



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING  
MAY 6, 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, Thomas Dinkelacker, Manager Randy Cope, Engineer Steve Gitch, Director of Operations, Director of Grants, Preservation, and Trails Mike Kukitz, Director of Finance/Treasurer Seth O'Neill and Secretary/Deputy Treasurer Jess Koenig.

**APPROVAL OF PREVIOUS MINUTES**

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of April 1, 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 Monday, May 27<sup>th</sup> for the Memorial Day Holiday.
2. The Conditional Use Hearing scheduled for 7 PM Wednesday May 8<sup>th</sup>, 2024 for a proposed plan by Rising Sun Associates, LLC has been postponed. The reschedule date will be posted as soon as possible.
3. An executive session was held April 18, 2024 to discuss conditional use litigation involving Rising Sun Associates, LLC and May 6, 2024 to discuss two real estate matters, in regard to the Neffs Bank Park Lease, and potential land acquisition. As well as a litigation update involving Buchanan Street demolition issues, and a personnel matter involving the Public Works Collective Bargaining Agreement. Lastly, a Real Estate matter involving the Ironton Rail Trail signalized crosswalks was discussed.

**TREASURER'S REPORT**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the April Treasurer's report and checks #19168 - 19259 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:** No Old Business

**DISCUSSION/UPDATES:**

1. Discussion/Direction on Farmland/Open Space Preservation revenue source.

**NEW BUSINESS:**

**ORDINANCE 2024-4**

Ordinance 2024-4 regulates sales and solicitations on the streets and roads of the Township and through door-to-door visitation to private homes and residences in the Township; defining relevant words and phrases; establishing a licensing program and fees for licenses; providing for exemptions; providing for penalties for violation; repealing previous Township ordinances or parts thereof inconsistent herewith; and specifically repealing Township Ordinance No. 1997-5, as codified at Chapter 310 of the Township's code of ordinances, in its entirety and replacing the substance of this Ordinance 2024-4. Upon motion by Al Geosits, seconded by Dennis Klusaritz, Ordinance 2024-4 was adopted. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**SOLICITATION ORDINANCE**

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING MAY 6, 2024  
PAGE 2**

**RESOLUTIONS:**

**RESOLUTION 05-06-24**

**VIEWS AT FELLS CREEK PRELIMINARY/FINAL**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 05-06-24 conditionally approving the Views at Fells Creek Plan as preliminary/final subject to an additional condition involving installation of a guide rail between Neffs Laurys Road and the Pond on Lot 24. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 05-06-24A**

**TIMBERIDGE LUXURY APARTMENTS PHASE 2  
PRELIMINARY/FINAL**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved Resolution 05-06-24A conditionally approving the Timberidge Luxury Apartments Phase 2 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 05-06-24B**

**CAMP FOWLER DEED OF DEDICATION**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved Resolution 05-06-24B conditionally accepting a deed of dedication for ultimate right-of-way along Horseshoe Road. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 05-06-24C**

**BUDGET APPROPRIATION**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board tabled Resolution 05-06-24C authorizing supplemental appropriations totaling \$191,000 of the unrestricted fund balance of the Road Machinery Fund to budget the full cost of the Hook Truck and the Replacement of Truck #5, and to increase the Road Machinery Fund revenue budget by \$10,000 in additional interest income. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**RESOLUTION 05-06-24D**

**NEFFS VALLEY PARK IMPROVEMENTS**

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved Resolution 05-06-24D authorizing the submission of a Department of Community and Economic Development Grant and providing for a match commitment to undertake the project known as Neffs Valley Park Improvements. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**MOTIONS:**

**AUTHORIZATION TO ADVERTISE**

**OPEN SPACE ACTION PLAN RFP**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board authorized the Director of Grants, Preservation, and Trails to advertise the Open Space Action Plan RFP soliciting proposals from qualified consultants interested in providing planning services in support of developing an Open Space Action Plan. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING MAY 6, 2024  
PAGE 3**

**FOXY'S CRADLE AGREEMENT**

**AUTHORIZATION TO EXECUTE**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the Township Manager to execute, on behalf of the Township, a Settlement Agreement between the Township and Cheryl A. Reinert and Kandice M. Reinert-Smith for the purpose of settling a land use appeal filed by Cheryl A. Reinert with the Lehigh County Court of Common Pleas on January 25, 2024, docketed at 2024-C-0228, appealing the decision of the North Whitehall Township Zoning Hearing Board in ZHB Docket No. 23-0010 issued on December 28, 2023, related to real property located at 5248 Overlook Road, Coplay, Pennsylvania 18037. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**MUTH FARM AGREEMENT OF SALE**

**AUTHORIZATION TO EXECUTE**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board authorized the Township Manager to execute the Agreement of Sale for the sale and purchase of an agricultural conservation easement located at 4681 Coplay Creek Road. The Townships contribution to this purchase is \$52,693.20. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**NEFFS BANK PARK AGREEMENT**

**AUTHORIZATION TO EXECUTE**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board authorized the Township Manager to execute the Neffs Bank Park Lease extension through December 31 2024. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Rich Semmel, Clearview Rd., Coplay, inquired if the Township was looking to purchase the land and if there was any particular reason Neff's does not want to continue to maintain the property.

**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 Terry DeCamp , for exoneration from collection of their Real Estate Property Tax Exemption, effective July 1, 2024.

5054 Mulberry St.                      \$20.44

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 Susan L. Roth, for exoneration from collection of their Real Estate Property Tax Exemption, effective July 1, 2024.

3545 Golf Course Rd.                      \$80.20

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

**COLLECTIVE BARGAINING AGREEMENT AMENDMENT**

**REMOVAL OF LANGUAGE**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved the deletion of section 4.1 of the Collective Bargaining Agreement. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING MAY 6, 2023  
PAGE 4**

**PSATS SUPERVISOR REIMBURSEMENT OF LOST WAGES**

Upon motion by Dennis Klusaritz, seconded by Dennis Ronald J. Heintzelman, the Board authorized the full reimbursement of lost wages to Chairman Al Geosits, for a total of 16 hours lost wages, for attendance of the PSATS convention April 15<sup>th</sup> and April 16<sup>th</sup>, 2024. Roll call: Al Geosits - abstain; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**MANAGER'S REPORT**

- Important Dates:
  - Zoning Hearing Board – Wednesday, May 15 at 7 PM;
  - Planning Commission – Tuesday, May 28 at 7 PM;
  - Board of Supervisors – Monday, June 3 at 7 PM;
- 207 children are currently enrolled in the Summer Playground Program, all 30 spots are full for the Junior First Responder Camp and 45 residents are currently signed up for Pickleball lessons.
- Treatment of the pond vegetation at Johnson's Pond is scheduled to begin later this month. Work began on the township building basketball courts this morning. This project should be wrapped up within the next 2 weeks
- The Township recently bought a tub grinder at auction help us keep up with resident yard waste being dropped off at the site. Brand new, these machines cost \$550,000. We were able to purchase the machine for \$92,000 and anticipate saving more than \$200,000 over the next 5-10 years by essentially eliminating our expense for processing. This new equipment will also help to provide free mulch for residents throughout the year.
- The Grist Mill Road Culvert is currently under construction and the contractor is making good progress.
- Township staff recently met with UNFI to discuss a number of ongoing items. They will be providing a postcard to all 3<sup>rd</sup> party drivers with the correct address to hopefully cut down on confusion. We also spoke about getting the dead trees along Locust Drive replaced, which we hope is completed within the next few weeks. Rick Holtzman will also be working with UNFI leadership on future clean up projects throughout the immediate area and park cleanups/improvements at Independence Park. Altogether, it was a good meeting, and we hope for a strong continued relationship.
- We will be submitting an Act 902 grant to DCED for the purchase of a new John Deere loader. The new loader comes with a total cost of \$248,000. With the grant and the trade-in value, we anticipate a future expense of under \$20,000 for this new piece of equipment. The loader will be used to manage our Yard Waste Dropoff facility.
- We recently closed out a DCED grant that we received for the new park entryway signs and received our \$11,937.00
- Staff continues to push our farmland preservation program. After the Muth and Wagner farms are preserved later this year, there will be 680 acres preserved. We are also working with another farmer to preserve an additional 82 acres in 2024, and have two more meetings set up with local landowners potentially interested in preserving their farms.
- Mr. Cope expressed a heartfelt thank you to our volunteer fire departments and emergency management personnel. April was a very busy month with former President Trump visiting the township and the large fire on Kernsville Road. He expressed how proud he was of the responsiveness and communication of our volunteers and the generous support of our surrounding communities. North Whitehall Township is extremely proud and lucky to have these dedicated men and women serving our community.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING MAY 6, 2023  
PAGE 5**

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

- Lynne Allen, Donna Dr., Coplay, suggested the Township place a large article in the Newsletter highlighting the Farmland/Open Space preservation program.
- Ray Deutsch, Vista Dr., Coplay asked if the Township was aware that the roadway at Mauch Chunk Road in front of Ironton Telephone Company is sagging and breaking away.
- George Borman, Manor Rd, Schnecksville, inquired if there was a Township meeting being held on Wednesday May 8, 2024.
- Joseph Kolesky, Cassidy Dr., Schnecksville, inquired if there was any policy in place regarding opening and closing of roads.

**ADJOURNMENT** Meeting adjourned 8:17 PM.

Respectfully Submitted,

Jessica Koenig, Secretary/Deputy Treasurer