

**BOROUGH OF WIND GAP
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Wind Gap Borough Council meeting on Monday, August 4, 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, Patrick Webber, and Jason Boulette. Also in attendance were Borough Solicitor Ronald Karasek, Borough Engineer Brian Pyscher, and Borough Manager Louise Firestone. Absent were Mayor Wesley J. Smith and Councilman Alex Cortezzo.

Absent was Junior Council person Olivia Bently.

PUBLIC COMMENT

1. Mr. Randy Bray came before Council with questions regarding the status of the stormwater at 29 Roosevelt Street. Brian Pyscher stated that he will schedule the survey to determine the scope of the project in order to calculate an estimate for presentation to Council. He anticipates having this completed prior to the next meeting.

APPROVAL OF MINUTES

On motion by Dave Manzo to approve the July 22, 2025, minutes and seconded by Patrick Webber. Roll call vote taken. Motion carried unanimously.

APPROVAL OF EXPENSES

On motion by Dave Manzo approve the expenses in the amount of \$37,023.45 and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

SOLICITOR'S REPORT

Attorney Karasek reported on the legal issues related to 332 North Broadway.

ENGINEER'S REPORT

Brian Pyscher reported that he has been going back and forth with Bohler regarding the Wawa subdivision and the lot line adjustment plan. He stated that the final plan meets all the conditions and comments of the engineering review letter. He received an e-mail from Wawa's attorney indicating that the subdivision and lot line consolidation plans will be dropped off at the borough office for signatures. To date, Brian has not received anything on the land development plans for the actual Wawa Convenience Store. The Wawa developer will have to resubmit the revised land development plans to the borough. Wawa has received approval from the Wind Gap Municipal Authority. Dave Manzo added on behalf of the WGMA, the developer only has some minor things that need to be accomplished. Brian said that Wawa still has a lot of work to do with PennDOT and their permitting process. When everything is completed, the plans will get signed and recorded.

The only thing that is outstanding at the Municipal Complex is another inspection after a rain event. He will follow up with Dominic Bracalente in a week of two and try to get this finalized.

NEW BUSINESS

1. Park Rain Garden – Brian Pysher reported that as part of the master plan design, the new walking trail that connects the eastern southern leg to South Lehigh Avenue below the basketball courts, as part of the construction there was the installation of a rain garden along with storm sewer to collect the runoff from the basketball, tennis courts and pickleball courts. The borough workers started installing the rain garden according to the design that was provided. During the excavation, it was apparent that there was high water in that area. We reconfigured that rain garden to keep it above the water table elevation. To close out the Livable Landscape grant money, we must finish the rain garden. At this point in time. Brian believes that it is prudent to hire a contractor to finalize this work. A contractor, along with our staff, can install the required topsoil, mulch and plantings. He would like Council to authorize him to contact three contractors to get estimates for this work based on the scope of work as soon as possible.

On motion by Steve Bender to authorize Brian Pysher to put together get bid packages for the rain garden and seconded by Dave Manzo. Roll call vote taken. Motion carried unanimously.

2. Worldwide Enterprise Solutions, Inc – George Hinton informed Council that with everything that has been purchased and installed on at the park, new bleachers, dugouts, backstops, shed and more, there is no camera coverage in that area of the park. Louise got together with Worldwide Enterprise Solutions to discuss adding additional cameras to our system. Louise added that this quote includes replacing the NVR and adding four more cameras.

On motion by Patrick Webber to upgrade the camera system at the park at a cost of \$9,303.43 and seconded by Dave Manzo. Roll call vote taken. Motion carried unanimously.

3. Council Meeting – Tuesday, August 19, 2025

On motion by Dave Manzo to cancel the August 19, 2025, Council meeting and seconded by Pat Webber. Roll call vote taken. Motion carried unanimously.

OLD BUSINESS

1. Park – Ordinance / Fee – Municipal Comparison - Dave Manzo said that he thinks that with the information from Plainfield, Wind Gap, Bushkill, and Pen Argyl, perhaps a committee should be set up to review some of the material to be presented to council. Jason Boulette said that he is in favor of increasing the fees to rent the pavilion since they look low in comparison to other ordinances. He also went through the transient license ordinance and he came up with eight items that he thinks need to be updated. Food trucks owners are not renting the park or pavilion, but an organization renting the park would be the ones renting the food trucks and there should be a fee allowing food trucks to operate their business on a temporary basis in the borough. Jason said that the Pen Argyl ordinance has a fee for those that do not pick up trash, so that is the responsibility of the person renting the food truck. Steve Bender explained that the fees cover the work performed by the borough employees cleaning up and taking care of the trash. All costs should be covered. Jason Boulette, Dave Manzo and George Hinton will be on the committee.

On motion by Dave Manzo to put a committee together to work on the park fees and seconded by Jason Boulette. Roll call vote taken. Motion carried unanimously.

2. George Hinton said that Super Heat has been here several times to work on the air conditioning for this conference room. We had five different technicians, all from the same company working on the unit and we are not sure if it is fixed yet. After eleven years of being here we have not had major problems and the last thing a Super Heat technician said was that they believe that the system is oversized for this room. They replaced the thermostat three times, replaced the fuses, put a breaker in, questioned the air intake and the control that has not been replaced. Super Heat was contacted to discuss our issues, but as of today, he has yet to call us back. If he sends us an invoice, we will invite him to a meeting to discuss the invoice.

PUBLIC COMMENT


No public comments were heard at this time.

EXECUTIVE SESSION

Council went into Executive Session at 7:41 p.m. to discuss personnel issues. Council reconvened at 8:03 p.m. No action was taken at this time.

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of August 4, 2025. Council agreed unanimously. The meeting of August 4, 2025, adjourned at 8:03 p.m.



Louise Firestone, Borough Manager