NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
JUNE 7, 2021

Chairman Ronald J. Heintzelman called the meeting to order at 7:30 PM followed by the Pledge of Allegiance and a moment of silence. In attendance were Supervisor Dennis Klusaritz, Manager Chris Garges, Engineer Steve Gitch, Secretary/Treasurer Brenda Norder and Administrative Assistant Jessica Koenig. Attorney Lisa A. Young attended via Zoom. Supervisor Hills was absent.

APPROVAL OF PREVIOUS MINUTES
Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the minutes of the Board of Supervisors Meeting of May 3rd, 2021, the minutes of the Conditional Use Hearing May 27, 2021 and the Bid minutes of June 3rd, 2021 were approved. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

ANNOUNCEMENTS
1. The Township Offices will be closed Monday, July 5th for the Independence Day holiday.
2. The July Board of Supervisors meeting will be held Monday, July 12th, 2021.

TREASURER'S REPORT
Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the May Treasurer's report and checks #16175-16250 were approved as presented. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

OLD BUSINESS: No Old Business.

NEW BUSINESS:

Supervisor Heintzelman recessed the regular meeting in order to conduct a Public Hearing to hear comments on the following proposed Ordinance.

ORDINANCE 2021-1 AMEND ORDINANCE 2006-2
ACTIVE ADULT RESIDENTIAL COMMUNITY
Ordinance 2021-1 amended Ordinance 2006-2, and provided in Art. IV, Sect. 404, that the Active Adult Residential Community is an option in the SR District only, eliminating the use as an option in the AR and AR-I Districts. Atty Young noted that the Ordinance was duly advertised and gave a brief synopsis of Ordnance 2021-1. Lehigh Valley planning Commission reviewed the Ordinance.
A stenographer recorded the proceedings; a copy of the transcript shall be placed in the Minute Book.
Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board adopted Ordinance 2021-1. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Joan Strong, Red Maple Dr., Coplay, asked that the purpose of the Ordinance be explained in plain language.
- Dan Nemeth, Clearview Rd., Coplay, inquired about the purpose of slope conditions in the ordinance and suggested the ordinance be amended to address slopes in the Development plans.
- Brian Horwith, Springfield Dr., Coplay, noted he was in favor of the Board adopting the ordinance.
- Robert Allen, Donna Dr., Coplay, asked if this ordinance would stop any further development for Strawberry Acres.

Supervisor Heintzelman resumed the regular meeting.

DANIEL LOCH, et.al. SUBDIVISION WAIVER OF AGENDA SUBMISSION TIME

Lewis Rauch II, on behalf of the Daniel Loch, et.al. Subdivision Plan, submitted a written request that the Board allow the Plan to be placed on the June 7th Board of Supervisors agenda. The Plan received favorable approval from the Planning Commission. Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board granted the request. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

DANIEL LOCH, et.al. SUBDIVISION WAIVER & DEFERRRAL REQUESTS

Lewis Rauch II, on behalf of the Daniel Loch, et al Plan, requested the following waivers and deferrals:

1. A waiver of SALDO Article 3 General Procedures 3.02 general procedure for Subdivisions and Land Developments review and approval stages to accept and review the subdivision plan entitled “Daniel Loch, et al” as a preliminary/final plan.
2. A waiver of SALDO Sect. 503.C.4&4 to not be required to show all lot lines, and approximate locations of any buildings, common open spaces, detention basins or drainage facilities existing or approved within 200 feet of the boundaries of the proposed project, and existing and proposed wells, existing primary and alternate septic systems or adjacent and proposed lots.
3. A waiver of SALDO Sect. 503.C.20 to not provide a development scheme for residue land.
4. A waiver of SALDO Sect. 503.D.2 to not provide identification of any slopes 15 to 25%, and great than 25% by shading respective area on the plan.
5. A waiver of SALDO Sect. 503.1 to not be required to show grading and stormwater management plan items listed (items 1 through 10).
6. A deferral of SALDO Sect. 503.E.5 & 10.22 to not be required to Provide general utility and drainage easements around the perimeter of the lot.
7. A deferral of SALDO Sect. 503.E.7, Sect. 503.G.8 through 14, 19, and 20 and Sect. 10.06.A.7 to not be required to provide road improvements along Mauch Chunk Road, including but not limited to; curbing, sidewalk, road widening, street lights.

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board granted the requests. Roll call: Mark Hills - absent; Ronald J Heintzelman - yes; Dennis Klusaritz- yes. There were no public comments on this item.

DANIEL LOCH, et.al. SUBDIVISION PRELIMINARY/FINAL

Lewis Rauch II, on behalf of the Daniel Loch, et.al. Subdivision presented the Plan to the Board. Upon motion by Dennis Klusaritz, seconded by Mark Hills, the Plan was approved as a Preliminary/Final subject to the following conditions:

1. The Developer shall comply with all of the recommendations contained in the letter from the General Planning Engineer & Sewage Enforcement Officer dated February 17, 2021.
2. The Developer shall comply with all of the recommendations contained in the letter from the Zoning Officer dated February 11, 2021.
3. The Developer shall comply with all of the recommendations of the Planning Commission Meeting of May 25, 2021.
4. The Developer shall comply with all of the provisions contained in the Planning Secretary’s checklist letter dated June 3, 2021.

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

REQUEST FOR PAYMENT #4 NORTH VALLEY TRADE CENTER OFFSITE IMPROVEMENTS

An application for reimbursement of $8,818.76 has been submitted by TCNE, NW Development LLC for the Ironton Rail Trail offsite improvements retainage. Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the Board approved the payment application. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

THE RIDINGS II TIME EXTENSION

Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the Board accepted an extension of time, until September 30, 2021, in order for the Board of Supervisors to review the Ridings II Plan. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RELEASE OF TEMPORARY C/O ESCROWS

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board authorized the Treasurer to return the temporary C/O escrows, of $1,000.00, for

5023 Bell Flower Dr	5031 Bell Flower Dr	4029 Blue Stem Dr
4040 Blue Stem Dr	4053 Blue Stem Dr	5066 Lilac Dr
5077 Lilac Dr	4021 Blue Stem Dr	5069 Lilac Dr
5029 Lilac Dr.	4048 Blue Stem Dr.	1870 Settlers Ridge Rd.

Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Jim Wilson, Allied Utilities Services, questioned if the escrows should be returned, because Allied has not accepted the sewer connections for The Ridings properties and was under the impression that Certificates of occupancy would not be issued.

HIGHWAY OCCUPANCY PERMIT TIMBER RIDGE LUXURY APARTMENTS

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved the Manager, as the authorized agent, to sign the application for a highway occupancy permit for the Timber Ridge Luxury Apartments, as presented by Lehigh Engineering Associates. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Leonard Nuss, Old Post Rd., Coplay, stated that an HOP permit existed but it was in his name.

RESOLUTION 06-07-21 TIMBER RIDGE LUXURY APARTMENTS
PLANNING MODULE FOR PUBLIC SEWAGE FACILITY COMPONENT #2

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board adopted Resolution 06-07-21. Resolution 06-07-21 approved a Sewage Plan for New Land Development as it pertained to the plan of Timber Ridge Luxury Apartments and authorized the Secretary to sign the Planning Module. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

ARLE GRANT APPLICATION 309/PENNSYLVANIA DRIVE SIGNAL IMPROVEMENTS

Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the Board authorized the Township Manager Chris Garges to apply for the ARLE Grant for Route 309/Pennsylvania Drive signal improvements. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Bruce Stettler, Steeplechase Dr, Schnecksville, asked if the warehouse developer was contributing to the intersection improvements.

VOLUNTEER FIREFIGHTER & EMS ANNUAL REIMBURSEMENT GUIDELINES
Township Manager, Chris Garges gave a brief explanation of the Volunteer Firefighter and EMS stipend guidelines. Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved the guidelines and moving forward with the program. This program will run annually starting November 1, 2021 till October 1, 2022. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Gene Wolfgang, Faye Dr., Orefield, asked if the township would still use the tax break program.

VOLUNTEER SERVICES TAX CREDIT PROGRAM
Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board authorized the drafting of an ordinance to rescind the current EMS Tax Credit Program prior to the implementation of the proposed stipend program. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

MANAGER'S REPORT

AUTHORIZE MANAGER TO EXECUTE GRANT AGREEMENT
Upon motion by Dennis Klusaritz, seconded by Ronald J Heintzelman, the Board authorized the Manager to execute the DCED Local Share Grant for the Park Valley Road Bridge Replacement project. The township will accept the $22,318.00 grant and seek additional funding for the project. Roll call: Mark Hills - absent; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

- The township participated in a joint electronics recycling event with South Whitehall Township on May 22, 2021. Over 500 cars visited the event.
- The Dog Park reopened on June 1.
- Boy Scout Isaac Daniels completed his Scout project, which installed new park benches at the Johnson Ponds.
- Wildlands Conservancy and Lehigh Co. Conservation District will partner with the Township to apply for a Growing Greener Grant to address the Shady Lane drainage issue.
- The Planning Commission will meet on June 22 at 7:30 PM, there will not be a June Zoning Hearing Board meeting.
- The Chamber of Commerce and the Upper Lehigh Lions Club have requested to hold a tree lighting ceremony with Santa in December at the township campus.
- The Zoning Officer has requested consideration of adding provisions for microbreweries, distilleries, and wineries for production, tastings and sales in the Zoning Ordinance.

    - Supervisor Klusaritz suggested the Manager ask PennDOT to consider making the stop sign at Paradise and Rising Sun Roads a 4-way stop.
    - Leonard Nuss, Old Post Rd., Coplay, inquired when will the township repair and replace the 8-foot strip of blacktop in front of his garage.

SOLICITOR'S REPORT – No Report

COMMENTS FROM THE FLOOR (Non-agenda items):

- Heather Skorinko, Clearview Rd., Coplay, read of list of issues related to the Strawberry Acres Adult Community that were of concern to her; increased traffic, age limits of residents, number of garages and parking limits.
- Gene Wolfgang, Faye Dr., Orefield, asked when the township will be accepting tires.
- Dan Nemeth, Clearview Rd., Coplay, inquired who reviewed the traffic information for the AARC Conditional Use Hearing.
- Jim Steward, Fire Chief for Neffs VFC, reported that they have started the new addition to the fire house and had held a ground-breaking ceremony on June 5th. He also thanked the Manager and Zoning Officer for all their assistance.
- Joe Kornfeind, Kornfeinds Market, Coplay, asked for an explanation of how false statements can be introduced in a public meeting without any background check on the validity of such statements.
- Brian Horwith, Springfield Dr., Coplay, suggested that maybe the staff should be proactive and notate on the meeting agenda whether an applicant has complaints or violations on record.

ADJOURNMENT Meeting adjourned at 9:03 PM.

Respectfully submitted,

Brenda Norder, Secretary/Treasurer