

**BOROUGH OF WIND GAP
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The Council meeting of the Borough of Wind Gap on Tuesday, September 16, 2008, was called to order at 7:30 p.m. by Council Vice President, George Hinton, at which time he reminded those present that the meeting was being recorded. In attendance were Councilpersons: Jon Faust, Kerry Gassler, Todd Beil, Joe Weaver and Tony Curcio. Also in attendance were Borough Engineer Brian Pysher and Borough Administrator Louise Firestone. Absent were Mayor Mitchell D. Mogilski, Sr. and Councilman Scott Parsons.

PUBLIC COMMENT

1. Leroy Albanese appeared before Council to submit Appendix 11 requesting a waiver to eliminate the preliminary and final plan process to construction an addition on to the existing Wind Gap Electric building. Leroy submitted photos of the location where the addition will be built. Kerry asked the Borough Engineer, Brian Pysher, if he was okay with this request. Brian replied that waiver is a request to bypass the Planning process, but still as a condition of the waiver, the plan will be reviewed by the Borough Engineer based on the Borough's ordinance and all fees will be paid by the applicant. Todd objected stating that the planning process is not being followed. Brian stated that during discussions with Mr. Albanese the reason for the request of waiver is to expedite the planning submission dates and get this built as soon as possible.

On motion by Kerry Gassler to grant Leroy Albanese (Wind Gap Electric) a waiver eliminated the preliminary and final plan according to his signed submission of Appendix 11 and seconded by Jon Faust. Roll call vote taken. In favor: T. Curcio, J. Faust, K. Gassler, G. Hinton, J. Weaver. Opposed: T. Beil. Motion carried with a vote of 5-1.

2. Jack Muschlitz, owner of the quarry property on West Street, Wind Gap. Jack presented Council with an architectural site plan of an idea of a project for the property. It consists of a 55 and over residential community. The property is zoned industrial, which does not necessarily permit this use. In an effort to work with everyone in the area, rather than go with an industrial use, he would like to develop the property not as industrial, but residential. If the property continues to be zoned industrial, there will be truck traffic and noise to that area. Council reviewed the sketch plan. His plan includes keeping the quarry, but fencing the quarry hole because it is a nice feature. There will be townhouses, two multi-story units that would be more like condominiums, a clubhouse and a pool for a private, gated, self-sufficient 55 and older community. There had been some concern on the stress on the school district, but this type of community would not add to the schools. He explained that older residents would not be contributing to morning or afternoon traffic because they would be retired. Jon Faust asked if the properties along West Street would be fenced. Jack was not sure if it is shown that way, but it would be a private community. Jon added that West Street is currently a stone road. Jack said that he would fully expect to be responsible to continue the improved road. Kerry asked if trails/paths would be constructed to allow the residents to walk the property and possible connect to the Park since it is so close to the Park. Jack stated that he has researched these types of communities and one of the activities for the residents seems to be walking. Jon said that the height of the condominiums as shown as three stories high and the Borough Fire Company cannot currently service a building that tall. Todd express a concern about the quarry hole remaining opening. Jack stated that he would have the option of filling the hole or leaving it open. Jon stated

that the fire company is looking at putting a drywell in somewhere. Jack is in the process of installing a pipe for his own use and he would have no problem installing a pipe for the fire company. Brian Pysker suggested to Jack that he have his legal counsel investigate how to go about requesting a zoning change in the Borough. Kerry stated that Council look into cleaning up some of the other zoning issues that were proposed when the Comprehensive Plan was approved. Community Commercial district stops at the Wind Gap Legion and does not continue up North Broadway. If Borough Council is contemplating ever selling the Ambulance building and Oaten's garage it is not currently zoned commercial so that could make it more difficult to sell that property. This will be discussed at the next meeting. Jack left a copy of the drawing to be looked at by Ron Karasek. George stated that since this was not on the agenda did anyone in the public have a comment at this time? No response from the public.

COMMITTEE APPOINTMENTS

1. EMS – Kerry Gassler reported that the ambulance responded to 75 trips in the month of July for a year-to-date total of 457 and of the 75 trips, 27 were standbys. He will attend the ambulance corps meeting tomorrow, Wednesday, September 17, 2008.
2. Police – George Hinton reported that he has tried to get information regarding a new generator. He contacted 15 businesses, but only three of those service what they sell. During discussions, he has had several ideas on where and how to hook up a new generator. The one idea that made the most sense would be to put the generator by the Borough garage, dig a trench, pipe and wire it to take care of the police station. If a larger generator were purchased to support the entire building, if and when a new municipal building is built, the generator cannot be moved because a larger building would be wire as a three phased building. The old generator is 5k and George is considering a 12k generator. He hopes to have more information for the next meeting.
George informed Council that one time a police cruiser car was used in a dummy situation, by sitting it at the Candle Factory empty for traffic and sat there overnight. Hopefully that won't happen again. He stated that the police department has three garages and he expects that cars not in use will be housed in the garages and not left outside.
3. Streets – George Hinton reported that the Street workers are getting ready to seal the streets. The current price for tar is \$8.00 per gallon, so George will shop around to compare prices. They will weed wack along the curb line prior to sealing the street. Jon asked if a street committee meeting could be held to discuss the condition of the streets. He suggested doing a yearly road inspection so that the condition of the streets, replacement of street signs could be prioritized in preparation of budget. The meeting will be held next Tuesday, September 23, 2008 at 6:00 p.m. to discuss the streets and to discuss the teamster contract. Leaf collection will be ongoing this year and not restricted to a one or two week timeframe.
4. Zoning – Tony Curcio reported that no applications have been received and no meeting will be held on October 1, 2008.
5. Planning – Todd Beil no new plans have been received.
6. Parks & Recreation – Joe Weaver reported that the Park Board was scheduled to meet last Tuesday night, but there were not enough members to hold a meeting. They did hold an unofficial meeting to discuss the 2009 budget, but not action was taken. Joe asked if the hood has been cleaned in the refreshment stand? Kerry will call to schedule a cleaning. Joe informed Council that a poison oak tree should be removed in the Park because it is next to one of the soccer fields.

Tony Borger informed the Park Board that the field conditions are in deteriorating condition. Cathie suggested contacting the school district for additional funding to maintain the upper fields since the high school utilizes those fields. Joe asked if the Borough could possibly water to get through the next drought? George replied that the fire company could do it, but the water company frowns at using the hydrants for that purpose.

7. Fire Company – Jon Faust reported the fire company responded to 25 calls in August for a total of 144 for the year. The fire company has a total of 46 or 47 members so more gear, more pagers have to be purchased, but that takes additional funding. The Fire Company Auxiliary is having a hoagie sale, so look for more information regarding when the sale will be. Joe asked what is going on with the recent increase of fires? Jon replied that Wind Gap Fire Company responded to fire calls in Plainfield Township including: JR Steakhouse, the old skating rink, the RPM Recycling Center and Roosevelt Street. The Borough did have a fire back on Lincoln Street. The majority of actual Borough fire calls are for accidents, but they respond to fire alarms and assist with the big fires.

8. Sewer Authority – Todd Beil reported that the Sewer Authority did not receive any new plans. The Authority is discussing hiring at least one and maybe two new employees in the plant based on the overtime worked by the current employees. The Authority is still short one board member.

9. 911 – Tony Curcio asked for an updated list of radios and pagers from the Wind Gap Fire Company and the Wind Gap Ambulance Corps. Jon and Kerry to provide this information.

10. Buildings and Properties – Jon Faust stated that there was nothing new to report since the last meeting.

11. Finance – Louise Firestone reported that she has begun working on the 2009 budget, with concern regarding the increase in the health insurance. Two years ago the increase was 7% and last year the increase was 14% and she will not have those numbers until sometime in December with an assumption of close to a 20%. In the last three weeks, the Auditor General has been in to audit the Liquid Fuels, the State has come in to audit the Worker's Compensation and currently there is a request to provide employment information for pension for teamster that was employed by the Borough back in 1989.

MAYOR'S REPORT

Mayor Mogilski was absent. The Mayor submitted a written report. He reported that fees collected in June for contractor license was \$50, for July was \$150 and for August \$100, \$1,700 for the year, amusement license was zero for all three months, \$625 for the year, transient license was zero for all three month for \$125 for the year for a grand total collected of \$2,450. The Police Department responded to 157 calls in June, 164 in July and 163 in August for a total of 1,168 this year. The next COG meeting is scheduled for Wednesday, September 24, 2008 at 7:00 p.m. at the Colonial Hotel in Bangor. A pre-dinner will be held at 5:30 p.m. The Mayor received a request from Meals on Wheels asking for a donation of \$1,400 due to the rising costs of food and fuel. Presently, Meals on Wheels serves 12 residents in Wind Gap. Reminder for Fire and EMS personnel, H.B. 377 known as Act 66 of 2008 provides tax credits for these volunteers.

NEW BUSINESS

1. Robert Matlock Handicap Parking. Louise reported that he has provided the necessary documentation to request a handicap parking spot at this property. Jon asked if the spot is to be designated by the property owner or the Borough? George replied that the ordinance states that it is closest access to a handicap entrance with a length of 20 feet by 10 feet.

On motion by Tony Curcio to approve a handicap parking spot at 346 Alpha Avenue, Wind Gap and seconded by Todd Beil. Roll call vote taken. Motion carried unanimously.

OLD BUSINESS

1. George Hinton reported that the committee got together for Waste Management and the committee has scheduled a meeting with Harry Smith to discuss the tipping fees next Thursday, September 25, 2008 at 6:30 p.m.

2. Tony Curcio asked if the speed limit signs for Route 512 have been ordered? George wasn't sure that a traffic study was completed. Tony had a letter stating that PennDOT did do a traffic study.

On motion by Tony Curcio to order the signs and seconded by Kerry Gassler. Roll call vote taken. Motion carried unanimously.

3. Roberti Property. Brian Pyscher reported that he did preliminary numbers to make the necessary improvements on the Roberti Property at a cost of \$40,000 to \$45,000. The grant of \$12,500 was specifically for stream bank restoration. He has contacted Kelly Gutshall of LandStudies to try and obtain a plant list. Kelly informed Brian that she understood that LandStudies was contracted by Delaware and Lehigh Heritage Corridor to do the entire project including the purchasing and planting of the plants. Brian would like to set up a meeting with Sherry Acevedo. The estimate includes the retaining wall, the fence, the sidewalk and curb, sidewalk along the adjoining property, excavation, erosion and sedimentation, and demolition. Brian spoke to Ron Karasek regarding the bidding process. Ron informed Brian that it would be okay to bid this project out in portions because it is grant money and the Borough would be doing in kind services as part of the grant. If the Borough workers were to do the sidewalks the number might come down to \$25,000 to \$30,000. Brian stated that he might have estimated high on the demolition so the number is just an estimate. George stated that he would contact Paul Giroux to get an idea of cost of demolition. Todd has if the Borough has this money? Louise replied that not at the high number of \$45,000. As soon as the permit is received from DEP work can begin. Brian will meet with George tomorrow. Need to follow up with the easement agreement with the neighbor, Clint Knoble.

On motion by Tony Curcio to adjourn the meeting of September 16, 2008. Council agreed unanimously. The meeting of September 16, 2008 adjourned at 8:35 p.m.

Louise Firestone, Borough Administrator