

WILSON BOROUGH
NORTHAMPTON COUNTY
PENNSYLVANIA
NOVEMBER 10, 2005

A Special Meeting of the Council of the Borough of Wilson was held in the Guy B. Tomaino Public Safety Building at 2040 Hay Terrace, President Reiss called the meeting order at 7:00 p.m.

PRESENT:

Leonard Feinberg	James Klass
Joan Lilly	James McGowan
Ronald Nixon	Bob Reiss, President
David Schug	Louis Starniri

ABSENT:

Daneen McGinley

Also present were: Mayor David Perruso, Solicitor Louis Minotti.

Attorney Jim Preston and Engineer Mark Bahnick appeared before Council to present an overview the Ashley Developments proposed project at Wilson Park. The project calls for the industrial site to be transformed into 270 loft condominiums. The \$60m project will contain a mix of one to two bedroom apartments. The units should attract young singles and couples and empty nesters. The Borough should benefit with an increased tax base and school taxes. The project will have limited traffic impact and limited impact on schools.

Highlights of the project include: the exterior façade of the plant will remain along with the industrial window pattern. The windows will also contain floor to ceiling glass.

The primary impediment going forward is the property's current zoning classification. Attorney Preston suggested using an overlay design which would allow the property to possess multiple uses. Attorney Preston looked for Council's blessing to come back with a very specific proposal. A traffic impact study will also be included in the presentation.

Mr. Minotti reviewed the requirements need for Ashley to proceed including the time limitations. A 30 day notice is required to be given to the Wilson Borough Planning Commission and the Lehigh Valley Planning Commission. This time is necessary for the commissions to review and make comment on the project. Advertisements must be provided for in two consecutive weeks for the Public Hearing to be scheduled on December 12, 2005 at 6:00 p.m.

Sara Pandl, Wilson's Community Planner, expressed her concern if she and Wilson's Engineer, Amy Riddle, would be permitted to work with the projects engineer and solicitor. Permission was granted along with Mr. Minotti. Mr. Klass expressed is concern that issues would be resolved without Council's knowledge. Mr. Minotti explained that this would not be the case. Ms. Pandl and Ms. Riddle would not authorized to make deals.

Mr. Minotti's office will mail out the appropriate notices to 50 to 60 property owners in the vicinity of Wilson Park tomorrow, November 11, 2005.

Mr. Minotti reviewed the EMST information. The ordinance will be very similar to the one currently used for OPT. Self employed individuals will be subject to the tax. The Borough office will collect the tax. The ordinance will have to be advertised for three consecutive weeks. Motion to authorize the necessary ads for the EMST by Mr. Starniri. Second by Ms. Lilly.

Motion by Ms. Lilly to provide the proper notice to adjacent property owners of Wilson Park. Second by Mr. Starniri.

ADJOURNMENT : Mr. Feinberg made a Motion to adjourn the Special Council meeting at 8:40 p.m. Second by Mr. Nixon.

Transcribed from a tape.

KAREN A.LOHRMAN, BOROUGH SECRETARY

