

**BOROUGH OF WIND GAP
545 East West Street
WIND GAP, PA 18091
610-863-7288
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Wind Gap Borough Council meeting on Monday, January 6, 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, Patrick Webber and Alex Cortezzo. Also in attendance were Borough Solicitor Ronald Karasek and Borough Manager Louise Firestone. Absent were Mayor Wesley J. Smith and Borough Engineer Brian Pysher.

Junior Council person Olivia Bentley was present

PUBLIC COMMENT:

No public comments were heard at this time.

APPROVAL OF MINUTES

On motion by Dave Manzo to approve December 17, 2024, minutes and seconded by Patrick Webber. Roll call vote taken. Roll call vote taken. Council agreed unanimously.

APPROVAL OF EXPENSES

On motion by Dave Manzo approve the expenses in the amount of \$245,749.60 and seconded by Jason Boulette. Roll call vote taken. Council agreed unanimously.

SOLICITOR'S REPORT

See attachment one (1).

ENGINEER'S REPORT

George Hinton reported that Wawa was at the Planning Commission meeting in December and there is still a concern about the traffic impact at the intersection on North Broadway. Wawa is currently proposing to put in a northbound turning lane from the Fidelity Bank to the Park Avenue intersection into the Wawa. George expressed his opinion that the current design will not work. Council will be updated as more information is provided to the Planning Commission. The developer indicated that they had a conversation with a representative of Fidelity Bank and they are fine with this design. George plans on speaking with the Fidelity Bank Facility Manager to confirm that the bank has no issue with the proposed traffic design and that it will not hinder the customers traveling into and out of the bank parking lot.

NEW BUSINESS

- 1. 2025 Council Meeting Schedule Advertisement
On motion by Patrick Webber to approve the advertisement of Borough Meetings for 2025 and seconded by Dave Manzo. Roll call vote taken. Council agreed unanimously.
- 2. Appointment of Committee to Negotiate Expiring Teamster Contract
On motion by Dave Manzo to accept the appointment of George Hinton and Patrick Webber to serve on the Committee to negotiate the expiring Teamsters Contract and seconded by Jason Boulette. Roll call vote taken. Council agreed unanimously.

OLD BUSINESS

Louise Firestone gave an update on the property known as 332 North Broadway. At a previous meeting, Council discussed action to be taken based on the Certified Mail sent by the Borough Zoning Officer which was returned as undeliverable. Council took official action to authorize a Constable to attempt to deliver the notice and if that was not possible, then to post the property. The Constable attempted to hand deliver the notice, but there was no one at the address so he posted the notice on the door and documented the notice placement with a picture. At that same Council meeting, Brian Pysher stated that the property owner should be cited because they are not in compliance. They do not have any Uniform Construction Code permits, nor do they have any zoning permits. KeyCodes Inspection Agency was notified that the property is not in compliance.

Dave Manzo said that he has been at the site. There are a lot of refrigeration trucks on the lot with some left running. It looks like the portion of land where the trucks are sitting has caused the pavement to sink near the building. Council will be kept updated with any developments related to this property.

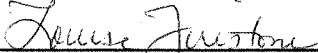
Alex Cortezzo asked if Louise could contact the County and request the unit run reports for the Wind Gap Fire and Wind Gap Ambulance for the call reports for the mid-month meeting.

PUBLIC COMMENT

No public comments were heard at this time.

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of January 6, 2025. Council agreed unanimously. The meeting of January 6, 2025, adjourned at 7:20 p.m.



Louise Firestone, Borough Manager

**SOLICITOR'S REPORT – R. J. KARASEK, ESQUIRE
WIND GAP BOROUGH
NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA
MONTH: December 2024**

MEETINGS ATTENDED:

December 2, 2024 - attendance at regular monthly meeting of Borough Council
December 17, 2024 - attend regular mid-month meeting of Borough Council
December 19, 2024 – attendance at regular monthly meeting of Borough
Planning Commission

SUBDIVISION MATTERS:

Receipt, Review and Administration of Revised Lot Consolidation Plan re Wawa
Project

LAND DEVELOPMENT MATTERS:

Receipt, Review and Administration of Review Letters from Borough Engineer re
As Built-Review (Second Review) and Letter of Credit Reduction Request No. 4 re 20
Green Knight Drive

Receipt, Review and Administration of Borough Engineer Review Letter (First
Review) of Revised Plan, Preparation of SALDO Waiver Requests and Preparation of
Official Action Correspondence re Approval of Aide Properties Revised LD Plan-6 Units
at 537 Lehigh Avenue

Receipt, Review and Administration of Final Land Development Plan (with
Supporting and Supplemental Documents), Borough Engineer Review Letter (First
Review), LVPC Review Letter, Six (6) SALDO Waiver-Appendix 11 Forms re Cubes at
the Gap fka 900 Broadway LD Plan

Receipt, Review and Administration of LVPC Review letter, Revised Plan (with
Supporting and Supplemental Documents), Thirteen (13) SALDO Waiver-Appendix 11
Forms, Correspondence/Review Letters from Borough's Traffic Engineer, Applicant's
Engineer Response to earlier Borough Engineer Review Letter (First Review) and LVPC
Review, Borough Engineer's (Second Review) re Wawa LD Plan

ZONING AND OTHER LAND USE MATTERS:

Preparation of Advertising and Ordinance No. 515 with copies to the Express-
Times and to the County Law Library re 2025 Real Estate Tax Millage for 2025

Preparation of Advertising and Ordinance No. 516 with copies to the Express-
Times and to the County Law Library re "No Parking" on Oak Alley

DEVELOPMENTS ON OUTSTANDING LITIGATION: None

COURT DECISIONS ON BOROUGH CASES: None

MISCELLANEOUS:

Preparation of the November 2024 Borough Planning Commission Meeting
Minutes

Preparation of Monthly Solicitor's Report

OUTSTANDING ITEMS: None at this time