

**BOROUGH OF WIND GAP
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The Council meeting of the Borough of Wind Gap on Monday, June 6, 2022 was called to order at 7:00 p.m. by Council President George Hinton, at which time he reminded those present that the meeting was being recorded. In attendance were Council members David Hess, Steve Bender, David Manzo, Jeff Yob and Alex Cortezzo. Also, in attendance were Mayor Wesley J. Smith, Borough Solicitor Ronald Karasek, Borough Engineer Brian Pysher, and Borough Manager Louise Firestone. Absent was Councilman Patrick Webber.

PUBLIC COMMENTS

1. Larry Bray of Lincoln Street came before Council regarding the street project on Lincoln Street. He asked if repair/replace the curbing on Lincoln Street was part of the project because the curbing is really bad. George Hinton reported that this project is being done through a grant. The amount of the grant award is not going to be enough funds to cover the expenses related to what the current scope of the project is so any additional work would have to come from Borough funds and not grant funds

On motion by Jeff Yob to authorize Brian Pysher to look at the curbing on Lincoln Street, do a cost estimate and come up with a solution for repairs and seconded by Dave Manzo. Roll call taken. Council agreed unanimously.

2. Pete Albanese came before Council to ask questions regarding the park, specifically the upper baseball field. He understands that the dugouts were removed, but said there are no benches for the visiting team to sit on. George replied that there are plans to put up more open modern dugouts. Pete expressed concern that along the first base line, there is no fence and with the walking trail, he perceives it to be a dangerous situation. Pete then asked if the Borough is planning on replacing the backstop. George said there is a master plan for the whole park and projects can be worked on when the Borough gets money or grants. Pete is asking how we move forward with safety related things and he would like to assist if possible.

3. Mr. Bortz of East First Street came before Council with questions about the street light that was part of the original East First Street land development plan. He will meet with George Hinton, Louise Firestone and the Borough Engineer. The Borough did purchase the light, but it is unknown where the electrical lines actually run on First Street. The Borough currently still holds funds in the Gibraltar's escrow account in order to complete the development.

4. Tyrone Klump came before Council to ask if the agreements for his Third Street project was approved. Attorney Karasek prepared the documents and they are ready to be approved. Mr. Klump has to have them signed and notarized and returned them back to the Borough office. This will be on the agenda for the mid-month Council meeting.

APPROVAL OF MINUTES

On motion by Dave Manzo to approve the May 17, 2022 minutes and seconded by Alex Cortezzo. Roll call vote taken. In favor: A. Cortezzo, D. Hess, G. Hinton, D. Manzo, S. Bender. Abstained: J. Yob. Motioned carried: 5-0-1.

APPROVAL OF EXPENSES

On motion by Alex Cortezzo to approve the expenses in the amount of \$59,466.85 and seconded by Steve Bender. Roll call vote taken. Council agreed unanimously.

SOLICITOR'S REPORT

MEETINGS ATTENDED:

May 2, 2022 – attendance at regular monthly meeting of Borough Council.

May 17, 2022 – attendance at regular mid-month meeting of Borough Council.

SUBDIVISION MATTERS: None

LAND DEVELOPMENT MATTERS:

Receipt, Review, and Administration of e-mail from Borough Engineer with Details of Emergency Access Maintenance Requirements re JERC LD Plan

Receipt, Review, and Administration of e-mail, Telephone Conversation with applicant and Preparation of Land Development Improvements Agreement and Easement Agreement for Cul-de-Sac re Klump third Street LD Plan.

ZONING AND OTHER LAND USE MATTERS:

Receipt, Review and Administration of e-mail (with attachments) re Storm Water Issues with Alley off Mechanic Street.

Receipt, Review and Administration of Keycodes Inspection Agency Monthly Report - May 13, 2022.

DEVELOPMENTS ON OUTSTANDING LITIGATION: None

COURT DECISIONS ON BOROUGH CASES: None

MISCELLANEOUS:

Receipt, Review and Administration of May 17, 2022 Monthly Report.

Preparation of Monthly Solicitor's Report.

OUTSTANDING ITEMS:

Stop Sign Ordinance

Dog Park Ordinance

ENGINEER'S REPORT

1. K Alley – Streambank Soil Erosion – Brian Pysher reported that he did an analysis of the stream and surrounding area and the drainage area is greater than 100 acres. Because of the large area, the Borough will be required to obtain a General Permit 3 from PA Chapter 105.

2. 57 Roosevelt Street – Brian Pysher reported the resident at 57 Roosevelt contacted the Borough regarding hooking their sump pump into the storm sewer and also replacing the sewer line. Brian explained that portion of Roosevelt has also had an issue with sump pumps discharging onto the road because there are no inlet structures on that side of the street. If Council desires, Brian can get pricing on a box. The project would only require installation by the borough street department. George and Brian will visit the site on Thursday.

3. CRG – Brian Pysher reported that he started his review of the proposed CRG project. They were at the Planning Commission meeting on June 2, 2022 and informed the Planning Commission that the plan proposes a private road. They also have financial control of the Bio-Spectra / Cramer's property. There have been discussions the possibility of re-routing Alpha Road to intersect with the private road including an easement over it for public use. This plan is on the agenda for the next planning commission meeting scheduled for July 7, 2022. The developer also discussed the potential for a traffic light, which they support. The meeting was an open discussion and the Planning Commission accepted the plan for review.

4. Green Knight – Brian Pysher reported that the developer of Green Knight Drive sent some correspondence informing the Borough that they have a potential purchaser requesting changes to the building that have already been approved. They are proposing eliminating one of the driveways so Brian advised them to contact Attorney Karasek. Brian was unsure if this would be categorized as a new or revised plan application. He does not have a problem if this is viewed as a revised plan as long as they replenish their escrow account in accordance with submission plan fees. He will review their changes and as long as the Planning Commission can weigh in, he will ask them for a revised plan.

NEW BUSINESS

1. P. Albanese – Water Street Development – Council has a copy of Ott Consulting letter dated October 19, 2021. Pete Albanese said that two of the three trees were planted at the Water Street Development, but there is a water line where the third tree was intended to be planted. He would like to donate the secured cost of the third street tree, in the amount of \$400.00, to the Borough. The Borough can plant a street tree at a location of their choosing.

On motion by Dave Manzo to approve the suggestion of Ott Consulting and take the secured cost of the third tree to the Borough and they will plant the tree at a location of their choosing and seconded by Jeff Yob.

Motion amended by Dave Manzo to include in the motion, up to \$400.00 for the tree of the Borough's choosing. Roll call vote taken. Council agreed unanimously.

On motion by Alex Cortezzo as per the suggestion Ott Consulting, in the October 19, 2021 letter, all public improvements will need to enter an 18 - month maintenance period once accepted by the Borough. Security in the amount of 15% of the total cost of improvements is required to be posted during the maintenance period and seconded by Dave Manzo. After further discussion, Council requested the cost of the improvements.

Motion rescinded by Alex Cortezzo.

OLD BUSINESS

1. Pete Albanese – Green Knight Economic Development - Pete Albanese reported that the developer representatives met on-site with the engineers from Wind Gap and Plainfield Township. He anticipates the as-builts will be mailed before the end of this week. As part of their approval process, Plainfield Township requires that 70% of the project be completed before the top coat of pavement is put down. Pete asked for direction from Council, but suggested that money be put into escrow, as the Green Knights cannot continue to carry this bond. Brian Pysher said that he can make a request for all the other completed improvements and what remains is the cost of the topcoat. Pete said there is still a cost associated with that if you do not put it in escrow. Brian replied that if the bond is cancelled, a Letter of Credit can be secured for the cost of the top coating. Pete said he would prefer to do an escrow account. Brian said the maintenance period will not begin unless the wearing course is down. Attorney Karasek said that he can prepare documents that can protect the Borough. Pete said that the Green Knights will put the top coat down and then go into the maintenance period.

George Hinton asked if the quarry hole was capped, Pete said it is in a process, which is a separate lot and they are under a three-year extension with DEP to fill that hole and they will continue to work on projects.

On motion by Steve Bender to allow Green Knight Economic Development to proceed as originally planned then go into maintenance and seconded by Jeff Yob.

It was concluded that since the Green Knight Economic Development Corp is following the original approved plan, no motion was necessary and no vote was taken.

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of June 6, 2022. Council agreed unanimously. The meeting of June 6, 2022 adjourned at 8:36 p.m.

Louise Firestone, Borough Manager