

**BOROUGH OF WIND GAP
545 East West Street
WIND GAP, PA 18091
610-863-7288
FAX 610-863-1011**

Wind Gap Borough Council meeting on Tuesday, April 22, 2025, 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: Steve Bender, Mark Crossen, Dave Manzo, Jason Boulette and Patrick Webber. Also in attendance were Mayor Wesley J. Smith, Borough Engineer Brian Pysher, and Borough Manager Louise Firestone. Absent was Councilman Alex Cortezzo and Borough Solicitor Ronold Karasek.

Absent was Junior Council member Olivia Bentley.

PUBLIC COMMENT

No public comments were heard at this time.

APPROVAL OF MINUTES

On motion by Dave Manzo to approve the March 18, 2025, minutes and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

On motion by Dave Manzo to approve the April 7, 2025, minutes and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

NEW BUSINESS

The Slate Belt Multi-Municipal Comprehensive Plan Intermunicipal Cooperative Implementation Agreement – George Hinton asked Council if they have had time to review the Draft Agreement and have any additional comments to add. Mayor Smith added that this Agreement was drafted a year ago when Plainfield Township was still in the plan, so a revision was necessary to remove them, but no other items were changed.

On motion by Mark Crossen to accept the Slate Belt Multi-Municipal Comprehensive Plan Intermunicipal Cooperative Implementation Agreement as it is written and seconded by Steve Bender. Roll call vote taken. Council agreed unanimously

ENGINEER'S REPORT

George Hinton asked Brian Pysher if he completed the design and layout for the water runoff project behind the borough garage. Brian confirmed that after he met with Rich to finalize the plan, a materials list of the necessary quantity and lengths of pipes was sent over to Rich and Louise to be ordered. Rich will let him know when he receives the material so Brian can stake it out for him. As part of the complex parking lot project the street department also put in some bollards at the back of the borough building to protect the pipes that are there for the separator from vehicle traffic. They are currently working on digging the swale off the back pavement.

George said another project that we are hoping to wrap up prior to the final paving of the complex parking lot is the completion of the rain garden. We will need to install dirt, mulch and either grass, wildflower mix or shrubs to minimize the number of times that the rain garden needs to be cut back or mowed each year.

Brian added that another project is a new sign out in the front yard area. The idea is to pour a masonry base and adhere the stick bricks as the outer surface along with moving the location of the flagpoles from the side of the building to behind the new sign allowing for an area of landscaping and lighting. The Borough did receive grant funding from the Green Knight Economic Development last year to offset the cost of a sign. Louise will investigate additional funding through Slate Belt Rising for the sign.

Brian reported on the progress of the park ballfield as he met with Pete Albanese, GKEDC, last week and went over the drawings for the dugouts and bleachers. A review of the drawings for the structures must be reviewed and clarified prior to the concrete contractor pouring the pads. Brian is waiting for them to get back to him.

Brian reported that he received a call from Pete Raines, owner of the flea market on Broadway regarding the property at 332 North Broadway. As Attorney Karasek had previously explained to Council, if the Sheriff is unable to serve someone, we may not be able to move forward. Louise added that she believes a representative of the company was served, as he visited the office to discuss a letter that he received. The gentleman was advised that it was now a legal matter and suggested that he inform his attorney to contact our attorney, this is out of our hands.

As far as the update on planning items, and the proposed Wawa Land Development Plan, representatives intended on attending this evening's meeting, but since Attorney Karasek was not available to attend this evening, Wawa decided to grant an extension and wait for the next meeting. Attorney Kate Durso sent Louise an extension of time that expires May 9, 2025 so this item will be on the agenda for the May 5, 2025 Council meeting. Brian asked Peter Terry if he would be available to attend that meeting also should Council have any questions regarding the traffic information. Brian did receive correspondence and a review letter from PennDOT that he will forward to Council. PennDOT acknowledged in their letter that they are not restructuring movements from the bank or Turkey Hill. They do not have a problem with what was presented.

George said that he would encourage everyone here to pull into the Beer Stein parking lot and watch the traffic light. As the light currently exists, heading east coming out of the driveway there already is a green left turning arrow to head north on Broadway. This is the driveway coming out of NuCor Management (Goffredo Brothers). PennDOT will not allow a green turning arrow either going north or south on Broadway, but they previously approved an arrow out of a driveway.

Finally, Brian reported on the Cubes at Wind Gap Land Development plan and their intention to come to the April planning meeting, with a revision to their final application. The previous preliminary plan was granted plan approval. The developer requested that the plan be tabled as they asked for his opinion on whether he would support conditional approval. He informed the developer that he would not recommend approval to the plan. Brian still has major concerns with the design of the reconfigured Alpha Road and how it ties in down at GAF. Brian asked Council to review all that information.

OLD BUSINESS

1. George Hinton wanted to inform Council that the Slate Belt Regional Police Department Chief approached the Borough asking if the department could qualify on the former shooting range. As previously discussed last year and ultimately voted on, Borough Council passed a motion to dismantle the shooting range. George wanted to confirm with Council that the

decision remains the same. Council had some discussion and unanimously remains firm that reopening the range for the police or anyone would not be in our best interest for our complex or our neighboring residents.

2. George Hinton informed Council that there continues to be an issue with the kids riding their bikes on the basketball court, we have at least four of the bicycles/electric bicycles motorized vehicles riding on the basketball court. George asked Council to consider enacting an ordinance as that would be the only way to legally keep them off the courts. Steve Bender expressed his concern that if the Borough goes through the time and expense of passing an ordinance, that ordinance still needs to be enforced by the Slate Belt Regional Police Department and he does not feel that it will be enforced so ultimately it would be a waste of taxpayer money.

COMMITTEE REPORTS

A written committee report was provided to Mayor Smith and Council.

Louise Firestone reported this Saturday is the litter pick up. As sponsored by Slate Belt Rising, the main focus will be on Male Road down by the shopping plaza. Representative Ann Flood's group will be picking up litter off Rt 33's ramp including the triangle across from the Travel Inn. Next Monday, Waste Management, who supports the Character Education Program at Pen Argyl High School, will have a group of Waste Management workers along with the Character Ed students picking up garbage on North Broadway. All are welcome to assist in the litter pickup.

George Hinton said that the Borough had their Annual Easter Egg Hunt this past Saturday in the Wind Gap Park. The Fire Company assisted them; it went very well. We received a lot of compliments from those participating. Each child who attended had a basket of plastic eggs full of candy along with cookies, juice and other giveaways. The Borough office did a stellar job representing the Borough.

MAYOR SMITH REPORT

Mayor Smith said the egg hunt was very well attended. Thank you to Louise, Deb, Street Department, Fire Company and everyone else that helped with this event. His daughter attended and loved it. Thank you.


Mayor Smith apologized for being out of the loop for the past few months. Planned Slate Belt, there were a few updates that are listed in packets that Council received. This is very helpful with answering questions and the key points of the plan. Upper Mount Bethel, the board of supervisors voted to indefinitely suspend the plan, operation, or anything that had to do with Planned Slate Belt. Slate Belt COG did get approval to place a shipping container on their property to store all the COG equipment.

PUBLIC COMMENT

No public comments were heard at this time,

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of. April 22, 2025. Council agreed unanimously. The meeting of April 22, 2025, adjourned at 8:01 p.m.



Louise Firestone, Borough Manager

APRIL 22, 2025 MONTHLY REPORT

STREETS:

2006 GMC 6500 Dump truck has been placed on Municibid – Current Bid = \$5,800
Bidding closes Friday, May 16 for Award Tuesday, May 20, 2025 Council meeting

Installed bollards in rear of municipal building to protect utilities
Relocated / removed landscaping in front of building to install
new curb / sidewalk on property

Side entrance / generator will have fencing installed

Salt – April 17, 2025 Delivery 165.56 tons

2024 – 2025 Winter to Date – 566.76 tons @ \$81.40/ton = \$46,134.21

PENDING ITEMS:

Meeting on East First St for placement of Street Light – B. Pysher to schedule
meeting with Met Ed for location of existing wiring.

Funding from Gap View Estates Escrow

MALE ROAD BRIDGE PROJECT:

Gilmore and Associates, Inc.: 3/2/2025 – 3/30/2025 \$2,860.10

Ongoing utility coord; ongoing design & CAD drafting; in progress structural calculations
for new bridge superstructure modif's; completed & submitted updated project schedule to L.
Firestone & B.Pysher; completed & submitted updated project permitting schedule &
preliminary budget cost estimate to L. Firestone & B. Pysher; ongoing quantity tabulation
updates; project administration, coordination, correspondence & communication provided
through the stated billing period.

POLICE:

March 2025 – Parking Violations – total 1

▪ Inspection – 1 total \$10.00
\$10.00

March 2025 Monthly Calls for Service Police Activities - 615

Wind Gap – 176 Pen Argyl – 116 Plainfield Township – 323

Chief Hoadley attended this year's PLEAC Conference. The Accreditation Commission
has enacted some changes within the Accreditation program. Most of the changes are
currently being enforced within the Department; however, some new Standards were released
which will require some policy changes in the near future. Along with the policy changes,
SBRPD will be required to show proof that the department is in compliance prior to the next on-
site Assessment.

EMERGENCY MANAGEMENT: Dave Hess, Emergency Management Coordinator

March 3, 2025 – Attended Borough Council meeting to inform Council of the negative impacts of allowing the Fire Company Social property to be sold and the importance the building has to the borough.

March 3, 2025 – Responded to 325 North Broadway for a search for a missing person.

March 12, 2025 – Attended the quarterly EM meeting at the 911 Center.

- REMINDER: All Elected Officials should complete NIMS IS-700 and ICS-100. Contact Dave Hess if there are any questions.

WASTE MANAGEMENT:

Neighboring Partnership Agreement: 39,575.28 tons (\$1.20 per ton)

March 2025 = \$47,490.34

Actual Funds Received in 2025 = \$180,309.90

WIND GAP AMBULANCE:

87 total calls for – Northampton Cty = 50 /Monroe Cty = 19 /Transports = 18

Response Times (from dispatch to responding)

Northampton County = 1.45 minutes

Monroe County = 1.67 minutes

FIRE COMPANY:

20 Calls for the Month of March 2025 / 69 Calls for the Year

- ALS – QRS 1
- Assist Agency 1
- Easton 1
- BLS 1
- Burn Request / Complaint 1
- CO Alarm / Incident 1
- Fire Alarm 4
- Fire Brush 1
- Fire Dwelling 1
- Fire Structure 1
- Fire Vehicle 1
- Fire Wire 1
- MVA Fire Request 1
- Rescue Terrain / Search 1
- Spill 1
- Wire (General Problem) 1
- Wires Down 1

PARK:

Chad Helmer, The Helmer Company, submitted a DCNR C2P2 Grant Application on behalf of Wind Gap Borough for a new large pavilion. Wind Gap Borough committed In-kind services for the proposed project in the amount of \$22,000 (demo existing pavilion/slab, labor for planting)

Meeting held with Green Knight Economic Development Corp to discuss the installation of the concrete for the dugouts / bleachers / batting/pitching cage.

WIND GAP MUNICIPAL AUTHORITY:

Meeting, Wednesday, March 26, 2025

- 2025 - Proposal for Sewer Rate Increase \$1.50 per 1,000 gallons
- Cubes at Wind Gap – Developer requesting reviewing initial offer to provide the WGMA with financial assistance to upgrade sewer pipes
- Wawa Convenience Store – Developer’s representative does not want to pay for line in School Alley, developer does not want to replace the sewer line, and developer questioning the number of EDU’s required for property/use
- WGMA advertised to hire an additional Sewer Plant worker – Interviews 4/11/25
- Received 2024 Draft Audit

PLANNING:

Planning Commission Meeting – Thursday, April 17, 2025
Goffredo Brothers – 122 North Broadway – Proposed Office
Needs to go to Zoning

OFFICE/BUILDING:

East Side - Fire Company	Base course has been installed
Front Parking Lot	Base gravel installed
	Curb installed – Friday, April 18, 2025

FINANCIALS: – Balances as of March 31, 2025:

General Funds:	\$471,295.28
Money Market Funds:	\$589,778.23
Capital Reserve Funds:	\$2,590,118.71 ((\$551,430.51 – Sale of Borough Properties)
State Liquid Fuels Funds:	Current Balance = \$431,223.04 (Allocation Based on 9.36 miles / Population of 2720)

PLAN SLATE BELT – Multi-Municipal Comprehensive Plan:

Next Meeting scheduled for Thursday, May 1, 2025 Pen Argyl Borough Hall
The Slate Belt Multi-Municipal Comprehensive Plan Intermunicipal Cooperative Implementation Plan to be discussed.

SLATE BELT RISING:

2025 Slate Belt Annual Litter Pickup Day – Saturday, April 26, 2025

Currently 8 Slate Belt Municipalities are participating

Wind Gap Target pick up is along Male Road adjacent to the Plaza

State Representative Ann Flood will be leading a team of volunteers in the area of the Route 33

Northbound Exit Ramp (Wind Gap Exit - Plainfield Township -

Volunteer Arrival: 9:15 AM – 9:30 AM

Cleanup Start Time: 10:00 AM

End Time: The event officially runs until 1:00 PM, but volunteers are free to leave as they finish cleaning the designated area.

MISCELLANEOUS:

Northampton Tax Collection Committee (NTCC)

Attended Meeting – April 10, 2025 at Bethlehem Township Municipal Building

Keystone Collections Group Representative Rose Harr

Ms. Harr reported that through the 1st Qtr 2025 County EIT collections up 5.5%