

**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 Tuesday September 20, 2016 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 Councilmen: Alex Cortezzo III, Tony Curcio, and Jeff Yob. Also in attendance were Mayor James Shoemaker, Borough Solicitor Ronold Karasek, and Borough Administrator Louise Firestone. Absent was Councilmen Jon Faust, Kerry Gassler, Dave Valley, and Borough Engineer Brian Pysher.

### **PUBLIC COMMENT**

1. Bob Matlock came before Council to present a suggestion. He said that people moving into the borough should have a copy of Ordinance 481 (Nuisance Ordinance Prohibiting and/or Regulating Various Nuisances) along with the burning Ordinance. Bob said it would be a good idea to give them out with the moving permit in order for new residents to be aware of some of the rules and regulations in the Borough. Bob said his other suggestion is that anyone buying property in the Borough should have it surveyed prior to final sale. Dave Hess said he has been in discussion with Attorney Karasek regarding the legality of requiring surveys.

### **APPROVAL OF MINUTES**

**On motion** by Jeff Yob to approve the minutes of the September 6, 2016 Council meeting and seconded by Tony Curcio. Roll call taken. Council agreed unanimously.

### **COMMITTEE REPORTS**

1. **EMS** – Bryan Cole came before Council regarding Wind Gap Ambulance. He said year to date they have had 667 runs, total charts for the month of August are 60, current average call volume is 2 ½ calls per day. He said they are currently looking into finishing up two grants. Brian said they have a coin toss scheduled for September 24<sup>th</sup> and a turkey raffle for end of the year. He said they will be sending out the second mailing for their subscriptions tomorrow. Brian said they currently have 24 active members, employees, and administrators. Brian said they are looking to get on the Borough budget for next year. Dave Hess said they hope to start budget talks in October. He said they would need to know how much, how distributed, and lump sum. Brian said it will be in his presentation. He said any money donated through the Borough would go into a capital improvement account, such as units, trucks, or big supplies needed. Dave Hess said for Brian to prepare something and give it to the office as soon as he can. Brian informed Council that the floor in the garage is peeling. Jeff said he will talk to Rich to see if there is something he could do to seal that portion of the floor.

2. **Fire** – Jon Faust was absent. Alex Cortezzo questioned if anyone looked into a lease between the Borough and the Fire Company. Attorney Karasek believes that he has a copy of the lease from previous legal work that was done regarding the Fire Company property. Jeff Yob said if there is one it would be 15 to 20 years old. Jeff stated that Council is looking into the Fire Company taking over of the utilities effective this October. Dave Hess said we are working

on transferring utilities and on the agreement of sale or transfer. Attorney Karasek said he has the gift agreement. Alex asked if there are addendums put in the agreement that the property would come back to the Borough should something happen and the Fire Company would be disbanded. Attorney Karasek said he did make the changes and will send to Louise to distribute to Council. Jeff asked Attorney Karasek if there was any concerns transferring the utilities at this point. Attorney Karasek said he does not see any problem as long as they agree. He said at that time we should have the bills put into their name. Louise advised Council that from a budgeting standpoint, January 1<sup>st</sup> would make more sense for the Fire Company to include in their budget. She will give them this year's list of utilities so they can talk about it and budget it for next year.

3. **Regional Police** – Mayor Shoemaker said Wind Gap had 197 calls for service in August. He said Officers attended the Blue Valley Farm Show and did child identification cards for families. Mayor Shoemaker said they conducted a DUI checkpoint on Route 512 and Male Road. He said Chief Mettin and Tom Putrucci attended the meeting for the Northampton Gaming Grant and presented the department's grant amendment, which was approved. Mayor Shoemaker said the next meeting will be held on September 27 when the 2017 budget will be discussed.

4. **Emergency Management** – Jeff Yob said he had nothing to report.

5. **Zoning** – Tony Curcio said there will be a Zoning Hearing Board Meeting on October 5, 2016 regarding Remier Brothers and the sign they want to put up at the Petro Mart.

6. **Planning** – Alex Cortezzo said there are two meetings scheduled, October 6<sup>th</sup> for the Sub-Division for American Water and November 3<sup>rd</sup> for the Green Knights Subdivision.

7. **Municipal Authority** – Jeff said there were recent discussions between the developer for Water's Edge and the Municipal Authority. He said there were implications made that the developer was going to be allowed to continue forward with the new development up to and including the sewer mains and lateral. Jeff said he spoke with the Municipal Authority and Attorney Molnar regarding the limited permit to do specific ground work, not a permit to begin construction. Jeff suggested the Authority go back to the developer and inform him that he has to follow due process with Sewer Authority. Attorney Karaesk said if you recall the developer did not want to proceed with the improvements agreement and post security, they wanted to go in and begin their stormwater work. He said he does not have any signed easements, some have been prepared and sent out informing their attorney what changes he wanted made and he has not seen anything come back. Jeff said Brian issued permits for the exact work that Council approved for the stormwater. Attorney Karasek said there should be signed agreements saying they could come on our property to do this work. He said the developer's Attorney prepared two declarations of temporary easements, temporary grading easement, utility easements, and land preservation easements that were sent to him. Attorney Karasek said he sent him changes to be made. He said he had Mr. Muschlitz contact the Borough Engineer so they could mutually decide on an amount for the inspections etc. Attorney Karasek said he never heard back so he assumes none of these agreements have been signed. Dave Hess said they will talk to Brian to see what Water's Edge is permitted to do and not do. Attorney Karasek asked if we need the Land Preservation and Land Protection right now. He said the other declaration easement is for utilities, if stormwater is considered a utility he would

like that easement also. Attorney Karasek said he would like the temporary grading easement for the earth moving activities. He said he will reach out to Brian to find out what is going on.

Jeff said the Authority questioned whether the Borough has acted upon the 537 Plan related to the Petucci development, the warehousing that is going up in Jacobsburg. Jeff explained to them that the developer's Attorney attended a Council meeting several months ago, but the Borough has not heard anything since that meeting. Everyone involved understood that there is a process that a developer must go through. He said the developer wants to start moving the earth this fall. Jeff said he informed them that we cannot begin any work until they bring the Borough the documents.

Jeff reported that the sewer project has been completed at the top on North Broadway.

8. **Streets-** Jeff said Rich is beginning his list of streets and projects for 2017. Rich Fox and Louise Firestone attended a meeting with Penn DOT and contractors regarding the repaving of 512 next year from Petro Mart east to the end of town on South Broadway and a small distance north above Turkey Hill. The contract has been awarded to JD Morrissey, the same contractor who completed the 512 work this year through Pen Argyll and Bangor. The contractor is hoping to start some of the handicapped ramps this September. Jeff said all the intersections will be getting new handicapped accessible ramps and they will come back and pave the road. Rich would like to do some of the streets off of 512 in order to have a smooth transition area from Broadway onto the side streets in the Borough.

Jeff said the Sewer Authority is looking to do the main line on Roosevelt Street sometime next year.

Jeff said Rich has been using his new equipment. He said that individuals around the Washington Street project said they are very satisfied on how the project went.

9. **Park** – Dave Valley was absent. Louise reported a Steering Committee meeting, regarding the Park Master Plan, is scheduled for tomorrow to go over the draft of the plan, which has been delivered and given to the members. Jeff asked if this has to go to DCNR. Louise replied that DCNR has to give its approval once the Steering Committee has made their review. She said Council will then have to take official action and vote to approve the plan.

10. **Tipping Fees** – Tony Curcio said there are no changes in the tipping fees. He said the check will come in mid-October. Tony said the current total is \$380,039.03

11. **C.O.G.** - The Mayor said the next meeting is scheduled for September 28<sup>th</sup> at the COG office, Councilmen are invited to attend. He said COG is still working on the Ordinance for cats, which should be in effect in about two months. He said cats will be neutered or spade at a cost of \$15.00 from the owner, COG will pay the remainder for the first year. Northampton County and COG will host an E-cycling event on Saturday, October 22nd from 9:00am to 12:00 pm at Washington Elementary School, Route 191, Bangor.

12. **Slate Belt Community Partnership** – Mayor Shoemaker said they are taking applications for a manager to take over CACLV. He said there was a dedication of the Slate

Quarry Hoist mural on the corner of First and Market Street. Mayor Shoemaker said the community was looking for a citizen representative, George Hinton responded to the request.

13. **Technology** – Louise reported that all the wiring has been ordered and received in order to allow laptops to be run through the television in the assembly room. The toggle switch allows two laptops to be hooked at once, but only one laptop can be active at one time.

14. **Zoning Ordinance Amendment** – Attorney Karasek said he is currently working on the Ordinances.

15. **Mayor's Report** – Mayor Shoemaker asked the residents to remain aware of the Borough's ordinance for Weeds and Excessive Growth. He reported that several Borough residents are interested in obtaining a banner. Mayor Shoemaker said he will look into pricing. He said he attended the dedication for the mural, job well done.

### **New Business**

1. 29 Mechanic Street Sales Agreement – Council has a copy of the agreement. Attorney Karasek said the sale is scheduled for October 22, 2016. Attorney Karasek and Council went over the agreement. Council agreed on the following changes: no personnel checks, no insurance for workers, change amount of down payment, and if under reserve, Council will have to approve. Attorney Karasek will contact Mr. Teel regarding changes.

### **Old Business**

1. Crane Quote to Remove Antenna Tower – Dave Hess said they looked at the tower and they said it would have to come down in 20 foot sections. Louise reported that she has not received any quotes from contractors as of today.

### **Public Questions and Answers**

No Public Questions were heard.

**On motion** by Tony Curcio to adjourn the meeting of September 20, 2016. Council agreed unanimously.

The meeting of September 20, 2016 adjourned at 7:52 p.m.

---

Louise Firestone – Borough Administrator