



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING  
JULY 3, 2023**

Chairman Al Geosits called the meeting to order at 7:00 PM followed by the Pledge of Allegiance and a moment of silence. In attendance, were Supervisor Dennis Klusaritz, Supervisor Ronald J. Heintzelman via phone, Township Manager Randy Cope, Attorney Tom Dinkelacker, Engineer Steve Gitch, Director of Planning and Zoning Jeff Mouer, Finance Director/Treasurer Seth O'Neill, and Secretary/Deputy Treasurer Jessica Koenig.

**APPROVAL OF PREVIOUS MINUTES**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the minutes of the Special Meeting Held May 9, 2023, the Board of Supervisors Meeting of June 5, 2023 and the bid opening minutes of June 26, 2023. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**ANNOUNCEMENTS**

1. Executive session was held June 21, 2023 for the purpose of personnel matters.
2. The Township received the following proposal from Whitehall Township for addition to North Whitehall Township Agricultural Security Area with a recognized 180 day waiting period start date of May 1, 2023:  
John G. Weinhofer                      4547 Spruce St.                      115 acres +/-  
Brad J. Weinhofer
3. Congratulate Code Enforcement Officer Aubrie Miller on her successful completion of a leadership training course, titled Effective Leadership Development.
4. Lucas Maxwell of Troop 1600 and Westin Wolfrom of Troop 57 were both in attendance to fulfill their requirements for their Communication Badge.

**TREASURER'S REPORT**

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the June Treasurer's report and checks #18277 – 18373 were approved as presented. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**OLD BUSINESS:** No old business.

**NEW BUSINESS:**

Supervisor Geosits recessed the regular meeting and turned the proceedings over to Attorney Dinkelacker in order to conduct a Public Hearing to hear comments on proposed Ordinance 2023-1.

Attorney Dinkelacker closed the Public Hearing regarding proposed Ordinance 2023-1. Supervisor Geosits resumed the regular meeting.

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**ORDINANCE 2023-1**

**AMENDING THE NWT SALDO**

Ordinance 2023-1 amended the section 375-72 of the Township Subdivision and Land Development Ordinance titled Open Space and Recreation Areas to amend the amount of recreational land required to be dedicated, and amending section 204-1 of the Township code of ordinances titled Fee Established to update the amount of recreation fees to be paid in lieu of dedication, and amending section 375-61 of the Township Land Development Ordinance titled Pathways and Bikeways to require the construction of walking trails along the perimeter of all subdivisions and land developments. Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board adopted Ordinance 2023-1. Roll call: Al Geosits - yes; Ronald J. Heintzelman - no; Dennis Klusaritz – yes.

- Jim Osmun, Green Hill Circle, Schnecksville, inquired if this change to the ordinance will apply to land that is in the process of being developed or only new development. He also inquired if the Township will be reimbursing the land owners for the land they are required to dedicate. Lastly, he expressed his concern that the change to the ordinance is not addressing enough of the possible issues that could pop up due to the changes made and will cause further, more extensive issues, for the Township in the future.
- Jeff Johnson, Old Mile Hill Rd., Orefield, inquired about the following items in regards to pathways and trails that the change in the ordinance addressed
  1. Will the Township Snow Removal Ordinance apply to the trails/pathways the developers are required to have constructed.
  2. Will the homeowners be required to have liability insurance that pertains to these pathways.
  3. Has there been any thought put into giving credit for impervious surface.
  4. Will the pathways/trails be put in the Township Right of Way.
  5. Who is responsible for the maintenance/repairs of the paths.
- Bruce Stettler, Steeple Chase Dr., Schnecksville, asked if all pathways being constructed have to be on private property or are they allowed to be on municipal land.
- Scott Jensen, Beech Court, Schnecksville, stated he felt the ordinance had to many grey areas that should specifically be addressed before adopting the ordinance.
- Karen Osmun, Green Hill Circle, Schnecksville, inquired where the walking paths currently in the Township are located.

**RESOLUTION 07-03-23**

**FEE SCHEDULE**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, Resolution 07-03-23 was adopted. Resolution 07-03-23 adopts, amends, and revises the fee schedule with regards to the permit fees and recreation contribution in lieu of public dedication of land, the remainder of the 2023 fee schedule shall remain as stated in Resolution 01-03-23. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 07-03-23A**

**TIMBERIDGE LUXURY APARTMENTS REVISED FINAL PLAN**

Lew Rauch, of Lehigh Engineering, on behalf of the Timberidge Luxury Apartment Plan, presented the plan to the Board. Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board tabled Resolution 07-03-23A conditionally approving the Plan as Final. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Rich Semmel, Clearview Rd., Coplay, reiterated the fact that the Planning Commission voted to defer the sidewalk as a condition for this plan.



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**RESOLUTION 07-03-23D**

**INVESTMENT TRANSFER**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Resolution 07-03-23D authorizing the investment of \$400,000 of excess liquidity in the General Fund operating account into the General Reserve Account, which, in accordance with the Township Investment Policy, Section I.(D), offers the highest yield with the maximum liquidity. Roll Call – Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 07-03-23E**

**2023 OMNIBUS BUDGET ADJUSTMENT**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Resolution 07-03-23E authorizing the adjustment and transfer of 55 line items in the 2023 budget, across several funds, in order to balance the 2023 General Fund budget, to create an efficiency by reallocating 2023 expenditures in a holistic, single action, and to facilitate better financial planning for budget years 2023 and 2024. Roll Call – Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 07-03-23F**

**MODIFICATION OF AGRICULTURAL SECURITY AREA  
ROHR FARM**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, Resolution 07-03-23F was approved. Resolution 07-03-23F approves the following member shall be added to the Agricultural Security Area created by Ordinance 1990-1, 1993-2, and Ordinance 1996-2:

Theodore J. Rohr Jr. and Louise J. Rabenold

4812 Mulberry St.	27.87
4811 Mulberry St.	34.00
4649 Mulberry St.	16.834
4668 Mulberry St.	<u>3.95</u>
	82.654 Acres

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

**NEW HIRE**

**FULL TIME RECEPTIONIST/OFFICE ASSISTANT**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved the hiring of Jessica Grim as full time Receptionist/Office Assistant. Ms. Grim's first day is set for July 5, 2023. Roll call: Al Geosits – yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**TOWNSHIP LABOR COUNSEL**

**APPOINTMENT**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board made the following motion to appoint Eckert Seamans Attorney at Law as Township Labor Counsel. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz yes. There were no public comments on this item.

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**AWARD OF BID**

After review of the bids, the Township Manager, recommended to award the bid to EF Laudenslager. Upon motion by Al Geosits, seconded by Ronald J. Heintzleman, the contract for the 2023-2024 propane fuel was awarded to EF Laudenslager at their low bid price of \$1.0306/gallon. Roll call: Al Geosits - yes; Ronald J. Heintzleman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**PROPANE FUEL**

**SEPARATION AGREEMENT**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved the Resignation and Retirement Agreement between North Whitehall township and Richard A Deemer, subject to the condition that the Township Manager first confirm that Mr. Deemer has not exercised his right of rescission within the seven-day period following the date of Mr. Deemer's execution of the Agreement. Roll call: Al Geosits - yes; Ronald J. Heintzleman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**PUBLIC WORKS DIRECTOR**

**APPOINTMENT**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, Kathy Crawford was appointed to the Planning Commission to fill the unexpired term of Leonard Nuss until December 31, 2024. Roll call: Al Geosits - yes; Ronald J. Heintzleman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**PLANNING COMMISSION**

**MANAGER'S REPORT**

- Important Dates:
  - Farmland Preservation Meeting – Thursday, July 13, at 7 PM;
  - Movie in the Park – Friday, July 14 at dusk (Levans Park – Minions; The Rise of Gru)
  - Recreation Board Meeting, Monday, July 17, 7 PM;
  - Zoning Hearing Board, Wednesday, July 19, 7 PM;
  - Planning Commission, Tuesday, July 25, 7 PM;
  - Board of Supervisors, Monday, August 7, 7 PM;
- Neffs Valley Park – Public Works added material, graded and rolled the access trail off of Park Valley Road going through the park. We received a quote to surface the repaired trail and look to move forward with it later this month or early August.
- The new park entryway signs have been ordered and they should be arriving in the next few days.
- The pickleball courts have been finalized and were opened for use Monday July 3, 2023. The courts look fantastic and will be a great asset for the community. Pickleball lessons for children and adults will be starting in August. If interested, you can sign up through RecDesk on the Township's website.
- Park Valley Road Bridge is scheduled to go out to bid the week of July 17, 2023.
- S&G had the lowest price to sealcoat/stripe the parking areas at Laury's Firehouse Park and we are trying to get on their schedule for the end of the month. The new shed and electric for the campus park have been ordered. Flagpole quotes for Kolapechka have been received and we will be reviewing them later this week finalizing our order.
- The Summer Playground Program began on Monday, June 12, 2023 at 9 AM. The Township is averaging 70-85 kids each and Courtney has done a tremendous job scheduling site visits. Special thanks to our local Fire Departments and Public Works Team for participating in the touch-a-truck last week.

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*MANAGERS REPORT continued...*

- The refurbished IRT locomotive is scheduled to be re-located back to the Levans Road trail head on July 11, 2023 (weather pending).

**COMMENTS FROM THE FLOOR (Non-agenda items):** No comments from the floor.

**ADJOURNMENT** Meeting adjourned at 9:10 PM.

Respectfully Submitted,

Jessica Koenig, Secretary/Deputy Treasurer