



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING  
JUNE 3, 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 Supervisors Ronald J. Heintzelman and Dennis Klusaritz, Solicitor Thomas Dinkelacker, Manager Randy Cope, Director of Operations Jeff Mouer, Engineer Steve Gitch, Director of Public Works Rick Holtzman, Director of Finance/Treasurer Seth O'Neill, Director of Grants, Preservation, and Trails Mike Kukitz, and Secretary/Deputy Treasurer Jess Koenig.

**APPROVAL OF PREVIOUS MINUTES**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of May 6, 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. The Municipal Offices will be closed Thursday, July 4<sup>th</sup> for the Fourth of July Holiday.
2. The July Board of Supervisors Meeting has been changed to July 8, 2024.
3. As of June 24, 2024 Township administration staff will be occupying the temporary Municipal Office located at 4110 Independence Dr. Suite 100 for the duration of the Township building renovation.
4. Also for the duration of the Township building renovation public meetings will be moved to temporary locations. Board of Supervisors, Zoning Hearing Board, and Planning Commission will be held at the Schnecksville Fire Company in the Banquet Hall. Recreation Board and Farmand/Open Space Preservation meetings will be held at Neffs Fire Company. The first meeting being held at the temporary location will be Zoning Hearing Board scheduled for June 19<sup>th</sup>. All meetings remain scheduled for their previously advertised dates and times.
5. A Conditional Use Hearing will be held at the Municipal Building on Wednesday June 5<sup>th</sup> at 7 PM, for a proposed plan for Rising Sun Associates, LLC.
6. An executive session was held on June 3, 2024 to discuss legal advice regarding the Conditional Use Hearing being held June 5, 2024 with Rising Sun Associates, LLC.

**TREASURER'S REPORT**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the May Treasurer's report and checks #19260 – 19371 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

**OLD BUSINESS:**

**RESOLUTION 05-06-24C**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board authorized a supplemental appropriation in the General Fund of \$100,000 to account 01-492.3100 (Transfers to Road Machinery) and from the unrestricted fund balance in the Road Machinery Fund, in the following amounts: \$143,000 to account 31-437.5880 for Truck #5, \$48,000 to account 31-437.6000 for the Hook Truck, and \$100,389 to account 31-437.6900 for the tub grinder, totaling \$291,389. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**BUDGET APPROPRIATION**

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**NEW BUSINESS:**

**RESOLUTIONS:**

**RESOLUTION 06-03-24**

**5077 OVERLOOK RD (STRAWBERRY ACRES)  
PRELIMINARY PLAN**

Previous Resolution 12-04-23A which was tabled by the Board of Supervisors on December 4, 2023 until June 3, 2024. Consideration for approval for a land development proposing an active Adult Retirement Community consisting of 68 new dwelling units, a community center, and associated parking areas, driveways and stormwater facilities on properties commonly known as 5077 and 5120 Overlook Road, North Whitehall Township, Pennsylvania. Discussion from Staff and Consultants provided that the plans before the Supervisors are the same plans that were tabled in December, 2023 and still provide for vertical retention walls in the stormwater basins despite the denial of waiver requested to provide for vertical walls and thus non-compliant. Upon motion by Dennis Klusaritz, seconded by Al Geosits, to deny Resolution 06-03-24. Roll call: Al Geosits - yes; Ronald J. Heintzelman - no; Dennis Klusaritz - yes.

- Rich Semmel, Clearview Rd., Coplay, explained that denying the plan could jeopardize the conditions of the plan that were previously decided upon.
- Katherine Wood, Donna Dr., expressed concern that the developer would take the Township to court and if the developer won the Township would be forced to accept the developers original plan.
- Tom VanVreede, Church Dr., inquired if the propane design would be fully rendered on the modified plan, if the excavation plans reflect contaminated soil, if the excavation plans contain the potential for a remediation plan, and if there were any updates on the environmental concerns.

**RESOLUTION 06-03-24A**

**ACE ELECTRIC BUILDING EXPANSION PRELIMINARY/FINAL**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Resolution 06-03-24A conditionally approving the ACE Electric Building Expansion Plan as preliminary/final. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 06-03-24B**

**DCED MULTI-MODAL GRANT RESOLUTION**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved Resolution 06-03-24B authorizing the submission of a Department of Community and Economic Development Grant to undertake the project known as SR 873 & SR329 (Bellview & Neffs Laurys) Roundabout. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 06-03-24C**

**DISPOSITION OF RECORDS**

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board authorized the disposition of various records in accordance with the Municipal Records Manual for Record Retention approved December 16, 2008. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

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**MOTIONS:**

**TOWNSHIP BUILDING RENOVATION BID AWARD**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board awarded the various bids for the Township Building Renovation to the following bidders:

General Construction	Mohawk Contracting	\$3,720,000
Mechanical Construction	JBM Mechanical, Inc.	\$492,000
Electrical Construction	Wind Gap Electric, Inc.	\$447,700
Plumbing Construction	JBM Mechanical, Inc.	<u>\$376,000</u>
		\$5,035,700

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

**AWARD RETIREMENT FUND PROVIDER CONTRACT**

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board authorized the Township Manager to execute all relevant documents including contracts to engage Nationwide as the new 401A and 457B retirement fund provider for all Township employees and execute all documents terminating the contract with The Standard, the Townships current provider. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**IRT QUARRY ST CROSSING**

**AUTHORIZATION TO DISCONTINUE WORK**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, on the advice of staff and due to cost overruns and time constraints, the Board authorized at this time discontinuing all work on the proposed signalization of the Ironton Rail Trail crossing at Quarry Street. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**DEPUTY EMERGENCY MANAGEMENT COORDINATOR**

**RESIGNATION**

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the accepted the resignation of Brad Petrahoy as Deputy Emergency Management Coordinator. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**DEPUTY EMERGENCY MANAGEMENT COORDINATOR**

**APPOINTMENTS**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board appointed Eric Minnich Deputy Emergency Management Coordinator for administration, and Mark Kaintz as Deputy Emergency Management Coordinator for operations. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**EXONERATION OF TAXES**

**VETERANS R.E. TAX EXEMPTION**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved the notice from the Pennsylvania State Veterans' Commission for Real Estate Tax Exemption, on behalf of Dennis Grof, for exoneration from collection of their Real Estate Property Tax Exemption, effective April 16, 2024.

4637 Debbie Ln.                      \$105.00

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

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**EXONERATION OF TAXES**

**VETERANS R.E. TAX EXEMPTION**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved the recommendation from the Lehigh County Board of Assessment Appeals, on behalf of Jeffery Malloch, for exoneration from collection of their Real Estate Property Tax Exemption, effective July 1, 2024.

2445 Black Forest Dr.                      \$137.82

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

**EXONERATION OF TAXES**

**VETERANS R.E. TAX EXEMPTION**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved the notice from the Pennsylvania State Veterans' Commission for Real Estate Tax Exemption, on behalf of Kenney Jordan, for exoneration from collection of their Real Estate Property Tax Exemption, effective April 3, 2024.

5019 Shawnee Blvd.                      \$66.96

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 AND CURRENT R.E. TAXES**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board granted the recommendation of the Lehigh County Assessment Office and exonerated Elite Revenue Solutions from the collection of delinquent real estate taxes for the following years due to the mobile homes being removed from the sites.

2023	4315 Mountain Ct.	\$21.30
2021-2023	3467 Lil Wolf Dr.	\$18.06

**MANAGER'S REPORT**

- Important Dates :
  - Board of Supervisors – Conditional Use Hearing (Rising Sun Development) – Wednesday, June 5, at 7 PM;
  - Food Truck Festival – Friday, June 14, at 5 PM, Kolapechka Park;
  - Zoning Hearing Board – Wednesday, June 19, at 7 PM;
  - Planning Commission – Tuesday, June 25, at 7 PM;
  - Board of Supervisors – Monday, July 8 at 7 PM;
- 209 children are enrolled into our Summer Playground Program which begins next Monday June 10<sup>th</sup>. All of the counselors have been hired and orientation will be this week.
- The 1<sup>st</sup> treatment of the pond vegetation at Johnson's Pond took place two weeks ago and there are more treatments scheduled throughout this year.
- The township building basketball courts have been completed and are seeing a lot of usage. New flag poles are currently being installed at Kolapechka, Levans, Laury's, Independence, and municipal ballfields. The township purchased the material and was able to get Fast Signs to install the poles at no charge to the township.
- The recent purchase of the tub grinder to maintain the yard waste site has greatly improved operations. The site is staying much cleaner, and we are only utilizing one public works employee on Monday's instead of the four we were previously using to haul material off-site. Residents are free to help themselves to the mulch.

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**MANAGERS REPORT CONT'D**

- The contractor is making good progress on the Grist Mill Road Culvert. The aluminum box culvert has been installed and they are currently framing out the head walls and wingwalls for anticipated concrete work to continue next week. Once the final concrete work has cured, they will be backfilling and installing the guiderail along the road.
- Keystone is nearing design completion for the Tannery Swale and Wynwood Basin. We hope to go out to bid in late summer or early fall.
- Township staff will be interviewing four firms this week for the Capital Plan Consultant RFP that was released last month. After the interview process is complete, we will bring a recommendation to the July 8 BOS meeting.

**COMMENTS FROM THE FLOOR (Non-agenda items)**

- Heather Skorinko, Clearview Rd., Coplay, inquired if the stop sign at Mulberry St., and Oakland Rd., could be switched back to its original positioning due to difficulty seeing oncoming traffic in the new position. She also inquired how much the speed signs on Clearview Road cost.
- Angelo Caggiano, Sugar Pie Dr., inquired if it were possible for the Township to commission an up-to-date independent traffic study for the area of the new proposed warehouse. He also expressed that he believes adding that kind of traffic to the proposed area is very unsafe.
- Jim Steward, Park Ave., Neffs, announced Neffs Fire Company will be holding the first Disc Golf Tournament at Neffs Valley Park on September 7<sup>th</sup> with a rain date of September 8<sup>th</sup>.
- Jim Wilson, Allied Utilities, gave an update on the sewer treatment plant in Schnecksville.

**ADJOURNMENT** Meeting adjourned 8:33 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer.