

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

The Council meeting of the Borough of Wind Gap on Tuesday, June 21, 2005, was called to order at 7:34 p.m. by Council President Kerry Gassler, at which time he reminded those present that the meeting was being recorded. In attendance were Council members: Winton S. Male, Jr., Karen Skorochood, Mitchell D. Mogilski, Sr., Scott Parsons, and Tony Curcio. Also in attendance Mayor Kenneth George and Secretary/Treasurer Louise Firestone. Absent was Councilman George Hinton.

**COMMITTEE REPORTS.**

1. EMS – Karen Skorochood reported that all medical emergency personnel who are certified will have identification including their picture and bar code so that they are easily identifiable at a scene.
2. Police – Kerry Gassler reported that the new cruiser has been ordered. The new full-time Police Officer will start July 1. The new computer is up and running. Dave Albanese has scheduled the electrical upgrade for mid-July. The Mayor added that he swore in the new Police Officer, but his new uniforms have not yet arrived.
3. Streets – Kerry Gassler reported that there is a drainage problem on North Broadway. The Borough completed a project possibly ten or fifteen years ago by installing a 3' pipe, but the contractor did not cement around the pipes and the recent heavy rains have caused sinkholes to develop in the backyards. There is concern because the construction of Industrial Drive and the Calantoni plan will cause more water to flow into that stream. Kerry spoke to Peter Albanese about replacing the small pipe 2' pipe with a 3' pipe on their property on North Broadway. The Greffe family has a large sinkhole next to their patio. Council agreed to have the Borough Engineer look at this situation.  
The check will be sent to Neil Roberti Jr. for his property on South Broadway. Discussion regarding whether a permit was issued for the house south of Roberti's property. Winton stated that the Interim Zoning Officer, Mike, from Hanover Engineering, spoke to the owner. Kerry to check status of this project and the status of the former Quear property with Millie tomorrow. Winton asked for clarification of the Borough opting out of the Building Code. Kerry explained that the Borough agreed to have Labor and Industry do the commercial inspections and not Base Engineering. The State mandates that the Borough enforce the Uniform Construction Code, but it is up to the Borough to decide who does the inspections. Base Engineering will continue to do the residential inspections until the newly hired Borough Zoning Officer completes her certification for building inspector. Kerry suggested that Winton meet with Tom Cerra from Labor and Industry to get a complete explanation if he does not understand how this is set up.

Tony said there needs to be a good line of communication with Borough Council and the Zoning Department.

Kerry stated that there is concern regarding the north side of the CVS site because of the steep embankment. During the plan process this was addressed and the engineer for CVS stated that it would be less than three feet high. Kerry will contact Rettew for inspection of this fence/wall.

Kerry received a price estimate to make the necessary repairs to the bridge on Male Road and the stream below it. The estimate was \$58,000. The original agreement with Guistine Associates was for twenty years for any repairs. Winton to contact Guistine to inform them of the cost estimate and make arrangements for them to commit the funds or establish an escrow account to have this work done.

The Third Street paving project should be completed by the end of July. The contractor for PennDOT, Hanson, will mill and overlay the street to correct any problems created by the Stormwater project.

The gates at the Park are now locked. There are twelve keys for the locks, which must be signed out.

Mitch will contact the fuel companies to get pre-buy prices for heating fuel for this year.

Mitch reported that he would like to have the stop sign at the intersection at Center and Fairview changed. He stated that he spoke to the Police Chief before regarding this and the Chief did not have a problem changing the stop sign. Kerry informed Council that an ordinance would have to be done and it should be run past the Borough Engineer. The Mayor suggested that the Engineer and the Chief review the intersection.

On motion by Scott Parsons to move the stop sign on Fairview to Center Street after doing what it necessary by the Borough Engineer and the Borough Solicitor and seconded by Mitchell D. Mogilski, Sr. Roll call vote taken. Motion carried unanimously.

4. Finance – Kerry Gassler reported that a meeting is scheduled with Morgan Stanley to review the investments for this Thursday at 9:30 a.m.

5. Administration – Winton Male reported that he spoke to Ron Karasek regarding the letter that was sent by Nolan Perin to William Tomayko, DEP. In 2000 Traffic Planning and Design drafted a plan that included a By-pass road with half an interchange at the request of Waste Management. The original Phase 2 of the project for the Slate Belt Industrial Center included a northbound on and a southbound off ramp from Route 33. He spoke to Harry Smith and Harry indicated that he has received permission from Waste Management's home office for Traffic Planning and Design to come back and do an updated plan with current cost estimates. Winton has arranged for Tony and George to attend a meeting at the Green Knight Economic Development Corporation to ask/appeal for their support and to possibly pay for a needs study and/or a point of access study. The plan in 2000 indicated that the By-pass with the interchange could cost over \$6,000,000. Waste Management has agreed to pay for the updated cost estimate. Winton asked for permission to contact Plainfield Township, Bushkill Township, and the Slate Belt Chamber of Commerce to inform them of the need to proceed with the initial intent of Phase 2 and not a road that leads to Route 512 without a connection at all to 33. Kerry and Winton to sit down and compose a letter and gather information to support this project.

Winton stated that Council only budgeted for a couple months of income from the rental

of the Control Center by Northampton County. The additional funds above the budgeted amount should be put toward the start of renovations by the space by the Borough.

**On motion** by Winton Male to move the additional funds to the Capital Reserve account for building renovations and seconded by Tony Curcio. Roll call vote taken. Motion carried unanimously

6. Zoning – Tony Curcio reported that the last meeting scheduled for May 4, 2005 was postponed until June 1, 2005. Case 3-2005 CVS regarding erecting signs as designed with the exception of three signs. The Board granted the variance. Case 4-2005, Jeff and Debra Jimenez, 740 North Broadway, is scheduled for July 6, 2005. They are requesting a variance 314.C of the Code, rear yard extension for a fabric enclosure carport.

7. Planning – Scott Parsons reported that there was no meeting this month. Council received a letter from Dave Lessig requesting that his plan be on the July agenda for Council to review. McDonald's plan is mostly in Plainfield Township so the Planning Commission will not be reviewing it.

8. Parks – Karen Skorochood introduced Paul Pendzick from Rettew. He was asked to attend the meeting tonight to ask permission to advertise for the Park parking lot paving project. Preparation of the Master Plan included wetland delineation. An aerial of the Park showed that the land intended to be developed, as ballfields were all wetlands. Consequently, the Master Plan will cost substantially less than originally estimated. Kerry replied that Council had given approval to advertise the project, but had requested that the Park Board inform Council where the funds were coming from to complete this project along with the Master Plan.

Paul stated that Rettew would be out at the CVS site tomorrow to look at the wall being constructed above the project site.

9. Fire Company – The monthly Fire Company meeting was cancelled to allow the members to set up for the Picnic scheduled for Wednesday, Thursday, Friday, and Saturday.

10. Sewer Authority – Paul Levits distributed his report and highlighted the following information: The tapping fee analysis prepared by Doug Hunsinger was adopted by the Board. In addition, the tapping fee of \$2,000 per EDU was adopted effective June 1, 2005. Plant Supervisor, Terry Miklas, reported to the WGMA Board that Waste Management has agreed to reduce the cost of sludge removal to \$7.25 per ton effective May 1, 2005.

11. Insurance – Winton Male reported that the new insurance policy have not been received to date.

12. Land Use Committee – nothing to report.

13. 911 – Tony Curcio reported checked the County's progress in correcting the Borough map. They should have the corrections in place by the end of this month. The County is in the process of updating the Fire Companies communication equipment. Tony gave the information

to the Fire Chief, Jeff Thomas to complete the list of all radios and pagers. This was faxed to the 911 Center by the June 16 deadline for inclusion in the grant monies. The Civil Defense siren has been activated every Monday at noon for approximately ten minutes. There will be a request to reduce the rotations so that the siren does not go off as often. Karen stated that there was a recent issue with an address on Lehigh Street, North or South. Tony asked her to provide the date and time so that it can be corrected with 911.

Winton added that he contacted the Lehigh Valley for an update to our GIS. Once the software is received a representative will install it into the Borough computers.

## **Mayor's Report**

The Mayor reported that the Contractor's license collected in May was \$100 for a total of \$1,425 for 2005. The police report includes 138 calls in the month of May, 10 motor vehicle accidents, and 8 citations written. There will be a COG meeting on Wednesday, June 22, 2005 at 7:30 p. m. at the Washington Township Municipal building. Scott will represent the Borough at the meeting. The Mayor contacted the State regarding using Recycling Grant monies to do yard waste and leaf recycling. They have no problem with using that money for containers. Senator Pat Browne sent letters to the Mayor and all of Council individually to ask for priorities in the Borough that are a concern of the Borough. The Mayor suggested that everyone fill out the questionnaire and submitting a collective reply to the Senator.

*Mayor Kenneth George took his leave at 8:50 p.m.*

## **PUBLIC COMMENT**

1. Paul Levits. Paul asked if there is a major development in the Borough are they required to do a traffic study and is money put into escrow? Kerry replied that the Subdivision and Land Development Ordinance (SALDO) requires that a traffic study be completed. Paul's concern was if the developer hires a firm to do the study and pays them, how accurate could the study be? Kerry acknowledged that the developer does the traffic study, but during the review process, the Borough's engineer has to review it along with other agencies. Paul informed Council that last night was the first formal submission of the Wal-Mart plan to the Plainfield Township Planning Commission. Scott stated that he attended the meeting and the site plan does not get into off-site issues. Winton added that the Borough must include the By-pass interchange as an off-site improvement to the Borough. Paul said he asked the developer's traffic engineer about the increase in traffic through the Borough of Wind Gap. He said that if there are currently 1,000 cars going through at a given point, and then there will be 1,500 cars. He would not answer what the number would be on a Saturday or Sunday. Paul suggested that the Borough go after National Realty for assistance with emergency services eternally. At the meeting, Jerry Birmingham, National Realty Development Corporation, stated that this Wal-Mart is classified as a community shopping center, not a regional shopping center. The traffic generated by the shopping center will stay in Wind Gap not drive through Wind Gap. The plan proposes a parking lot with 2,200 parking spaces. Paul stated that the Plainfield Township Planning Commission reviewed a plan submitted by RPM Recycling and suggested that the

business limit their hours of operation. Paul suggested that the Planning Commission should request that the shopping center have limited hours also. The meeting of the Planning Commission will continue in July.

## NEW BUSINESS

|                |  |             |                     |    |
|----------------|--|-------------|---------------------|----|
| 1.             | County Bond Invoice Approval. Tony reviewed the list of invoices submitted for approval. |             |                     |    |
|                | Keystone Engineering   | \$ 3,196.76 | WGMA                | \$ |
| 2,500          |  |             |                     |    |
|                | Hanover Engineering  | \$ 1,306.62 | Pidcock             |    |
| \$30,959.75    |  |             |                     |    |
|                | Summit Consulting  | \$ 2,852.51 | March 16-April 16   |    |
|                | NAPER reimbursement  | \$ 8,255.00 | Pidcock             | \$ |
| 2,736.55       |  |             |                     |    |
|                |  | \$ 962.50   | Expenses            |    |
|                | Pidcock  | \$33,495.00 | Summit Consulting   | \$ |
| 1,446.20       |  |             |                     |    |
|                | Stormwater plan  |             | NAPER reimbursement | \$ |
| 2,881.00       |  |             |                     |    |
|                | Pidcock  | \$ 2,206.62 |                     |    |
|                | Expenses   |             |                     |    |
| Total Invoices |  | \$92,798.51 |                     |    |

**On motion** by Tony Curcio to approve the referenced invoices related to the County Bond Issue in the amount of \$92,798.51 and seconded by Scott Parsons. Roll call vote taken. Motion carried unanimously.

Nolan Perin to attend the July meeting to give Council an update on the project.

2. Zoning Hearing Board Resignation. **On motion** by Mitchell D. Mogilski, Sr. to accept the resignation of Debra Roseberry from the Wind Gap Zoning Hearing Board and seconded by Tony Curcio. Roll call vote taken. Motion carried unanimously.

3. Kerry asked Council to approve Lehigh County Resolution 2005 No. 18 seeking support for the renovation/repair of the dam at Leaser Lake located in Northern Lehigh County.

**On motion** by Karen Skorochood to approve Resolution 2005 No. 18 and send to three entities, Governor, Charlie Dent and State Representative Dally and seconded by Mitchell D. Mogilski, Sr. Roll call vote taken. Motion carried unanimously.

## OLD BUSINESS

No Old Business was discussed by Council.

**On motion** by Tony Curcio to adjourn the meeting of June 21, 2005 and seconded by Mitchell D. Mogilski, Sr.

The meeting of June 21, 2005 adjourned at 9:32 p.m.

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Louise Firestone, Secretary / Treasurer