

**BOROUGH OF WIND GAP  
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WIND GAP, PA 18091  
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Wind Gap Borough Council on Tuesday, March 22, 2022 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 Dave Hess, Steve Bender, David Manzo, Patrick Webber and Alex Cortezzo. Also, in attendance were Mayor Wesley J. Smith, Borough Solicitor Ronald Karasek, Borough Engineer Brian Pysher, and Borough Manager Louise Firestone. Absent was Councilman Jeff Yob. Councilman Patrick Webber joined the meeting at 7:03 p.m.

**PUBLIC COMMENT**

No comments were heard at this time.

**APPROVAL OF MINUTES**

**On motion** by Dave Manzo to approve the March 7, 2022 minutes and seconded by Dave Hess. Roll call vote taken. In favor: D. Hess, G. Hinton, D. Manzo. Abstained: S. Bender, A. Cortezzo. Motion carried 3-0-2.

**NEW BUSINESS**

1. Agreement to Conditional Plan Approval – Venture Capital – Billboard/Male Road – Attorney Karasek reported that the Agreement for Conditional Plan Approval has been signed by both Mr. Erdman and Attorney Corkery. They agreed to the conditions as set forth in the Borough Engineer letter of March 1, 2022. They also agreed to a Park Recreation / Open Space Fee of \$2,000 and the plan will be signed and notarized.

**On motion** by Dave Manzo to grant the Conditional Plan Approval for Venture Capital – Male Road Billboard and seconded by Alex Cortezzo. Roll call vote taken. Council agreed unanimously.

2. CRG Warehouse PennDOT Resubmission Traffic Discussion/Recommendation – George Hinton reported that a ZOOM meeting was held with representatives from Plainfield Township, Pen Argyl Borough and Wind Gap Borough, along with a traffic engineer contracted by Plainfield Township, to discuss the traffic impact from the proposed CRG Warehouse development currently before the Plainfield Township Planning Commission. PennDOT has reviewed the developer's plan submission and is asking Plainfield for their comments. Plainfield set up the ZOOM meeting to get comments and recommendations from the two boroughs so those concerns can be included in the review letter also. The meeting discussion centered around how the traffic study was conducted and what intersections were taken into account as well as proposed future development along S.R. 512. George asked Council if they want to send a letter to Plainfield Township with our requests as far as doing traffic studies at different intersections? Brian Pysher reported that this was part of the applicant scoping meeting with

PennDOT, they have to submit their traffic impact study. They discussed the intersection at East West Street and 512, Park Avenue and 512, essentially the 512 corridor. Brian recommends including the whole corridor, mainly Male Road, 3<sup>rd</sup> Street, West Street, Center Street, Turkey Hill, Broadway, Park Avenue, as well as the proposed intersection with the new access road.

Alex Cortezzo added that he was at the Planning Commission meeting in Plainfield that the developer proposed keeping the road a private access road. If the road remains a private road, it is not going to solve Wind Gap's traffic issues on North Broadway or any associated intersections throughout the borough. If something happens on 512, the entire borough has a major traffic problem. He understands that Wind Gap does not want to take the road over, Wind Gap is not seeing any revenue from it, but maybe a discussion can occur with Plainfield Township along the lines of an Inter-Governmental agreement.

Dave Hess reported that the Community College is hosting an awareness program for warehouse first responders. He was able to register, it is about the challenges that all of these warehouses are putting on emergency services and emergency responders.

**On motion** by Alex Cortezzo to send Plainfield Township a letter asking them to include the study of the whole 512 corridor and to let them know that we would like to talk about the road seconded by Dave Manzo. Roll call vote taken. Council agreed unanimously.

3. Social Media Discussion – Mayor Smith reported that he went through the Borough Facebook page and there is a past Council member who still has access to the Facebook account. He is suggesting that Council consider designing a social media policy or resolution to allow access for the Mayor and the Borough staff. Currently we do not have the password to the page as the page owner and this does allow the removal of any individuals. Wesley is currently an administrator of the page, but not the owner. Dave Hess said that unless we can determine who has page ownership and get that specific password, the borough may be forced to start a new page. Wesley will continue to investigate and report back to Council.

## **OLD BUSINESS**

1. No outstanding Old Business appeared on the agenda.

## **Committee Reports - Questions**

George Hinton asked Council if they had a chance to read over the report and if they had any questions, concerns or any additional information that they would like to see included on the report. George also reported that at Fire Company meeting, the members voted to purchase a new pump rescue truck and eliminate two units, 3511 and the rescue truck. Council expressed concern regarding the purchase of such expensive apparatus and how the Fire Company would be able to afford another truck. George explained that he provided the members with the financial information and how much of a burden this purchase could create.

Brian Pysher reported that he had a conversation with Joe Correia from Petrucci regarding the warehouse on Male Road. A meeting has been scheduled for the Fire Department from Plainfield Township as well as Wind Gap on March 28<sup>th</sup> at 7 regarding fire control. Alex Cortezzo said that they would go over all the systems that are in place and document all of it. They are bringing Wind Gap in because they are on the initial alarm. Brian asked them to put something together with their property maintenance staff so we will have what their obligations and responsibilities are. If Council or someone would like to attend, he will set it up. Brian said he has a punch list for their final inspections.

## **MAYOR SMITH REPORT**

Mayor Smith reported that he attended the Mini Grant Workshop hosted by Lehigh Valley Greenways and was able to meet representatives from the organization. Last night he met with the Wind Gap Fire Company to administer their Oath. The COG meeting is tomorrow evening. Next Thursday evening the Greater Lehigh Valley Chamber of Commerce is hosting a mayor's reception. He is excited to attend and meet other mayors and people involved with the mayors.

## **ADJOURNMENT**

**On motion** by Steve Bender to adjourn the meeting of March 22, 2022. Council agreed unanimously. The meeting of March 22, 2022 adjourned at 7:48 p.m.

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Louise Firestone, Borough Manager

# MARCH 22, 2022 MONTHLY REPORT

## STREETS:

### Materials:

Winter 2021-22      Salt 309.96 tons @ \$63.29/ton = \$19,617.37  
Order for Salt placed for Winter 2022-23 – 400 Tons

2022 F-550      EM KUTZ – Body installed / Tarp on  
2022 F-250      In Production Line – No delivery date at this time

Repaired Intersection of South Broadway and West West Street

Street Sweeping Scheduled for Monday, May 9 thru Friday, May 13

Received \$1,680 for Male Road for Annual Maintenance – PennDOT Turnback Program

## PARKING Ticket Report:

February 2022 – 6 Violations

▪ Inspections	\$60.00
▪ Parked Against Traffic	<u>\$30.00</u>
	\$90.00

## EMERGENCY MANAGEMENT:

NIMS Training

Website: [training.fema.gov/nims](https://training.fema.gov/nims)

Under Heading “ICs and NIMC Courses”

ICS- 100      Introduction to the Incident Command System

IS-700      National Incident Management System – An Introduction

3/16/2022:

Discussed the issues with Rt. 33 closures again with Plainfield Township

Delivered EOP Resolution 2022-01 to Northampton County

Attended quarterly meeting of EM Coordinator’s, Presentation by PA DEP

Main Topic of discussion was the use and tightening regulations of AFFF foam –  
(this topic will be discussed with Wind Gap Fire Company)

**WASTE MANAGEMENT:**

Open house scheduled for Saturday – May 21 11:00 a.m. – 2:00 p.m.  
E-Cycling Event in Conjunction with Pen Argyl Borough  
Saturday, November 5, 2022 Waste Management Parking Lot

Wind Gap - 2021 Tipping Fees Received: \$287,077.50 + Free Trash Value = \$338,805  
Pen Argyl – 2021 Tipping Fees Received: \$929,253.71 + Free Trash Value = \$338,805  
Plainfield Twp – 2021 Tipping Fees Received: \$2,219,682.49 (ACT101 Host Fee)

**WIND GAP AMBULANCE:**

February total calls - 117

**FIRE COMPANY:**

Year-to-date total calls - 20  
Carnival Dates have been set – June 9, 10, 11, 2022  
Dan Sinclair has stepped down as Fire Chief  
NEWLY Elected:  
Fire Chief Kyle Reinert  
Deputy Chief Ryan Shafer  
Assistant Chief Logan Kocher

**PARK:**

Trail Update:

Grant Submitted to Local Share Account (LSA- Gaming Funds) for installation of  
New 8' wide sidewalks/curbs along Third Street and the remainder of South  
Lehigh – Steel Shelter (20'X20'X7'6" small pavilion) – total request \$480,000

AARP Grant – Submission for Steel Shelter (20'X20'X7'6" small pavilion)

Awarded Funding:

Northampton County Community Development Block Grant (CDBG)  
Mechanic Street Paving/Handicap Ramp Project - \$65,000  
Northampton County Community Development Block Grant (CDBG)  
In conjunction with Plainfield Township – Materials - \$20,000 each  
Lehigh Valley Mini Grant – Interpretive Signage along trail - \$6,800  
Lehigh Valley Mini Grant – Rain Gardens - \$9,600  
Slate Belt Rising Hotel Tax - \$5,000  
Slate Belt Rising Budget for Community Garden - \$250 (potentially \$500)  
Slate Belt Rising Plan Implementation (Master Plan) - \$10,000

**WIND GAP MUNICIPAL AUTHORITY:**

Feb 23, 2022 Meeting

- JERC reported that they sold 16 acres to an RV Company. Acreage in Bushkill and Plainfield Townships
- WGMA Authorization has expired (50 years). Atty DeFelice will research whether the Borough needs to be involved for authorization.
- Proposed Rate Increase - \$5/quarter – Rate Increase proposed to begin 3<sup>rd</sup> Qtr. 2022
- Discussion on PA American Water 2022 Projects
- Discussion on Pump Station Test on 2/23/22

**PLANNING:**

Meeting regarding Traffic Impact related to CRG Warehouse PennDOT Resubmission

Participated in Zoom meeting regarding collaborative comprehensive response from Plainfield Township, Wind Gap and Pen Argyl to CRG Warehouse proposed development in Plainfield Township off of North Broadway (S.R. 115), Wind Gap and 905 Pennsylvania Avenue (S.R. 512).

Attendees included:

Wind Gap: Brian Pysher (Eng), George Hinton, Louise Firestone  
Plainfield Township: Jeff Ott (Eng), Tom Petrucci, Twp Mgr, Don Moore,  
Supervisor, Terry Kleintop and Bob Simpson (Planning Commission)  
Pen Argyl: Pete Laymen (Solicitor), Robin Zmoda, Boro Mgr  
Traffic Engineer, Peter Terry