



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
SCHNECKSVILLE FIRE COMPANY BANQUET HALL
AUGUST 5, 2024**

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, Township Manager Randy Cope, Attorney Tom Dinkelacker, Engineer Steve Gitch, Director of Operations Jeff Mouer, Director of Public Works Rick Holtzman, Director of Grants, Preservation and Trails Mike Kukitz, Director of Finance Seth O'Neil, and Secretary/Deputy Treasurer Jessica Koenig.

This meeting is being recorded. Upon approval of the minutes by the Board of Supervisors the electronic recording file will be destroyed and the minutes will be uploaded to the website.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board of Supervisors Meeting of July 8, 2024 were approved. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

ANNOUNCEMENTS

1. An Executive Session was held Monday August 5th from 6:30 pm to 6:55 pm for the purpose of discussing potential property acquisition located at 4600 Old Packhouse Road.
2. The Township Offices will be closed Monday September 2nd for the Labor Day Holiday; the Board of Supervisors Meeting will be held Monday September 9th. Township Offices will also be closed Thursday September 12th for Township staff to attend the yearly Lehigh County Association of Township Officials Summer Convention.
3. The Township received the following proposal for addition to the Agricultural Secretary Area
Kenneth & Heather Skorinko 4951 Mulberry St. 10.1123 acres +/-
 1512 Clearview Rd. 11.67 acres +/-
 2031 Clearview Rd. 3.58 acres +/-
 25.3623 acres +/-
4. The Township received the following proposal for addition to the Agricultural Security Area
Rosita & Carl Johnson 4760 Robin St. 13.4562 acres +/-
5. Budget Workshops with the Board of Supervisors are scheduled to be held August 7th at 5 pm and September 11th at 5pm located in the conference room at the Township Temporary Office at 4110 Independence Dr. Suite 100.
6. At the September 9, 2024 Board of Supervisors meeting the Township will be conducting a 7-year review public hearing wherein the Board of Supervisors will modify land within the Township's Agricultural Area.

TREASURER'S REPORT

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the July Treasurer's report and checks # 19425 - 19510 were approved as presented. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

PRESENTATIONS: No presentations

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MOTIONS :

OPEN SPACE ACTION PLAN RFP

AWARD

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board awarded the RFP for Open Space Action Plan to Gilmore and Associates. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes ; Dennis Klusaritz - yes. There were no public comments on this item.

UPDATE TOWNSHIP SALDO

AUTHORIZATION TO ENGAGE A CONSULTANT

Upon motion by Dennis Klusaritz, seconded by , the Board authorized the Township Manager to engage Gilmore and Associates as consultant for updating Township SALDO. Roll call: Al Geosits - ; Ronald J. Heintzelman - ; Dennis Klusaritz - . There were no public comments on this item.

TIMBERIDGE LUXURY APARTMENTS PHASE 1

SECURITY RELEASE #2

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board accepted the written recommendation of the General Planning Engineer Steve Gitch, dated July 31, 2024 and authorized the reduction of \$625,696.34 from the Timberidge Luxury Apartments Phase 1 letter of credit. Leaving a balance of \$612,148.07 in the account. Roll call: Al Geosits - yes; Ronald J. Heintzelman – yes; Dennis Klusaritz - yes. There were no public comments on this item.

REQUEST FOR EXONERATION FROM COLLECTION OF DELINQUENT R.E. TAXES

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board granted the recommendation of the Lehigh County Assessment Office and exonerated Portnoff & Associates and the Tax Claim Bureau from the collection of delinquent real estate taxes for tax year 2022/2023 for the following properties due to the mobile homes being removed from the sites:

4206 Silver Fox Ct.	2023	\$1.59
3535 Lil Wolf Ct.	2022/2023	\$0.77
4411 Wolfs Crossing Rd.	2023	\$0.47

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

AGREEMENT OF SALE

AUTHORIZATION TO EXECUTE

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved the Agreement of Sale between Orchard Hills Land Corp and North Whitehall Township which calls for the Township to purchase 42.6 acres of real property located at 4600 Old Packhouse Road, Schnecksville, Pa 18078 for \$375,000.00 and to authorize the Township Manager to execute said Agreement on behalf of the Township. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom VanVreede, Church Dr., Coplay, inquired what the intended use of the property that is being purchased.
- Rich Semmel, Clearview Rd., Coplay, asked what the total purchase price of the property was and also expressed concern over the amount of money being spent on different Township projects.

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REQUEST TO USE FIRE POLICE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the following requests to use the North Whitehall Township Fire Police as mutual aid were approve.

A Night in the Country August 17, 2024 (Rain Date August 18th);

New Tripoli Fire Company 8th Annual Fall Bash, September 21, 2024

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

MANAGER'S REPORT

- Important Dates:
 - BOS Budget Workshop – Wednesday, August 7th at 5 PM;
 - Zoning Hearing Board – Wednesday, August 21st at 7 PM;
 - Back to School Party – Friday, August 23rd at 4:00 PM;
 - Planning Commission – Tuesday, August 27th at 7 PM;
 - Board of Supervisors – Monday, September 9th at 7 PM;
- The Township Building renovation is moving along, A lot of the site work is underway, and the stormwater system has been connected. The septic system tanks are being installed this week. Demolition is occurring inside the building and staff continues to meet every 2 weeks with the architects, construction manager, and prime contractors to keep everything moving along. As of now, the project is still on schedule, and we anticipate substantial completion by June 30, 2025.
- We are currently accepting resumes for the Recreation and Communications Coordinator position and have received nearly 90 applications to date. Staff will be interviewing applicants the week of August 19th with hopes of having the vacancy filled by early September.
- The contractor has completed the Grist Mill Road Culvert, and the road was reopened today. There were some minor delays with getting the guiderail materials, but the project is finished and looks great. Staff will be working with LCCD to close out our grant and obtain the remaining funds.
- Line striping on Township roadways is approximately 80% complete. The contractor will be back in September after AMS finishes their work. All Township roadways are on a 2-year cycle for line painting.
- Township staff continues to work with TELCO on the traffic signal at Route 309/Sand Spring Road. The surge protection system at 309 and Sand Spring is down causing the camera to go into detect mode. TELCO bypassed the surge protector is ordering a new unit. For now, the camera should be operating correctly in overview mode. We will continue to monitor the signal and make repairs as needed.
- The Township recently achieved compliance with a property on Neffs Laurys Road that was identified as an illegal junk yard. Jeff Mouer and Aubrie Miller were instrumental in working with the solicitor's office to get through the appropriate clearances to have Public Works enter the property to remove over 87 tons of junk material. This was a monumental task, but staff stayed persistent and ultimately achieved compliance by the property owner.
- Another success story in the Zoning and code Enforcement area was the demolition of a blighted dwelling unit on Buchannon Street. After years of persistence, the abandoned property was finally demolished and received overwhelming support from the neighborhood.
 - Supervisor Klusaritz inquired if Staff new what blighted properties would be next to be addressed.

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COMMENTS FROM THE FLOOR (Non-agenda items):

- Rich Semmel, Clearview Rd., Coplay, expressed concern over the amount of advertising signs that are being posted on properties and street light poles on Clearview Road and Route 145. He asked if there was an ordinance that addresses this issue and what can be done to prevent it.
- Olivia Marble, Lehigh Valley News, announced this would be the last North Whitehall Township meeting she would be reporting on at as she has accepted a position for another employment opportunity.
- Ken Walters, Neffs Laurys Rd., Slatington, expressed multiple concerns over the proposed distillery and tasting room on Clearview Road that is currently being reviewed by the Zoning Hearing Board.
- Heather Skorinko, Clearview Rd., Coplay, explained some of the guidelines the proposed plan is sanctioned to follow and refuted some of the previously stated concerns regarding the proposed distillery and tasting room.

ADJOURNMENT Meeting adjourned at 8:18 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer