



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING  
NOVEMBER 3, 2025**

Chairman Dennis Klusaritz 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 Al Geosits, Solicitor Rocco Beltrami, Manager Randy Cope, Director of Operations Jeff Mouer, Engineer Dave Alban, Fire Code Administrator Jim Steward, 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.

**ANNOUNCEMENTS**

1. Supervisors Geosits and Heintzelman met in executive session on Thursday, October 23, 2025, commencing at 8:00 a.m. and concluding at 8:30 a.m., for the purpose of receiving legal advice from the Township Solicitor in connection with settlement negotiations concerning the land use appeal filed by Gene and Deborah Weierbach docketed at Lehigh County No. 2025-C-3580 related to property located at 2523 Woodbine Street, Slatington, Pennsylvania 18080 and the substantive validity challenge to the Township's Zoning Ordinance filed with the Township by Gene and Deborah Weierbach on August 28, 2025. An executive session was also held on November 3, 2025, at 6:30 pm to discuss litigation matters and the Township Manager's Gap contract.
2. On October 21, 2025, the Lehigh Valley Planning Commission's Comprehensive Planning Committee reviewed the substantive validity challenge and proposed curative amendment submitted to the Township by Gene R. Weierbach and Deborah L. Weierbach on August 28, 2025. Similarly, the full LVPC reviewed the challenge and curative amendment on October 23, 2025. Supervisor Dennis Klusaritz is a sitting member of the LVPC, but he did not attend nor participate in either of these meetings. Additionally, Supervisor Klusaritz has recused himself from all proceedings related to the substantive validity challenge and curative amendment conducted by the LVPC, as he has also done with respect to proceedings related to the substantive validity challenge and curative amendment conducted by the Township.
3. Township offices are closed Thursday, November 27, 2025, for the Thanksgiving Day Holiday.

**APPROVAL OF PREVIOUS MINUTES**

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of October 6, 2025, and the minutes of the October 9, 2025, special Board of Supervisors meeting were approved. Roll call: Dennis Klusaritz - abstain; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**TREASURER'S REPORT**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the October Treasurer's report and checks # 20699 – 20762 were approved as presented. Roll call: Dennis Klusaritz - yes, Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**PRESENTATIONS:** No presentations

**DISCUSSIONS:** No discussions

**OLD BUSINESS:** No old business

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**NEW BUSINESS:**

**ORDINANCES:**

**ADOPTION OF ORDINANCE 2025-2                      FIRE LIFE & SAFETY ORDINANCE**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board adopted Ordinance 2025- 2 Fire Life & Safety Ordinance. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**RESOLUTIONS:**

**RESOLUTION 11-03-25                                      FINAL ADOPTION OF THE 2026 BUDGET**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 11-03-25. Resolution 11-03-25 adopts the 2026 North Whitehall Township Budget. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**RESOLUTION 11-03-25A                                      TAX LEVY RESOLUTION**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Tax Levy Resolution 11-03-25A. Resolution 11-03-25A establishes the 2026 rates as follows:

1. Real Estate to be .65 mill of assessed valuations;
2. Open Space/Farmland Preservation tax .1 mill;
3. Fire Suppression Tax .45 mill of assessed valuations;
4. Real Estate Transfer Tax at the rate of ½ of 1%;
5. Earned Income Tax at the rate of ½ of 1%;
6. Local Service tax at the rate of \$52.00;
7. Street Light Assessment at the rate of \$32.00

Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman – yes. There were public comments on this item.

**RESOLUTION 11-03-25B                                      SUPPLEMENTAL APPROPRIATION TO THE HORSESHOE ROAD PROJECT**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 11-0325B. Resolution 11-03-25B approves a supplemental appropriation to the Horseshoe Road Project in the Capital Fund due to a change order. Roll call: Dennis Klusaritz - yes; Al Geosits -yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**RESOLUTION 11-03-25C                                      MODIFICATION TO THE NWT ASA NEMETH/FRANTZ PROPERTIES**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 11-03-25C. Resolution 11-03-25C approves modifications to the North Whitehall Township Agricultural Security Area and Addition of the Nemeth properties.

Charles Nemeth & Marlene Frantz	PIN No. 558002146526-1	11.3 acres
	PIN No. 558002089386-1	28 acres

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

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**RESOLUTION 11-03-25D                      LSA GRANT – CONTAINED BREATHING APPARATUS**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 11-03-25D authorizing the submission of a Department of Community and Economic Development – Local Share Account Fund (Gaming Funds) statewide grant in the amount of \$619,974.38 to undertake the project known as Fire Department Collaboration – SCBA’S. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**RESOLUTION 11-03-25E                      LSA GRANT – PUBLIC WORKS TRUCK #1**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 11-03-25E authorizing the submission of a Department of Community and Economic Development – Local Share Account Fund (Gaming Funds) Statewide grant in the amount of \$278,003.01 to undertake the project known as Single Axel Truck Replacement and Upfitting. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**RESOLUTION 11-03-25F                      APPROVAL OF THE 2026 INVESTMENT STRATEGY**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 11-03-25F. Resolution 11-03-25F approves the North Whitehall Township 2026 Investment Strategy. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Bob Allen, Donna Dr., Coplay, asked for clarification on the \$900,000.00 that is budgeted to go into the capital fund. In regard to the CD that is being opened as part of the 2026 investment strategy, Bob inquired what would happen if the funds needed to be withdrawn early.

**MOTIONS:**

**OPEN SPACE ACTION PLAN ADOPTION**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board adopted the Open Space Action Plan as presented. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Colleen Shay, Neffs Laurys Rd., inquired how many acres of farmland are currently preserved within the Township.

**RESCIND TOWNSHIP STAFF’S AUTHORIZATION TO ENGAGE AN INDEPENDENT ATTORNEY**

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board moved to rescind the authorization granted by motion of this Board made on September 23, 2025, which authorized Township staff to engage an independent attorney to act as hearing officer pursuant to Section 908(2) of the Pennsylvania Municipalities Planning Code with respect to the public hearing(s) on the Substantive Validity Challenge and Petition for Curative Amendment filed with the Township by Gene R. Weierbach and Deborah L. Weierbach on August 28, 2025. Roll call: Dennis Klusaritz - abstain; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

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**STATE ROUTE 309-14M SIDEWALK AGREEMENT                      AUTHORIZATION TO EXECUTE**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board authorized the Township Manager to execute the State Route 309-14M Sidewalk Agreement. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**MAPLE STREET AT GREENLEAF LETTER OF CREDIT    RELEASE #3**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board accepted the written recommendation of Keystone Consulting Engineers, dated October 29, 2025, and authorized the reduction of \$136,455.97 from the Maple Street at Greenleaf Estates letter of credit. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**GREENLEAF ESTATES LETTER OF CREDIT                      RELEASE #3**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board accepted the written recommendation of Keystone Consulting Engineers, dated October 28, 2025, and authorized the reduction of \$2,088,923.05 from the Greenleaf Estates letter of credit. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**VIEWS AT FELLS CREEK LETTER OF CREDIT REDUCTION                      RELEASE #1**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board accepted the written recommendation of Keystone Consulting engineers, dated October 17, 2025, and authorized the reduction of \$191,000.42 from the Views at Fells Creek letter of credit. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**KINGS BUSINESS PARK LETTER OF CREDIT REDUCTION                      RELEASE #1**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board accepted the written recommendation of Keystone Consulting engineers, dated October 29, 2025, and authorized the reduction of \$296,631.00 from the Kings Business Park letter of credit. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**REQUEST FOR WAIVER SALDO SECTION 375-7                      RISING SUN ASSOCIATES LLC**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Accessing Rising Sun Associates, LLC request for a waiver of SALDO section 375-7 to eliminate the requirement that the Township's Planning Commission review Access Rising Sun Associates, LLC's requested waiver from SALDO Section 375-23's definition of "Submission Deadline" prior to the Board of Supervisors acting on said waiver request. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

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**REQUEST FOR WAIVER SALDO SECTION 375-23'S      RISING SUN ASSOCIATES LLC**  
**DEFINITION OF "SUBMISSION DEADLINE"**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Access Rising Sun Associates, LLC request for a waiver from SALDO Section 375-23's definition of a "Submission Deadline" to authorize the Planning Commission to review Access Rising Sun Associates, LLC's land development plan at the November 25, 2025, Planning Commission meeting where said plan will be submitted to the Township less than thirty (30) days prior to the Planning Commission meeting. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Bob Allen, Donna Drive, Coplay, inquired if the Planning Commission would get to have a say in whether they would need the full thirty days to review the submitted plan and if the Township would require the developer to give a forecast as to how many days before the meeting the plans will be available for review.

**REQUEST FOR WAIVER      NORTH WHITEHALL TOWNSHIP YARD WASTE PLAN**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved/denied the North Whitehall Township Yard Waste Plan request to grant a waiver from section § 375-7 to not present a waiver in front of the Planning Commission prior to proceeding to the Board of Supervisors for approval. This waiver would only apply for waiver request for the definition of submission deadline from section § 375-23. All other waivers will be presented to the Planning Commission for review. Roll call: Dennis Klusaritz – yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were public comments on this item.

**APPROVE TOWNSHIP MANAGER GAP EMPLOYMENT AGREEMENT**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved the gap employment agreement with Township Manager Randel T. Cope for a term commencing upon the execution of the agreement and expiring upon the earlier of midnight January 05, 2026, or the execution of a new, successor employment agreement with Mr. Cope. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

**MANAGER'S REPORT**

- Important Dates
  - Election Day – Tuesday, November 4, 2025 (polling places remain the same from the primary;
  - Veterans Day Luncheon – Tuesday, November 11<sup>th</sup>, at 11 am (Union Lutheran Church);
  - IPMC Board of Appeals Meeting – Wednesday, November 12<sup>th</sup> at 3:30 pm;
  - Zoning Hearing Board – Wednesday, November 19 (CANCELLED);
  - Planning Commission – Tuesday, November 25<sup>th</sup> at 7 pm;
  - Office Closed – Thursday, November 27<sup>th</sup>, Thanksgiving Holiday;
  - Board of Supervisors – Monday, December 1<sup>st</sup>, at 7 pm;
  - 5<sup>th</sup> Annual Tree Lighting Ceremony - Wednesday, December 3, at 5:30 pm (Kolapechka Park)
- Horseshoe Road – Curb sealing, guiderail installation, hydroseeding and line painting will occur this week. There is also some approach-work being conducted on both ends of the new road and the contractor will be replacing approximately 6-7 trees that were removed during construction. Overall, the project looks great and is a huge improvement to the roadway. We anticipate being able to open the road late next week.

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**MANAGERS REPORT CONT'D**

- Leaf Collection – Leaf collection is fully underway, and multiple crews are running their routes. This year, we do have an extra crew throughout the township which will speed up collection thanks to our new hook truck. As reminder, please place your leaves curbside with no sticks or grass in your piles.
- Township Building – I'm happy to report that only minor punch list items remain for the building renovation thanks to the elevator passing inspection today. The public works floor drain replacement is scheduled to begin on Wednesday, November 12.
- Johnson's Pond – We did have an algae bloom at the smaller pond. Aqua Link was contacted and came out to treat the pond within a few short days. This was a rather common issue at a number of lakes/ponds throughout the state because of the dry weather and lack of flow in the bodies of water.
- Flock Cameras – All nine(9) cameras have been installed and are fully operational. The cameras have already assisted in multiple arrests including stolen license plates and a vehicle. One camera hit even assisted state police with apprehending three(3) individuals with warrants. These individuals had banned substances in their possession including fentanyl. Lt. Troutman continues to keep me posted on the success of the cameras and will give a full crime report at our December meeting.
- Staff Achievements – Jess Koenig recently passed her HR Bootcamp and received three(3) certificates of completion for each day of training.

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

- Supervisor Klusaritz commented on a conversation that he had with, Ironton Rail Trail Commission member, Ray Deutsch proposing the idea of the Township purchasing historical buildings within the Township.
- Colleen Shay, Neffs Laurys Rd., stated multiple reasons why she opposes any further amendments to the Craft Distillery Ordinance.
- Donna Mayer, Neffs Laurys Rd., Schnecksville, inquired when the adoption of the new Zoning Ordinance would come before the Board of Supervisors. She also asked how the meeting, where the adoption is proposed to take place, was advertised. As well as, if the changes that are being made to the Zoning Ordinance are highlighted, for residents to easier recognize the change.

**ADJOURNMENT**      Meeting adjourned 8:38 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer