

**BOROUGH OF WIND GAP
29 MECHANIC STREET
WIND GAP, PA 18091
610-863-7288**

The Special Council meeting of the Borough of Wind Gap on Saturday, February 8, 2003 was called to order at 1:00 p.m. by Council President Winton Male, Jr., at which time he reminded those present that the meeting was being recorded. In attendance were Council members: Sandra Lockard, Mitchell D. Mogilski, Sr., and William Pysher. Also in attendance, Mayor Kenneth George. Absent were Council members: Kerry Gassler, Lewis Paulhamus, Peter Stinson, and Secretary/Treasurer Louise Firestone.

The meeting has to do with the Wind Gap by-pass. The by-pass project is being pursued in hopes of getting the commercial traffic out of Wind Gap. Winton reported that the Green Knight Economic Development Corporation hired a company to do a preliminary survey of the by-pass from Broadway down across Plainfield into Bushkill Township. It was the Green Knight's plan to contact the municipalities to discuss this proposal. They would like their consultant to explain the TIF (tax incremental financing) procedure. The property needs to be surveyed and appraised if some of the properties need to be condemned. The owners of property on the west side of Route 33 have donated property that is required for the construction of the by-pass and industrial park. Mitch asked if the Borough should get a letter of commitment from these owners. Winton replied that Wind Gap has nothing to do with the land in Bushkill and Plainfield. Mitch suggested working on this as a COG. Winton answered that Plainfield has decided that they do not wish to be part of the COG and Bushkill is not in the Slate Belt Municipalities Association (SBMA). Winton distributed a draft copy of a letter to be sent to the Green Knights. He wishes to impress upon the Green Knights how important this road is to the Borough and make them aware that if they are depending upon Wind Gap to come up with the money, Wind Gap will need financial help.

Public Comment

1. Pat Sutter asked where this by-pass would be located? Mitch replied that it would go off by the old railroad bed out Wind Gap west to Plainfield wrap around to Bushkill and come out at the light by the old Laneco on 512.

Bill Pysher stated that he understands this would only be a feasible study to find out if this would even be possible. Winton replied that it would be a preliminary study at a cost to the Green Knights of \$10,000. If it turns out to be possible, the Green Knights would retain this company for the project. This project is on the Governor's list. The Governor will be sponsoring a meeting in March to discuss this area of the state. Winton will find out who is invited to this forum. Winton is asking permission from Council to send this letter because the Green Knights will be holding a meeting on Monday, February 10, 2003. Winton read the letter (copy attached).

Pat Sutter asked if the Twins at the Gap project would be in the way of this project? Winton replied that this by-pass would start at Broadway and go west. Pat asked if that is why Council voted against the Twins at the Gap project? Winton replied that Council would not have been able to vote against the project. Sandra added that Council voted against granting the waivers for the Twins project.

Winton explained that Tax Incremental Financing (TIF) is a sophisticated financial procedure that determines whether the development that would be available as a result of the new road would end up paying for the road. The hope is that if the road is put in development will occur on both sides. The Mayor added that eight or so years ago the Lehigh Valley Industrial Park committee marked off an area on Male Road, but one property owner did not want to sell and that hinder the entire project.

Mitch asked if Twins at the Gap could be carbon copied on the letter? Winton replied that the Borough has no obligation to send a copy of this letter. Mitch thinks it would be a good idea.

On motion by Bill Pysher to send the letter to the Green Knights Economic Development Corporation and seconded by Sandra Lockard. Roll call vote taken. Motion carried unanimously.

Leroy Albanese asked what the benefits of the by-pass are for Wind Gap? Winton replied that the main benefit is reducing the truck traffic in the borough. The Land Use Committee met several times and truck traffic was discussed. The Land Use Committee consists of the three borough attorneys, the borough engineer, the zoning officer, representatives from planning and zoning and the consensus was that the only way to ever develop Wind Gap is to get the traffic under control and the only way to do that is a by-pass. Leroy asked what is the time projection? Winton replied that more people are getting involved in this project. It has been included on the Governor's action list and hopefully it will be discussed at the regional meeting. The County is in favor of it and the Green Knights are in favor of it.

Pat Sutter asked if all the property owners are aware of this road? Winton replied that property is in the way, but there are no actual homes in the way. The property owners of the land are aware of this project. Pat stated that once the road is built one third of the way to the landfill everyone will say build it the rest of the way. She added that it would be a big deal for Waste Management if Wind Gap goes along with this by-pass project. Winton asked if she still believes that this is a Waste Management project? She replied yes and Mitch agreed. The Mayor stated that he has always been in favor of getting industry in the area because the area has lost so much industry over the years.

On motion by Bill Pysher to adjourn the meeting of February 8, 2003 and seconded by Mitchell D. Mogilski, Sr.

Meeting of February 8, 2003 adjourned at 1:55 p.m.

Louise Firestone, Secretary / Treasurer