

**BOROUGH OF WIND GAP
545 East West Street
WIND GAP, PA 18091
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The Council meeting of the Borough of Wind Gap on Monday, February 6, 2023, was called to order at 7:00 p.m. by Council Vice President Dave Manzo, at which time he reminded those present that the meeting was being recorded. In attendance were Council members Steve Bender and Patrick Webber. Councilman George Hinton participated via telephone. Also, in attendance were Mayor Wesley J. Smith, Borough Solicitor Ronald Karasek, Borough Engineer Brian Pysher, and Borough Manager Louise Firestone.

Absent were Councilmen D. Hess, Jeff Yob, and Alex Cortezzo.

PUBLIC COMMENT

1. Blue Mountain Community Library – Judy Piper, Treasurer for Blue Mountain Community Library along with Valerie Viglione, Kathy Hinton, and Jill Silvius came before Council to thank them for their contributions to the library. Judy acknowledged that Wind Gap Borough Council has been faithful over the years and they appreciate every penny they receive because it enables them to function as a library within the Pen Argyl Area School District. Jill Silvius gave the annual 2023 report regarding the programs, fundraisers and financials of the community library.
2. Mr. Smith came before Council again stating his concerns with the proposed Verizon Cell Tower being close to his property.

APPROVAL OF MINUTES

On motion by Patrick Webber to approve the January 17, 2023, minutes and seconded by Steve Bender. Roll call vote taken. Council agreed unanimously.

APPROVAL OF EXPENSES

On motion by George Hinton to approve the expenses in the amount of \$38,734.80 and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

SOLICITOR'S REPORT

See attachment one (1)

ENGINEER'S REPORT

Brian Pysher reported that he spent time last month reviewing the re-submitted plans for CRG Industrial Development former Industrial Drive plan. CRG attended the Planning Commission meeting on February 2, 2023. CRG intends on attending the March Planning Commission meeting as well to continue discussions regarding the road.

Brian also reviewed 20 Green Knight Drive which is a land development plan for a manufacturing building in the Green Knight Industrial Park off of Male Road. The developer is

working through the conditional approvals, but in the meantime, the Borough has received correspondence from the Wind Gap Municipal Authority outlining concerns that they have with the plan. Brian expressed concern about granting conditional approval with an extraordinary list of conditions that have to be met prior to construction of the project. In the case of 20 Green Knight Drive, there are a substantial amount of items that the developer still needs to address on the plans which makes it more difficult reviewing plans that were submitted as final plans, but continue to have revisions to those plans. There are some issues with the emergency access and the property line so there are easement agreements that the developer must enter into with the owner of the property, which is Green Knight Economic Development Corporation. Attorney Karasek stated that he is in receipt of the February 1, 2023, review letter regarding the Green Knight Project. They need to comply with all the items in the letter, but to date, they have not fully complied. Brian indicated that the developer still has a substantial number of outstanding items with outside agencies. They do have conditional approval and they are looking to record. We should see revised plans come in at some point.

Brian reported that he is working on the natural gas hook up on this property as well as the design/survey work for the road/stormwater project on Constitution Avenue to be put out to bid this year.

NEW BUSINESS


Council did not discuss new business at this time.

OLD BUSINESS

Council did not discuss old business at this time.

ADJOURNMENT

On motion by Patrick Webber to adjourn the meeting of February 6, 2023. Council agreed unanimously. The meeting of February 6, 2023 adjourned at 7:25 p.m.



Louise Firestone, Borough Manager

**SOLICITOR'S REPORT – R. J. KARASEK, ESQUIRE
WIND GAP BOROUGH
NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA
MONTH: JANUARY 2023**

MEETINGS ATTENDED:

January 3, 2023 – attendance at regular monthly meeting of Borough Council
January 17, 2023 – attendance at regular mid-month meeting of Borough Council

SUBDIVISION MATTERS: None

LAND DEVELOPMENT MATTERS:

Receipt, Review and Administration of e-mails as dating issues and recordation of the executed Emergency Access Road Maintenance Agreement re JERC LD Plan

Receipt, Review and Administration of e-mails with Fully Executed Copies of the Land Development Improvements Agreement, the Metes and Bounds Description and Map to Prepare Deed of Dedication for West Third Street re T. Klump LD Plan

Receipt, Review and Administration of e-mails and Correspondence, Court Orders and PA Supreme Court caselaw to abandon/withdraw the Conditional Use Approval for Relocation on Billboard re Venture Capital, Inc.

Receipt, Review and Administration of emails to/from Applicant's Planning Professional (Engineer) with Revised Plans, Supporting Documents and Response to Borough Engineer's Review Letter dated October 14, 2022 and Two (2) SALDO Waiver Requests re CRG Plan – 900 Industrial Drive

ZONING AND OTHER LAND USE MATTERS:

Receipt, Re-Review and Administration of emails with December Planning Commission Recommendation re Application for Special Exception Use, Site Plan and Supplemental Statement re Verizon Cell Tower

Receipt, Review and Administration of emails to/from Mayor re Borough Ordinance No. 395-Transient Retail Business, Temporary Retail Dealer and Canvassing and Soliciting within the Borough

DEVELOPMENTS ON OUTSTANDING LITIGATION: None

COURT DECISIONS ON BOROUGH CASES: None

MISCELLANEOUS:

Receipt, Review and Administration of Three (3) Right-to-Know Requests by R. Smith (with Borough Open Records Officer Responses) re Verizon Cell Tower Application

Preparation of Monthly Solicitor's Report

OUTSTANDING ITEMS:

Stop Sign Ordinance

Dog Park Ordinance