

**BOROUGH OF WIND GAP**  
**545 East West Street**  
**WIND GAP, PA 18091**  
**610-863-7288**  
**FAX 610-863-1011**

Wind Gap Borough Council meeting on Monday, November 4, 2024, 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, Patrick Webber, Jason Boulette, and Alex Cortezzo. Also in attendance were Mayor Wesley J. Smith, Borough Solicitor Ronald Karasek, Borough Engineer Brian Pysker and Borough Manager Louise Firestone. Absent was Councilman Steve Bender.

Junior Council person Olivia Bentley was absent.

**PUBLIC COMMENT:**

1. Adrienne Fors, Waste Management, recognized Wind Gap Fire Company, Plainfield Township Fire Company and Pen Argyl's Lookout Fire Company for all the hard work that they do as volunteers. Over the weekend, Wind Gap Borough and Pen Argyl Borough hosted a joint E-waste event at Grand Central Landfill. Through discussions with both Borough Managers and input from residents who participated in the event, battery recycling options need to be discussed.

1. The landfill is currently receiving approximately 2,600 tons a day until they get Cell 19 online. Approval from DEP is necessary prior to accepting waste in that cell.
2. The Plainfield Township Supervisors took action last week with a motion and approval to move the zoning request of the landfill to the township's Planning Commission. Thank you for the updated support letter; much appreciated.
3. Adrienne and Brian Kelly, the bird bander, along with the entire Grand Central Team, were recognized by the Girl Scouts of Easton, Pennsylvania for their support of the Scouts.
4. Once again, Stuff the Bus, in conjunction with the Thanksgiving holiday to help out local families, is back. Donations will be accepted from November 4<sup>th</sup> through November 22, 2024.
5. Adrienne will be teaching about recycling for America Recycles Day on November 15<sup>th</sup> in Bethlehem.
6. WM is still working with Northampton County on the Plainfield Trail connection and is hoping that the project as designated 911 Trail can be moved along for inclusion in the Lehigh Valley 250 celebration.

2. Jason Keenhold, 104 East Third Street, came before Council with questions regarding the future plans of Wind Gap Borough. He also had questions about Council's decision to raise taxes in 2025. George Hinton replied that taxes have not been raised for the past two years. Almost thirty years ago, Council decided to take over Male Road for slightly over \$1,000.00 a year in compensation and now because of the condition of the bridge the yearly inspections cost more than what the Borough receives for the bridge. Council is trying to be responsible in maintaining the Borough; we do not have money issues; but are trying to stay ahead of the repairs and projects needed.

## **APPROVAL OF MINUTES**

**On motion** by Dave Manzo to approve the October 22, 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 to approve the expenses in the amount of \$51,062.71 and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

**On motion** by Patrick Webber to approve the Bracalente Construction, Inc. Constitution Avenue invoice in the amount of \$111,448.36 and seconded by Dave Manzo. Roll call vote taken. Motion carried unanimously.

**On motion** by Dave Manzo to approve the Bracalente Construction, Inc Oak Street invoice in the amount of \$51,113.34 and seconded by Patrick Webber. Roll call vote taken. Motion carried unanimously.

## **SOLICITOR'S REPORT**

See attachment one (1).

## **ENGINEER'S REPORT**

Brian reported that we received the contract documentation from Bracalente Construction regarding the Municipal Complex improvements. Once Brian confirms all the documents are in order, he will send out the Notice to Proceed as the contractor is hoping to start the work at the end of this month. This project is broken up into phases in order to first complete the portion of the project that is partially funded by County grant money and to accommodate for project interruption due to colder winter weather. He and Louise will meet with the Street Department, Ambulance and Fire Departments to ensure that everyone has access to the building. George said that conversations occurred with fire and ambulance about double stacking the vehicles similar to what was done when the concrete pads were installed. Brian will keep everyone informed during this project. There will be a preconstruction meeting prior to the start of this project.

20 Green Knight Drive submitted as-built drawings of all the improvements. A review letter was issued based on the as-built plan that was submitted. Brian conducted an on-site inspection of all the improvements that were installed. As a result, he issued a letter regarding some of the deficiencies in those improvements that need to be corrected. The developer also made a request for a reduction of funds. The developer was informed that the Borough would not entertain that request until the as-built drawings are correct.

He contacted Dave Crowther, Engineer for Keystone Engineering, who was hired by the Borough to handle environmental reviews of submitted land development plans such as Cubes at the Gap f/k/a CRG and the Wawa Convenience Store.

Louise Firestone informed Council that the office was notified that the property behind us will be up for sale. The Borough deed includes an easement across our property for the current property owner, Emerald Property Group. If the sale of the property includes the easement, could a proposed development access the adjacent property through the Borough's parking lot. She suggested having a conversation prior to the sale of the land. Brian added that he spoke with the current owner, Michael Goffredo, when we were looking at doing municipal complex improvements. At that time, Mr. Goffredo was agreeable to absolving the easement agreement. Brian will reach out to Michael to confirm that and possibly set up a meeting.

## NEW BUSINESS

1. No Nonsense Neutering (NNH) Voucher Contract Approval  
**On motion** by Dave Manzo to approve and sign the Agreement with No Nonsense Neutering for 25 vouchers for 2025 and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.
2. 2013 Police Taurus Interceptor - SBRP Decommissioning Vehicle, SBRPD offered to post on Muncibid  
**On motion** by Patrick Webber to allow Slate Belt Regional Police to post the 2013 Police Taurus Interceptor on Muncibid and seconded by Jason Boulette. Roll call vote taken. Motion carried unanimously.
3. Deed of Dedication for Beers Way and Green Knight Drive – Attorney Karasek reported that the Deed of Dedication is completed and ready to be approved. Brian Pyscher said he is not clear if the Maintenance Bond has been received and is accurate. Louise said there was a question regarding the dates. Brians said he would be comfortable utilizing the letter with the date of May 14, 2024, as the site inspections were completed and a letter was issued as the start of the 18 months. The expiration date of the bond will be November 14, 2025. During this period the Borough is responsible for plowing and maintaining the Wind Gap portion of Green Knight Drive. A conversation may be necessary on what part of the street will be plowed by Wind Gap and what will not be plowed because it is located in Plainfield Township.  
**On motion** by Patrick Webber to accept the deed of dedication on condition that the maintenance bond for 18 months is effective for May 14, 2024, through November 14, 2025, and seconded by Alex Cortezzo. Roll call vote taken. Council agreed unanimously.

Louise Firestone reported correspondence was received from St. Luke's Government & Community Relations inviting a representative from the borough to attend a meeting at Anderson Campus this Friday at 11:00 a.m. St. Luke's is inviting a representative from Slate Belt municipalities to this meeting to give an overview of their services and make sure they meet the needs of our community. Jason Boulette and George Hinton will attend the meeting.

## OLD BUSINESS


1. Tyrone Klump Third Street Land Development – Street Light Alteration – Brian Pyscher reported that nothing has been received. The engineer is waiting for the photometrics of the lights. This item tabled.
2. Mayor Smith said that COG does have a crack sealer which is a free rental with a cost of \$45 per tar block, but it is a walk behind, needing two people to lift the machine. Pen Argyl Mayor, Steve Male brought up reaching out to Muschlitz for purchase quotes.

## PUBLIC COMMENT

No public comments were heard at this time.

## ADJOURNMENT

**On motion** by Dave Manzo to adjourn the meeting of November 4, 2024. Council agreed unanimously. The meeting of November 4, 2024, adjourned at p.m. 7:59 pm.

  
\_\_\_\_\_  
Louise Firestone, Borough Manager

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

**MEETINGS ATTENDED:**

October 7, 2024 - attendance at regular monthly meeting of Borough Council  
October 17, 2024 – attendance at regular meeting of Borough Planning Commission

**SUBDIVISION MATTERS:** None

**LAND DEVELOPMENT MATTERS:**

Receipt, Review and Administration of e-mails as to Environmental Engineering Firm re CRG-900 Broadway L.D. Plan and Wawa LD Plan

Receipt, Review and Administration of e-mails from Borough EIT re Borough vs. Plainfield Improvements and Covenant on the Plan for Traffic Studies with both a Borough EIT and Solicitor Response re 40 Green Knight Drive LD Plan

Receipt, Review and Administration of Street Lights Alteration and Preparation of SALDO Waivers with e-mail to Planning Professional re Klump Third Street L.D. Plan

Receipt, Review and Administration of Revised Plan, Applicant's Planning Professional Responsive Correspondence to the Borough Engineer Review of the earlier Plan and Borough Engineer Review Letter (First Review) re Aide Properties Revised LD Plan-6 Units at 537 Lehigh Avenue

Receipt, Review and Administration of Plan, LVPC Review Letter (including Stormwater Review) and Correspondence from Applicant's Traffic Engineer as to PENNDOT Scoping Application and HOP Application-Traffic Issues at SR 512 and Broadway re WAWA LD Plan

**ZONING AND OTHER LAND USE MATTERS:**

Deed of Dedication for Beers Way and Green Knight Drive to be placed on mid-month Council Meeting Agenda for Approval

Receipt, Review and Administration of Zoning Packet and Meeting at Municipal Building with the Borough ZO-Pysher to Discuss re uses at 332 N. Broadway

**DEVELOPMENTS ON OUTSTANDING LITIGATION:** None

**COURT DECISIONS ON BOROUGH CASES:** None

**MISCELLANEOUS:**

Preparation of Monthly Solicitor's Report

**OUTSTANDING ITEMS:**

No-Parking Ordinance (Prepared in Draft Format) re: Oak Alley (awaiting Borough Engineer's Report to finalize and advertise)