

**BOROUGH OF WIND GAP  
545 East West Street  
WIND GAP, PA 18091  
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Wind Gap Borough Council meeting on Monday, October 7, 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, 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 were Councilmen Steve Bender and Patrick Webber.

Junior Council member Olivia Bentley was in attendance.

**PUBLIC COMMENT:**

No public comments were heard at this time.

**APPROVAL OF MINUTES**

**On motion** by Dave Manzo to approve the September 17, 2024, minutes and seconded by Jason Boulette. 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 \$233,084.85 and seconded by Jason Boulette. Roll call vote taken. In favor: M. Crossen, G. Hinton, D. Manzo, J. Boulette. Opposed: A. Cortezzo. Motion carried: 4 – 1.

**SOLICITOR'S REPORT**

See attachment one (1).

**ENGINEER'S REPORT**

Brian reported that he finalized the walking trail and retaining wall at the park. The Street Department finished the upper retaining wall construction and put down a base course and top coat of paving along with restoration work of topsoil and grass seed. He spent time at the upper ballfield with the park committee and the Green Knight Organization working on reconstruction of the ballfield backstop, fencing, bleachers and new dugouts. A telephone conference was held with the designer of the Park Master Plan specifically with regard to the rain garden being installed at the lower field.

Brian has spent the last two weeks reviewing two land development plans. Brian provided a comprehensive review letter for the Wawa Convenience Store, 62 N Broadway, land development plan. The other land development plan is a revised plan for townhouses at 537 North Lehigh. The original plan was submitted to the Planning Commission, but did not receive a recommendation and ultimately denied because a time extension was not requested by the applicant. The applicant made a new application, since the original issue was the number of

proposed units being seven. The new revised plan shows six units which comply with the zoning ordinance. Both plans will be on the Planning Commission agenda for discussion scheduled for Thursday, October 17, 2024.

Brian reported that he has been corresponding with Peter Terry, the Borough's Traffic Engineer, regarding the Wawa traffic study as part of their land development. He has scheduled a tentative meeting to be held at the municipal building on Wednesday, October 9<sup>th</sup> at 1:00 p.m. Brian invited members of council and the planning commissioner to attend this committee meeting to give their input. He asked that if anyone is unable to attend, but has questions, comments and/or concerns, please forward them to him in an e-mail.

Brian has been keeping up with the submitted zoning applications such as zoning permits and denials. He did speak with Attorney Karasek regarding the business located at 322 North Broadway regarding permit denial and enforcement notice.

## **NEW BUSINESS**

1. CRG – Cubes at the Gap – Alec Nahas of Bohler Engineering came before Council with an updated presentation of the extensive changes regarding the warehouse project which is predominately located in Plainfield Township. Mr. Nahas, on behalf of the developer, was not asking for any action to be taken by Council but was present for informative purposes.

2. Municipal Complex Parking Lot Paving Bid Opening

**On motion** by Dave Manzo to accept the Municipal Complex Parking Lot Paving bid from Bracalente Construction in the amount of \$465,814.93 and seconded by Mark Crossen. Roll call vote taken. In favor: M. Crossen, G. Hinton, D. Manzo. Opposed: J. Boulette, A. Cortezzo. Motion carried: 3 - 2.

3. CRG / Wawa Convenience Store Application – Discussion Environmental Engineer Louise Firestone reported that at the last meeting Brian Pysher recommended that Council look at getting an Environmental Engineer to review the plans for both the Cubes at the Gap warehouse plan and the Wawa Convenience Store plan. Brian will reach out to Plainfield Township to inquire on which Environmental Engineer is retained by the township so that Wind Gap could potentially hire the same engineer as that firm would be familiar with the area. Brian will gather information and report it back to council at the next meeting.

4. Deed of Dedication for Beers Way and Green Knight Drive

**On motion** by Dave Manzo to table the deed of dedication for Beers Way and Green Knight Drive until Council has sufficient time to review all of the documents and seconded by Jason Boulette. In favor: G. Hinton, D. Manzo, J. Boulette, M. Crossen. Opposed: A. Cortezzo. Motion passed: 4 – 1.

5. 2025 Proposed Budget Distribution – George Hinton said that Council should look at the budget and send any specific questions to Louise. The 2025 budget will be on the agenda for the next meeting. Louise informed Council that Slate Bel Regional Police Chief Hoadley has been invited to attend our next meeting should anyone have questions regarding the police budget and why it has increased.

**OLD BUSINESS**

1. Waste Management Letter of Request to Plainfield Township Regarding Rezoning for the Landfill Expansion

**On motion** by Mark Crossen to send the support letter to Plainfield Township Supervisors regarding the rezoning of land along Pen Argyl Road for Grand Central Landfill's expansion and seconded by Dave Manzo. In favor: D. Manzo, A. Cortezzo, M. Crossen, G. Hinton. Opposed: J. Boulette. Motion passed: 4 – 1.

2. Tyrone Klump Third Street Land Development – Street Light Alteration - George Hinton reported that Tyrone Klump did not receive the plans for the street light alterations. Brian Pyscher informed Tyrone that he wants to see a comparison of the photometrics for the lights so there is no issue after being approved.

**PUBLIC COMMENT**

Randy Yordy, Chairman Wind Gap Municipal Authority. Mr. Yordy requested that the Borough and the Planning Commission reiterate with Mr. Aide that the sewer line must be capped off at 537 North Lehigh Avenue in conjunction with the proposed townhouse land development plan.

**ADJOURNMENT**

**On motion** by Dave Manzo to adjourn the meeting of October 7, 2024. Council agreed unanimously. The meeting of October 7, 2024, adjourned at 7:47 p.m.

  
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Louise Firestone, Borough Manager

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

**MEETINGS ATTENDED:**

September 3, 2024 - attendance at regular monthly meeting of Borough Council  
September 17, 2024 – attendance at regular mid-month meeting of Borough Council

**SUBDIVISION MATTERS:**

Receipt, Review and Administration of SALDO Waiver Requests-Appendix 11 re Klump Third Street L.D. Plan

**LAND DEVELOPMENT MATTERS:**

Receipt, Review and Administration of E-mail from Applicant's Attorney and Geo-Tech Associates Notice of Remediation re CRG-900 Broadway L.D. Plan

Receipt, Review and Administration of Letter of Credit Reduction Request re 20 Green Knight Drive

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

Receipt, Review and Administration of e-mails from Applicant's Attorney re Dedication of Beers Way and Green Knight Drive re Green Knight Drive LD Plans

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

Receipt, Review and Administration of e-mail to the Borough EIT with Revised Site Plan and Borough EIT Review re: Verizon Cell Tower L.D. Plan

Receipt, Review and Administration of LVPC Preliminary Review of Cubes at the Gap LD Plan-160.8 acres in both the Borough and Plainfield Township

Receipt, Review and Administration of Plan, (7) SALDO Waiver Requests, Borough Engineer First Review Letter and e-mail from Applicant's Attorney as to PENNDOT Scoping Application and Traffic Issues at SR 512 and Broadway re WAWA LD Plan

**ZONING AND OTHER LAND USE MATTERS:**

Receipt, Review and Administration of e-mails and Notice of Award re Constitution and Oak Streets Paving

Receipt, Review and Administration of e-mail from Former Council President D. Hess re status of the Slate Belt Multi-Municipal Comprehensive Plan and Correspondence from Plainfield Township suggesting a Regional Comprehensive Plan (with Pen Argyl, Plainfield and the Borough) with Series of Questions from Councilperson Boulette

Receipt, Review and Administration of Borough Zoning Ordinance Decision and Correspondence from Albanese's Attorney re Status of Pear Street

**DEVELOPMENTS ON OUTSTANDING LITIGATION:** None

**COURT DECISIONS ON BOROUGH CASES:** None

**MISCELLANEOUS:**

Preparation of Monthly Solicitor's Report

**OUTSTANDING ITEMS:**

No-Parking Ordinance re: Oak Alley (awaiting Borough Engineer's Report)