gap Trail, Delaware River Water Trail and the Lehigh River Water Trail. This Northern Tier Trail, there is nothing that runs the length of the Northern portion of the County. Everyone can use these trails.

They are focusing on Wind Gap Community Park, Weona Park and connecting the Plainfield Township Trail between those two. They are looking at community support to move forward that would be able to start focusing in on where this can go. This plan has been adopted by County Council back in January and this area is one of two that they see as high priority that could become a reality soon. The next step is for Council to move forward with just creating an Inter-Government Multi- Municipal Planning Committee. They would like to see if there is agreement and support from the municipalities to move forward. They would like to have an agreement by May 2019.

**On motion** by Dave Manzo to move forward with the Northern Tier Trail and seconded by Mike McNamara. Roll call taken. Council agreed unanimously.

2. Slate Belt Rising – Stephen Reider came before Council to inform them that it is finally Wind Gap's turn. They are planning their 2019/2020 projects. Wind Gap Borough has a Master Park Site Plan so some funding could start the process in implementing some of the plan. The main part of the discussion was the trail that would be in the park that could lead to connections to the Northern Tier Trail along with other trails. He needs to put proposals together that have to be finalized by May. As part of that proposal he identified other sources of funding such as Northampton County, Lehigh Valley Greenways, and Green Knights. There would be some sort of money needed from the Borough as well. The estimate for the plan in 2016 was \$90,000 just for the one section so now that same project would most likely cost six figures to complete the project. He is here to gauge interest to see if the park trail is the route that Council would like to go. Steve reminded Council that these funds will have to be spent by the end of September 2020. Currently their proposal calls for \$20,000 from Slate Belt Rising to apply to the County, \$50,000 for Northampton County Funds, Lehigh Valley Greenways for \$10,000, and Green Knights for \$3,000. Louise Firestone reported that we do have money set aside from matching

grants in the Borough Capital Reserve account. Steve said that he will know how much money we will get from Slate Belt Rising in May. Council is in agreement to move forward.

3. Pete Albanese came before Council regarding 157 Utica Avenue, which is the old abandoned trailer. He has an agreement with the current owner and would like to put a single home there on the non-conforming lot. He will need Zoning approval to put a home there which would take care of a blighted property. There is an issue with access, it is level at the front and then the back of the property drops off. He would like to put a house with a two car garage down behind the back. The only way to get there is to go on the extension of 7<sup>th</sup> Street which is a paper street. He would like to know if he could use that as a stone driveway going to the back of the house before he goes to Zoning. There is a depressed curb already there so he would have to clear the paper road and make it a 12 foot wide stone driveway.

Attorney Karasek said that Tina did speak to him regarding this property. The house fronts Utica and 7<sup>th</sup> Street would just be used as access to go around to the back of the property. If this is what Peter wants to do he can, but at his own risk. Anyone along that street can say they want to use the paper alley (stone driveway). As far as the Borough is concerned, it is an unimproved street that we do not own.

4. Suzanne Werfelman, 510 Alpha Road, came before Council with concerns about the traffic on Alpha Road. She feels that this road is not appropriate for commercial truck usage, trucks with metal trailers, gas delivery trucks, FedEx trucks, or fifth wheels. There is repetitive clunking, clanking motors beginning at 6 am every morning. She expressed her major concern that if this continues to be allowed, she will have health effects because she cannot relax or feel safe in her home. She found an article that excessive noise can affect heart rates.

5. Adrienne Fors came before Council with the landfill operations neighborhood update.

Grand Central Landfill is committed to keeping the community informed. Below, you will find the most recent copy of the landfill operations neighborhood update.

1. Final cover on the slopes is complete.
2. The topsoil addition has begun and is about 25% complete.
3. The permanent gas collection lines are complete. (fall project)
4. The Green Knight Energy Center is currently running two turbines. The Candlestick flare is destroying approximately 1,200 sfc of landfill gas.
5. A Spring Gas Collection Well Drilling will commence on or around April 22. Twelve (12) wells are scheduled to be drilled in the Southwest direction of the facility. Preparations are underway for a 5-acre temporary capping project at the Southwest corner of the property. These preparations include the ordering of materials, design work, etc. This is expected to begin in the second quarter of 2019.

1. Community Relations:

1. Preparations for the Annual Earth Day are underway and will commence on April 27<sup>th</sup> from Noon- 3pm at the Grand Central Environmental Education Center.
2. July Landfill Tour Date – July 12<sup>th</sup>.

Grand Central Landfill website continues to be updated and includes the monthly landfill update notices. [www.grandcentrallandfill.com](http://www.grandcentrallandfill.com)

## **APPROVAL OF MINUTES**

**On motion** by Dave Manzo to approve the March 19, 2019 minutes and seconded by Mike McNamara. Roll call vote taken. In favor: K. Gassler, D. Manzo, J. McGarry, M. McNamara, D. Hess. Abstained: J. Yob. Motion carried: 5 – 0 – 1.

## **APPROVAL OF EXPENSES**

**On motion** by Kerry Gassler to approve the expenses in the amount of \$262,107.79 and seconded by D. Manzo. Roll call vote taken. Council agreed unanimously.

## **SOLICITOR'S REPORT**

### **MEETINGS ATTENDED:**

March 4, 2019 - attendance at regular monthly meeting of Borough Council.  
March 19, 2019 – attendance at regular workshop meeting.

### **SUBDIVISION MATTERS:**

Review of Recorded Weeast Subdivision Plan re Alley Issue.  
Receipt, Review and Administration of Comprehensive e-mail transmission form Property Owner's Attorney with Update re Green Knight Industrial Park Major Subdivision II.

### **LAND DEVELOPMENT MATTERS: N/A**

### **ZONING AND OTHER LAND USE MATTERS:**

Preparation of Fourth Draft of Zoning Ordinance Amendments (Borough Ordinance No. 501) with Enclosure correspondence to the Lehigh Valley Planning Commission.

Receipt, review and Administration of ARLE Radio Request with attached Scope of Work.

Prepare Comprehensive Advertising Notice for (with e-mail to Express-Times) and Final Draft of Fireworks Ordinance.

Preliminary Review of the Multi-Municipal comprehensive Plan.

Receipt, Review and Administration of Application for Zoning Permit, Review of Borough Ordinance No. 466 and e-mail transmissions to/from the Borough Zoning Officer re 157 Utica Avenue.

Review of Liquor code, Adopting Resolution and Conduct Public Hearing on Giant Food Stores, LLC-Transfer of Restaurant Liquor License.

### **DEVELOPMENTS ON OUTSTANDING LITIGATION:**

Receipt, Review and Administration of Correspondence from Property Owners' Attorney, Review of Borough Nuisance Ordinance and Comprehensive Response Correspondence re Beck/North Broadway Kerosene Tank Collision.

### **COURT DECISIONS ON BOROUGH CASES: N/A**

### **MISCELLANEOUS:**

Legal Research under the PA Borough Code and Preparation of Resolution to Appoint New Borough Council Person.

Legal Research under PA Borough Code re Decrease in Member of Borough Council.

Preparation of Monthly Solicitor's Report.

### **Outstanding Items:**

Stop Sign Ordinance

Dog Park Ordinance

## **ENGINEER'S REPORT**

Brian Pysker was absent so there was no report.

## **NEW BUSINESS**

1. Slate Belt COG – Meeting / Participation – There is a meeting on April 4<sup>th</sup> to see how the Slate Belt Council of Government plans on proceeding.
2. CDBG Cooperative Grant Application Resolution 2019-03. Plainfield Township and Wind Gap Borough plan on submitting a grant application to Northampton County to purchase asphalt to be used in conjunction with the paving equipment that both municipalities co-own.  
**On motion** by Kerry Gassler to adopt Resolution 2019-03 and seconded by Mike McNamara. Roll call taken. Council agreed unanimously.

## **OLD BUSINESS**

1. Cost Estimated – Dump truck. Council has reviewed the cost estimates that Street Leader, Rich Fox, provided.  
**On motion** by Kerry Gassler to purchase the Peterbuilt truck with EM Kutz body along with the snowplow and salt spreader for \$162,053.00 and seconded by Jeff Yob. Roll call taken. Council agreed unanimously.

## **ADJOURNMENT**

**On motion** by Kerry Gassler to adjourn the meeting of April 1, 2019. Council agreed unanimously. The meeting of April 1, 2019 adjourned at 8:26 p.m.

---

Louise Firestone, Borough Administrator