

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
MARCH 1, 2021**

Chairman Ronald J. Heintzelman called the Zoom meeting to order at 7:30 PM, followed by the Pledge of Allegiance and a moment of silence. In attendance were Supervisors Mark Hills and Dennis Klusaritz, Manager Chris Garges, and Secretary/Treasurer Brenda Norder. Attorney Lisa A. Young and Engineer Steve Gitch attended via Zoom.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the minutes of the Board of Supervisors Meeting of February 1st, the February 18th Conditional Use Hearing and the February 25th Bid Opening were approved. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

ANNOUNCEMENTS

1. The Conditional Use Hearing for the Strawberry Acres Active Adult Residential Community was continued until March 11, 2021 at 7 PM. The Zoom login information is on the website.
2. The Municipal Offices will be closed Friday, April 2nd for the Good Friday Holiday.
3. Lehigh County Executive, Phillips Armstrong, attended via Zoom and invited questions from the audience.

TREASURER'S REPORT

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the February Treasurer's report, and the register of checks # 15889-15971 were approved as presented. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

OLD BUSINESS: No Old Business.

NEW BUSINESS:

TRETTER LOT LINE ADJUSTMENT

WAIVER

Bob Hoppes, on behalf of the Tretter Lot Line Adjustment Plan, requested the following waiver:

Sect. 3.02 - The plan is viewed as a Final as well as a Preliminary

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Board granted the waiver. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

TRETTER LOT LINE ADJUSTMENT

PRELIMINARY/FINAL

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Tretter Lot Line Adjustment Plan was approved as a Preliminary/Final subject to the following conditions:

1. The Developer shall comply with all of the recommendations contained in the letter from the General Planning Engineer & Sewage Enforcement Officer dated February 24, 2021.
2. The Developer shall comply with all the recommendations contained in the letter from the Zoning Officer dated February 17, 2021.
3. The Developer shall comply with all the recommendations of the Planning Commission Meeting of January 26, 2021.
4. The Developer shall comply with all the provisions contained in the Planning Secretary's checklist letter dated February 17, 2021.

Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

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AUSI MINOR SUBDIVISION WAIVER

Philip Matlitch, on behalf of the AUSI Minor Subdivision Plan, requested the following waiver:

Art. 5, 6 - The plan is viewed as a Final as well as a Preliminary

Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the Board granted the waiver. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

AUSI MINOR SUBDIVISION PRELIMINARY/FINAL

Upon motion by Mark Hills, seconded by Ronald J. Heintzelman, the AUSI Minor Subdivision Plan (The Ridings Pump Station) was approved as a Preliminary/Final subject to the following conditions:

1. The Developer shall comply with all the recommendations contained in the letter from the General Planning Engineer & Sewage Enforcement Officer dated February 24, 2021.
2. The Developer shall comply with all the recommendations contained in the letter from the Zoning Officer dated February 17, 2021.
3. The Developer shall comply with all the recommendations of the Planning Commission Meeting of January 26, 2021.
4. The Developer shall comply with all the provisions contained in the Planning Secretary's checklist letter dated February 17, 2021.

Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RIDINGS AT PARKLAND PHASE II TIME EXTENSION

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board accepted an extension of time, until June 30, 2021, for the Board to review the Plan of the Ridings at Parkland Phase II. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

NORTH VALLEY TRADE CENTER REVISION OF PRIOR MOTION

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board approved and authorized reduction #2 of the North Valley Trade Center Off-site Improvements Bond for \$83,372.42 for road construction. This is a revised motion from the February 1, 2021 meeting, approving a reimbursement of \$83,372.42 to TCNE NW Development LLC, for the offsite improvements on Independence and the intersection of Independence and Pennsylvania Drive. The Developer's original request incorrectly identified the reduction as a reimbursement. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

NORTH VALLEY TRADE CENTER REDUCTION OF OFFSITE IMPROVEMENTS ESCROW

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board accepted the written recommendation of the General Planning Engineer Stephen Gitch, dated February 24, 2021 and authorized reduction #3 of the North Valley Trade Center Off-site Improvements Bond for \$240,873.77 for road construction. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

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FARMLAND & OPEN SPACE PRESERVATION COMMITTEE APPOINTMENT

Upon motion by Mark Hills, seconded by Dennis Klusaritz, the Board appointed Paul Semmel to fulfill the unexpired term of Joanne Guth. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

PINE STREET ROAD CLOSURE AND DETOUR REVISED DATES

Mr. Larry Anthony, Penn Quaker Site Contractors, Inc., submitted a letter to the Board requesting that the previously approved dates, February 8th to February 22nd, for the road closure, be rescheduled to March 2nd through March 19th. The rescheduling was due to the Developer meeting all the requirements as set forth in the February 1, 2021 original approval and the multiple snow delays. Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board approved the temporary closure of Pine Street on March 2nd through March 19th. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

MUNICIPAL APPROVAL ERIK HIRNER MEMORIAL RIDE

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board granted approval for the Erik Hirner Memorial Ride to travel through the Township. The Red Knights PA Chapter 10 Motorcycle Club will be conducting a memorial ride on May 30, 2021, which will travel through the township, from Orefield Road at the South Whitehall Twp line west onto Kernsville Road to the Lowhill Twp line. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

EXONERATION OF TAXES VETERAN'S EXEMPTION KUHNS

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board approved the notice from the Lehigh County Assessment Appeals Office, on behalf of Jeffrey Kuhns, for exoneration from collection of his Real Estate property tax. Mr. Kuhns was a qualified applicant for Disabled Veterans Real Estate Property Tax Exemption, effective retroactively to July 1, 2020. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

MANAGER'S REPORT

Mr. Garges presented the following:

- the 2020 Budget Performance Summary.
- the annual Planning Commission report and 10-year permit summary.
- the Planning Commission's recommendation to have Gilmore & Associates prepare a 2-phase proposal to update the township's comprehensive plan. Brian Horwith, Planning Commission Chairman, offered comments on the request.

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board authorized the Manager to obtain a 2-phase proposal from the Consultant to update the Comprehensive Plan and revise the Zoning Ordinance, making it consistent with the comp plan. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

- updates on the Carl Street environmental study, the Shady Lane/Woodlea issue, CWSA's response regarding our sewer system, and the Neffs Pool bid/demolition progress.
- he also announced that the public works crew has reached 180+days without injuries, the Girl Scout commemorative plaques have been installed, and the new Planning Assistant will start on March 22nd.

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- the following meetings are scheduled: Parks and Recreation, March 8 at 7:30 PM, the Zoning Hearing Board, March 17 at 7:30 PM, and the Planning Commission, March 23 at 7:30 PM; and
- Mr. Garges informed the Board of the recent grass cutting bid and a discussion ensued weighing the benefits of a new hire vs out-sourcing seasonal work.

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board approved the manager to advertise for applicants to fill a position of Public Works Laborer. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

Supervisor Klusaritz inquired about the status of an Agri-entertainment Ordinance, he suggested that the Manager contact PADOT regarding the Coffeetown Bridge, to see if it could be improved, considering possible increase in traffic due to the construction of the North Valley Trade Center. The Manager should also check if PADOT can improve the street markings at the intersection of Routes 329/873 and Neffs Laurys Road.

SOLICITOR'S REPORT

At the request of Atty. Young, the Board, upon motion by Dennis Klusaritz, seconded by Mark Hills, authorized the Chairman to sign a Pre-construction and Indemnification Agreement for the Pine Street closure as it relates to the improvements associated with Fairland Farms III.

Atty. Young also presented an update on actions against various property violations and sewage enforcements.

COMMENTS FROM THE FLOOR (Non-agenda items):

- Jim Wilson, President of Allied Utilities, noted that he has received approval from DEP for his sewer planning module, which must be signed by the Secretary.

Upon motion by Ronald J. Heintzelman, seconded by Mark Hills, the Board authorized the Secretary to sign the DEP sewage planning module. Roll call: Mark Hills - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

- Gene Wolfgang, Faye Dr., Orefield, asked what type of contaminants have been found on the Carl Street property.

ADJOURNMENT Meeting adjourned at 8:26 PM.

Respectfully submitted,

Brenda Norder, Secretary/Treasurer