

**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 Tuesday, September 17, 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, Steve Bender, Mark Crossen, Dave Manzo, Patrick Webber, Jason Boulette, and Alex Cortezzo. Also in attendance were Borough Solicitor Ronald Karasek, Borough Engineer Brian Pysker, and Borough Manager Louise Firestone.

Junior Council member Olivia Bentley was in attendance.

Absent was Mayor Wesley Smith.

PUBLIC COMMENT

No public comments were heard at this time.

APPROVAL OF MINUTES

On motion by Dave Manzo to approve the September 3, 2024, minutes and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

NEW BUSINESS

1. Waste Management – Landfill Update

Adrienne Fors, Senior Community Relations Specialist, and Joe Statile, Landfill Manager, Waste Management, provided those in attendance with a Landfill Update:

The landfill has been averaging approximately 2,600 – 2,700 tons of trash per day. A spring gas project was completed with another small gas project scheduled for this fall. They started lining Cell 19 in preparation for disposal of additional trash in that area of the landfill. The MRF (Materials Recovery Facility) is under construction with the shell of the building already constructed. Joe stated that in preparation for the limited space remaining without an approved landfill expansion, the landfill tonnage will be reduced by half starting in 2025. WM will be resubmitting the plan to Plainfield Township for the expansion as the permitting process takes a long time. At the current tonnage rate capacity, the landfill expectancy would only be about three to four years. In anticipation of the lengthy process it takes to get through the permitting process and construction phase if the expansion would be approved, the landfill would have to reduce the daily tonnage being accepted to allow operations to continue for six to eight years.

Adrienne said WM submitted a rezoning request to Plainfield Township which is part of the expansion effort. Plainfield Township has a meeting next week and hopefully, this will be on their agenda for discussion and possible action. The first step in the process is to determine if the property that WM is looking to purchase would be zoned properly. She emphasized that there will be no sludge plant as part of any expansion plan. WM appreciates the partnership with Wind Gap Borough over the last 20 years. A few years ago, the elected officials of Wind Gap submitted a letter on WM's behalf showing appreciation for that partnership. Adrienne

asked if Council would be willing to update that letter for 2024 re-submission. There will be numerous public hearings through this process to inform and educate the public and also allow the residents' concerns to be heard.

On motion by Dave Manzo to update the letter and seconded by Steve Bender. Jason Boulette said that he was not here for the original letter and would like to see the letter prior to voting.

Amended Motion by Dave Manzo to send the original letter to all the Council members so they can review the letter prior to it being updated. Steve Bender said that you would want an updated version of the letter for everyone to look at also.

Seconded Amended Motion by Dave Manzo to update our letter of support for Waste Management and also send the current and updated letter to all Council members for review and seconded by Steve Bender. Roll call vote taken. Council agreed unanimously.

2. Park – Recreation Courts – Request to Line Stripe Courts – Park Committee Recommendation

George Hinton reported that the park committee got together, discussed the proposal to allow the basketball courts to be striped for pickleball and the committee is recommending that the basketball courts remain for basketball and not striped. The Borough spent money to refurbish and re-do the basketball courts along with the tennis court, while additionally eliminating one tennis court in order to build four pickleball courts not just two courts.

On motion by Dave Manzo to take the park board's recommendation and not allow any additional striping on the courts and seconded by Steve Bender. Roll call vote taken. Council agreed unanimously.

3. Slatebelt Industrial Center – Jaindl Land Company "Cubes at the Gap" Request to be involved in the Development of Remediation and Reuse Plan

Brian Pysher reported that a letter was received from GTA, the Geotechnical Environment Consultant, in accordance with the Land Recycling and Environmental Remediation Standards Act requiring a developer to notify the municipality with their intent to remediate. In conjunction with the developer's consultant letter, the Pennsylvania Department of Environmental Protection sent correspondence informing the Borough of their right to be involved. The remediation is set forth by the Pennsylvania statutes. According to the notice of intent, Cubes at the Gap have identified that inorganics exist in the soil. Brian recommends Council provide a response indicating that the Borough desires to be involved in the process even if it is just a matter of being provided with updates, it would keep the Borough apprised of what is going on with the property at 991 Pennsylvania Avenue, Plainfield Township, Northampton County.

On motion by Dave Manzo to submit a letter indicating Wind Gap Borough is requesting a public involvement plan for the Slate Belt Industrial Center plan and seconded by Patrick Webber. Roll call vote taken. Council agreed unanimously.

Brian said that he is not an environmental engineer, whatever they are sending us, we are taking their consultant's word (Geotechnical Environmental Consultant). It might be in the Borough's interest to look at hiring or appointing an environmental engineer to review this plan. There are a lot of environmental aspects in the Wawa land development application as well. The reports that were submitted were done by professionals that are qualified in their fields, but the Borough does not have a consultant that could review the plans on our behalf. It is never a bad idea to have the reports reviewed by an appointed professional to make sure there are no

inaccuracies, or any aspect of requirements gets missed. Brian will get some names and give them to Louise. This will be on the agenda for the next meeting.

OLD BUSINESS

1. Tyrone Klump – Third Street Land Development – Street light alteration

Pete Albanese, Wind Gap Electric, explained the original proposed locations of the electric poles and the proposal to use existing Met-Ed utility poles. He explained the different scenarios of where the poles are, where the lighting could go, and the distance of where and how far the lights would illuminate. Brian Pysher had requested a drawing illustrating the area of illumination in order for Council to review the lighting at the end of West Third Street and to make a decision. Tyrone Klump's engineer to provide the drawing so that Council can act on the street lighting plan alteration at their Monday, October 7, 2024, meeting.

2. Plainfield Township Invitation to Participate in a Regional comprehensive Plan Discussion Approve Questions to be sent to Plainfield Township – Requested Response October 25, 2024

George Hinton said that this is open for discussion and if anyone has any questions, they can forward them to Louise. Dave Manzo has already provided his questions. He specifically wants to know why Plainfield Township needs to create a competing plan, why they withdrew, why they need a competing plan when their elected officials opposed the multi-municipal plan as Plainfield Township continued dragging their feet with this plan and making it difficult to approve and enact. Jason has already provided questions, which he was asked to forward to all of Council for their review.

COMMITTEE REPORTS

George Hinton reported that today the Borough office received an email from the attorney for the Wawa Convenience Store development requesting that this plan submission be removed and/or tabled from Thursday's Planning Commission agenda and placed on the next Planning Commission meeting agenda scheduled for Thursday, October 17, 2024.

Reminder that the Slate Belt Regional Police Department National Night Out event will be held on Tuesday, October 1, 2024, from 4:00 p.m. to 7:00 p.m. at Wind Gap Park.

MAYOR SMITH'S REPORT


Mayor Smith was not in attendance.

PUBLIC COMMENT

1. Raghu Duggirale disagreed with Council's decision regarding his proposal to paint lines on the basketball court for pickleball courts that would be under lights in the cool evening hours.

ADJOURNMENT

On motion by Dave Manzo to adjourn the meeting of September 17, 2024. Council agreed unanimously. The meeting of September 17, 2024, adjourned at 7:37 p.m.


Louise Firestone, Borough Manager

SEPTEMBER 17, 2024 MONTHLY REPORT

STREETS:

Paving Projects:

Oak Street: Milling completed Fri. Sept. 6 / Paving completed Mon. Sept 9, 2024
Constitution Ave: Work scheduled for Sept 16, 17, 18 (Mon, Tues, Wed)

Skidsteer – Belt was replaced

PENDING ITEMS:

Meeting on East First St for placement of Street Light – B. Pysher to schedule meeting with Met Ed for location of existing wiring.
Funding from Gap View Estates Escrow

MALE ROAD BRIDGE PROJECT:

Gilmore and Associates, Inc.: 8/5/2024 – 9/1/2024 \$6,538.97

In-house staff meetings to coordinate & schedule; base mapping adjustments & updates; pre-permit activities including jurisdictional agency requirement assessment & coordination; ongoing utility coordination from PA One-Call; ongoing design & CAD drafting; in progress structural calculations for new bridge superstructure & substructure modif's; ongoing right-of-way & temp const easement research & planning; project-related administration, coordination & scheduling.

POLICE:

2024 – June / July Parking Violations – 8 total

- Inspection – 3 total \$30.00
 - Trailer on Roadway – 5 total \$50.00
- \$80.00

July Monthly Calls for Service Police Activities - 762

Wind Gap – 231 Pen Argyl – 127 Plainfield Township – 404

August Monthly Calls for Service Police Activities – 737

Wind Gap – 188 Pen Argyl – 133 Plainfield Township – 416

Chief Hoadley and the four (4) Sergeants, have completed the Oral Board process for 11 applicants. Background checks have begun for the top five (5) applicants.

The Department took part in a DUI checkpoint on Friday, September 13, 2024. Multiple citations were issued and six (6) DUI arrests were made.

EMERGENCY MANAGEMENT: Dave Hess, Emergency Management Coordinator

- REMINDER: All Elected Officials should complete NIMS IS-700 and ICS-100. Contact Dave Hess if there are any questions.

WASTE MANAGEMENT:

Neighboring Partnership check has not been received to date.

WIND GAP AMBULANCE:

109 total calls for August 2024:

Wind Gap / Northampton Cty

True BLS Calls = 29

Other BLS Calls = 17

Refusals = 1

Cancelled Calls = 11

No EMS Needed = 5

True ALS Calls = 14

Other ALS Calls = 0

Monroe Cty = 10

Transports / Completed = 37

Cancelled = 2

Response Times:

Northampton Cty = 1.56 Minutes Avg (from dispatch to responding)

Monroe Cty = 1.78 Minutes Avg (from dispatch to responding)

FIRE COMPANY:

13 Calls for the Month of July 2024 / 103 Calls for the Year

- 2 Motor Vehicle Accident – unknown injuries
- 2 Wire Down
- 1 Wire Fire
- 1 Brush Fire
- 1 Tree Down
- 4 Fire Alarms
- 1 Motor Vehicle Fire
- 1 EMS Assist

18 Calls for the Month of August 2024 / 121 Calls for the Year

- 2 Structure Fires
- 2 Vehicle Fires
- 4 Wire Fires
- 1 Odor Investigation
- 1 Flood Condition
- 4 Fire Alarms
- 3 EMS Assist
- 1 Phone Call

PARK:

Committee Meeting held at the Park on Thursday, September 5, 2024.

Street Department demolished the upper ballfield backstop, dugout, bleachers, and utility shed. They filled all voids and leveled the ground.

Meeting with representatives from GKEDC and the Park Committee to discuss schedule to move forward with installation of fencing donated by GKEDC and new dugouts / bleachers.

WIND GAP MUNICIPAL AUTHORITY:

WGMA Meeting held on Wednesday, August 28, 2024

- 249 South Broadway – Discussion of Notice of Violation for Inspection / Fines
- Discussion of a homeowner wanting to line sewer pipe vs replacing pipe
- Green Knight Pump Station – Generator not working – who is responsible
- Cubes at Wind Gap (CRG) – Escrow not replenished / no work until replenished

PLANNING:

Thursday, Sept 19, 2024 – CANCELLED AS OF TUESDAY, SEPTEMBER 17, 2024
62 North Broadway - Wawa Convenience Store -

ZONING:

No applications have been received Meeting was held.

OFFICE/BUILDING:

Street Department excavated trench for installation of conduit for Wind Gap Electric to run wire to the parking lot lights. Electrical work was inspected by KeyCodes Inspection Agency.

Parking Lot Paving:

Project Advertised for bid in Express Times Fri. Sept 6 and Mon. Sept 9, 2024
Anticipate Project Award at Council Meeting, Monday, October 7, 2024

Parking Lot - \$35,000 from 2021 Grow NORCO Grant
Request for Extension December 31, 2024

FINANCIALS: – Balances as of August 30, 2024:

General Funds:	\$113,073.14
Money Market Funds:	\$1,321,832.64
Capital Reserve Funds:	\$2,211,985.76 (\$665,362.83 – Sale of Borough Properties)
State Liquid Fuels Funds:	Current Balance = \$340,259.85 (Allocation Based on 9.36 miles / Population of 2720)

BOROUGH PROPERTIES:

Verizon Cell Tower on Municipal Complex property.

Delivery of cell tower pole. KeyCodes Inspection Agency has inspected the footers and electrical wiring for the cell tower. Tower placement scheduled to begin Monday, September 23, 2024. Project is on schedule to be completed by Friday, October 18, 2024.

MISCELLANEOUS:

Wednesday, September 4, 2024:

Attended Joint Meeting of Northampton County Council of Governments (COG's) & Municipalities.

Presentations / Discussion Points:

1. LV 250 – America's 250th Anniversary in 2026 will be commemorated in the Lehigh Valley through a series of insightful and thought-provoking exhibitions, walking tours, digital offerings, and performances, offered by a collaborative effort among regional historical, cultural and educational institutions. Partner Organizations: Lafayette College, Lafayette College Art Galleries, Northampton County Historical & Genealogical Society, Historic Bethlehem Museums & Sites, Delaware & Lehigh National Heritage Corridor, Lehigh Valley Passport to History.
For More Information go to: LehighValley250.org
2. UNESCO – July 26, 2024, Moravian Church Settlements was inscribed on the prestigious World Heritage List at the World Heritage Committee Meeting in New Delhi, India. (UNESCO – United Nations Educational, Scientific and Cultural Organizations)
3. Northampton County Digital Navigator Coalition Update
4. Earth Day 2025 – Sunday, April 27, 2025 – 11:00 a.m. to 5:00 p.m. Northampton Community College
5. Lehigh Valley Economic Development Corporation Update
6. Northampton County Festival – Saturday, October 12, 2024 11:00 a.m. – 5:00 p.m. Louise W. Moore Park, 151 Country Club Road, Easton, PA 18045
Free Admission, Food, Beverages, Live Music, Crafters, Awards

Fall/Winter Newsletter has been sent to Hometown Press for layout and draft.

NO NONSENSE NEUTERING:

Year-to-date Report:

May 2024 – 117 South Broadway – 1 Male (Neuter)/ 1 Female (Induction)

August 2024 – 117 South Broadway – 1 Female (Spay)