

**BOROUGH OF WIND GAP
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WIND GAP, PA 18091
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Wind Gap Borough Council meeting on Monday, June 2, 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 Mark Crossen, Dave Manzo, and Patrick Webber. Also in attendance were Mayor Wesley J. Smith, Borough Solicitor Ronald Karasek, and Borough Manager Louise Firestone. Absent were Councilmen Steve Bender, Jason Boulette, Alex Cortezzo, and Borough Engineer Brian Pysher.

Absent was Junior Council person Olivia Bently.

PUBLIC COMMENT

1. No public comments were heard at this time.

APPROVAL OF MINUTES

On motion by Dave Manzo to approve the May 20, 2025, minutes and seconded by Patrick Webber. Roll call vote taken. Motion carried unanimously.

APPROVAL OF EXPENSES

On motion by Patrick Webber approve the expenses in the amount of \$29,721.63 and seconded by Dave Manzo. Roll call vote taken. Council agreed unanimously.

On motion by Dave Manzo to approve the Bracalente Construction, Inc Complex Parking Lot Project invoice in the amount of \$293,007.30 and seconded by Patrick Webber. Roll call vote taken. Motion carried unanimously.

SOLICITOR'S REPORT

See attachment one (1).

George Hinton asked if anyone looked at 332 North Broadway recently. Mark Crossen said that as of two meetings ago, the trucks were still on the property and appeared to still be actively working. George confirmed that when he was at the property the tractor trailers were still there and to his knowledge, they have not attempted to contact Brian Pysner to do any of the proper paperwork. Attorney Karasek will follow-up with the property owner's legal Counsel and continue with Wind Gap Borough's Complaint for Injunctive Relief.

NEW BUSINESS

1. EMS Study for Regionalizing Ambulance Services – Discussion of Participating/Paying for a Study – George Hinton said that EMS has been an ongoing topic of discussion with the Slate Belt Council of Governments. They are looking to discuss a study and spend thousands

of dollars with support from various communities. George stated that it is his opinion that if Plainfield Township and Pen Argyl Borough have money to put into this study, why not hire Wind Gap Ambulance Corps to take care of their communities. Just like the Regional Police, increasing the ambulance budget with additional community funding would allow an ALS provider to be designated full-time. Mayor Smith said this topic has been discussed at COG because Upper Mount Bethel asked the COG to support them in requesting that DCED doing a study. The president of Roseto Council said that Upper Mount Bethel wanted him to sign a letter committing the money for the study and also a caveat of instituting an EMS tax with no guarantee of any EMS coverage. Roseto did not sign the letter. Mayor Smith stated that he would not expect the COG to approve signing a letter. George said that the problem is, just like regional police, everyone thinks it is going to be cheaper, when in fact it is not. Dave Manzo added that consideration must be taken of magnitude of the area to be covered once all the communities have confirmed involvement, the weather and road conditions. Dave Manzo said we should table this for now and ask for additional information.

OLD BUSINESS

1. Park – Food Trucks for Events in that Park - Discussion of Current Ordinances – Louise Firestone said that the only park ordinance on record does not specifically address food trucks, either allowing them or not allowing them or any fee associated permitting them to sell food at Wind Gap Park. A copy of the park ordinance will be provided for Council to review. Typically, the organizations that have inquired about having food trucks in our park are nonprofits who are currently not charged to use the park at all. Because the non-profits do not pay, ultimately, they are using electricity and water along with Borough labor to service the park and bathrooms without any compensation to offset the expenses of the Borough. At this point, it may be the time to update the ordinance. Attorney Karasek said that Council may want to consider a permit fee, basically said that if after you leave and the garbage is picked up, and there are no ruts or other conditions, the Borough will return a certain percentage of your fee. George said that we need to come up with a plan, policy. This will be on the agenda for the July Council meeting.

2. Dave Manzo asked how we are doing with the two street workers. Louise said that currently we are keeping up with the daily tasks in the Borough. The office received a call today reminding us to cut the grass down by Colonial Springs. In the past, the Borough has utilized a part-time employee, Allen Predmore, to assist with grass cutting. We will contact him to ask his availability. Mr. Predmore is still covered on the Borough's insurance policy.

3. Green Knight Economic Development Corp (GKEDC) – Louise Firestone reported that GKEDC hired Alloy 5 Architects to design a new large pavilion for the Borough. GKEDC paid for the study and then Alloy 5 designed the structure with input from members of the Borough's Park Committee and representatives from GKEDC. GKEDC retained a grant writer to complete grant applications. Two grant applications have been submitted, DCNR C2P2 that was due the beginning of April and the other was a DCED, Greenways, Trails and Recreation Program that was submitted on May 30, 2025. Louise gave Council an overview of the grants from DCED and Green Knight Economic Development and the plans for the park.

Regarding the GMC truck, the gentleman that bid on the truck, is from New Jersey. To remove that truck and drive it across the State line, they must have Jersey license plates. She signed over the title to them, they gave her the check which she did deposit in the bank. They must make an appointment with the New Jersey DMV and will notify the office when they will pick up the truck.

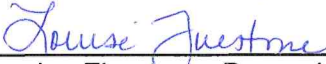
The paving for phase one should start on Wednesday, Louise will confirm.

PUBLIC COMMENT

No public comments were heard at this time.

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of June 2, 2025. Council agreed unanimously. The meeting of June 2, 2025, adjourned at 7:34 p.m.



Louise Firestone, Borough Manager

**SOLICITOR'S REPORT – R. J. KARASEK, ESQUIRE
WIND GAP BOROUGH
NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA
MONTH: April-May 2025**

MEETINGS ATTENDED:

April 7, 2025- attendance at regular monthly meeting of Borough Council
April 17, 2025- attendance at regular monthly meeting of Borough Planning Commission
May 5, 2025- attendance at regular monthly meeting of Borough Council
May 20, 2025 - attendance at regular mid-month meeting of Borough Council

SUBDIVISION MATTERS: None

LAND DEVELOPMENT MATTERS:

Receipt, Review, Administration of File and Preparation of SALDO Waiver Form (15 Waivers), Agreement for Conditional Approval Form and Official Action Correspondence re Wawa L.D. Plan
Receipt, Review, Administration of Sketch Plan and Borough Engineer Review Letter re Nu Cor Management, Inc. L.D. Plan-108-122 North Broadway

ZONING AND OTHER LAND USE MATTERS:

Receipt, Review, Administration of e-mail from Attorney for Brays re Stormwater Issue

DEVELOPMENTS ON OUTSTANDING LITIGATION:

Preparation of Status e-mail to Borough with copy of court-filed Injunction re 332 Broadway, LLC
Receipt, Review, Administration of e-mail from Attorney for 332 Broadway, LLC stating his client's consent to the Borough's actions
Preparation of Status e-mails to/from Daughter of Former Owner of Silver Knight, Inc. (of Pittsburgh)-not a target of the Injunction

COURT DECISIONS ON BOROUGH CASES: None

MISCELLANEOUS:

Preparation of Borough Planning Commission Meeting Agenda for Meeting of April 17, 2025
Preparation of Borough Planning Commission Meeting Minutes for Meetings of March 20, 2025 and April 17, 2025
Attendance at Meeting at Borough Municipal Building, Research under the Road Crew-Union Contract and Preparation of Comprehensive Status Correspondence to Union re Road Crew Employee Leave-of-Absence
Preparation of Monthly Solicitor's Report

OUTSTANDING ITEMS:

Stop Sign Ordinance
Dog Park Ordinance