

WILSON BOROUGH
NORTHAMPTON COUNTY
PENNSYLVANIA
January 12, 2026

The first meeting of January of the Council of The Borough of Wilson was held in the Guy B. Tomaino Public Safety Building at 2040 Hay Terrace, Easton, PA. Council President Jeffrey Bracken called the meeting to order at 7:00 pm. Roll call followed.

PRESENT:

Shaun Gable-late	Susan Allen	Kimberlee Muzac	John Burke	Grace Hurd
Kendra Cooper	Jeffrey Bracken	Russell Lipari	Michael Figueroa	

ABSENT:

NONE

Also present were Solicitor Stanley Margle, Fire Chief Joseph Sipel, and Police Chief Christian Meehan.

READING OF THE MINUTES:

A motion to approve meeting minutes from December 22, 2025 and January 5, 2026, made by Mr. Figueroa. Second by Mr. Lipari. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari and Ms. Muzac. Motion passed with a 9-0 vote.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS - AGENDA ITEMS ONLY:

NONE

GUEST:

Pastor Keady of the First Responder Chaplain Corps presented an overview of services provided to the Borough and surrounding communities.

CAUCUS

A motion to enter a caucus at 7:10 pm made by Mr. Lipari. Second by Mr. Burke. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari and Ms. Muzac. Motion passed with a 9-0 vote.

Council exited Caucus at 8:00 pm. The Caucus was held under Section 708 of the Sunshine Law – to discuss litigation and contracts.

COMMUNICATIONS AND PETITIONS:

NONE

COMMUNICATIONS FROM THE COUNCIL PRESIDENT:

Mr. Bracken presented former Councilman, Mr. Wacik with his name plate and a gift for his years of service.

Mr. Bracken thanked Mr. Burke and Mr. Lipari for their service as former President and Vice President of Council.

Mr. Bracken asked to have the West Easton/Wilson Steering Committee added to the agenda.

Mr. Bracken announced the Committee members:

Celebration Committee

Mr. Burke – Chairperson
Ms. Cooper

Contract Committee

Mr. Bracken – Chairperson
Ms. Allen
Mr. Burke
Ms. Cooper

Code Committee

Mr. Burke – Chairperson
Ms. Allen
Mr. Bracken

General Government

Mr. Figueroa – Chairperson
Ms. Muzac
Ms. Hurd

Park Committee

Ms. Gable – Chairperson
Mr. Lipari
Ms. Hurd

Public Works Committee

Mr. Bracken – Chairperson
Ms. Muzac
Ms. Allen

Protection to Persons & Property

Ms. Gable – Chairperson
Mr. Figueroa
Ms. Cooper

West Easton/Wilson Steering Committee

Mr. Bracken – Chairperson
Mr. Burke
Ms. Gable
Mr. Wacik (Resident)

Mr. Bracken requested a motion to appoint Mr. Burke as the Ambassador for the Dixie Project. A motion to approve was made by Mr. Lipari. Second by Mr. Figueroa. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari and Ms. Muzac. Motion passed with a 9-0 vote.

Mr. Bracken requested a motion to appoint Mr. Figueroa as the Ambassador for the Wood Ave Project. A motion to approve was made by Mr. Lipari. Second by Ms. Hurd. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari and Ms. Muzac. Motion passed with a 9-0 vote.

COMMUNICATIONS FROM THE MAYOR:

NONE

COMMUNICATIONS FROM THE BOROUGH MANAGER:

Mr. Burke advised that the Borough is in receipt of a \$10,000 grant for the Fall Festival

REPORTS OF COMMITTEES:

GENERAL GOVERNMENT:

NONE

PROTECTION TO PERSONS & PROPERTY:

POLICE:

NONE

FIRE: Chief Sipel requested a motion to hire part time firefighter Hunter Grieve. A motion to hire made by Ms. Gable. Second by Mr. Burke. A roll call vote followed. Yes votes cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari and Ms. Muzac. Motion passed with a 9-0 vote.

NONE

PUBLIC WORKS:

NONE

PARKS:

NONE

CODE COMMITTEE:

NONE

CELEBRATION COMMITTEE:

NONE.

COMPREHENSIVE PLAN:

NONE.

CODE DEPARTMENT/ZONING/LAND DEVELOPMENT:

A special Zoning Hearing Board meeting will be held on Tuesday, January 13, 2025, and will include a review of an appeal from Soundtech Alarm and Locksmith regarding property at 1711 Northampton Street.

ATTORNEY:

Solicitor Margle reported on the magistrate hearing held on December 10, 2025, which he attended with Ms. Garcia, Borough Manager, and Ms. Wall, Borough Zoning Officer. The defendant, Mr. Giovannia Scotto-DiCesare, stated his intention to appeal the decision.

Solicitor Margle advised the Board of Review will hold a hearing on the Beatty property within the next 45 days.

Solicitor Margle advised that the Mavis project located at 818 S. 25th Street has encountered an issue with neighboring property owners regarding the buffer. The parties have been unable to reach agreement on the buffer and the conditions thereof. A motion was made by Ms. Hurd to send a letter to the attorney requesting evidence of an agreement and to allow 90 days to complete the work. The motion was seconded by Mr. Burke. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

A motion to advertise Ordinance # 819 – Borough Fee Schedule made by Mr. Burke. Second by Mr. Figueroa. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

A motion to advertise Ordinance #820 – Short Term Rentals made by Mr. Figueroa. Second by Mr. Burke. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

Solicitor Margle advised that changes to both the Earned Income Tax (EIT) and the Commuter Earned Income Tax (Commuter EIT) require a referendum to be placed on the ballot. Mr. Bracken asked Solicitor Margle to double-check the facts surrounding the Commuter EIT, as he is aware of surrounding municipalities that have implemented it without a referendum. Solicitor Margle stated that he will investigate the matter and report back at the next Council meeting.

Solicitor Margle advised that raising the real estate transfer tax is a much simpler process and will require negotiations with the Wilson Area School District. Solicitor Margle stated that he will reach out to the Wilson Area School District's solicitor, Attorney Donald Spry, and report back at the next Council meeting.

Solicitor Margle advised that he along with some Council members and the Borough Manager participated in a conference call with Skyline Investments regarding the Dixie Project on January 8, 2026. The call lasted approximately one and one-half hours and focused on discussing the status of the project. Solicitor Margle further advised that weekly conference calls will be held on Thursdays to provide project updates.

OLD BUSINESS:

Solicitor Margle advised the joint lawsuit regarding the Wood Ave. project was filed and he will email a copy to all of Council.

Mr. Bracken requested a motion to advertise the Solicitor RFP. A motion was made by Ms. Hurd. Second by Ms. Gable. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

Mr. Figueroa requested that the use of fire trucks and the opening of hydrants during hot summer days be reviewed and investigated again.

NEW BUSINESS:

Mr. Burke requested Council's permission for the Celebration Committee to host the Easter Egg Hunt on April 4, 2026, in Meuser Park and the Community Center. A motion to approve made by Ms. Allen. Second by Mr. Lipari. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

Mr. Burke requested Council's permission for the Celebration Committee to host Flavor Jam Food Truck Festival on May 9, 2026, with a rain-date of May 10, 2026. A motion to approve was made by Ms. Allen. Second by Mr. Lipari. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

A motion to nominate Ms. Hurd to the Library Board was made by Mr. Lipari. Second by Mr. Burke. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

ORDINANCES:

NONE

RESOLUTIONS:

A motion to approve Resolution # 1313 – Tax Collector Fees was made by Ms. Gable. Second by Mr. Figueroa. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

BILLS AND ACCOUNTS:

Bills were in the amount of \$164,389.24. A motion to approve was made by Mr. Figueroa. Second by Mr. Burke. A roll call vote followed. Yes votes were cast by Ms. Allen, Mr. Bracken, Mr. Burke, Ms. Cooper, Mr. Figueroa, Ms. Gable, Ms. Hurd, Mr. Lipari, and Ms. Muzac. The motion passed unanimously, 9-0.

PRESENTATION OF MATTERS BY RESIDENTS AND TAXPAYERS:

NONE

ADJOURNMENT:

Ms. Lipari made a Motion to adjourn at 8:50 pm. Second by Mr. Burke and Council concurred.

STEPHANIE N. JONES
CLERK/TREASURER