NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
AUGUST 1, 2022

Chairman Al Geosits called the meeting to order at 7:30 PM followed by the Pledge of Allegiance and a moment of silence. In attendance were Supervisors Dennis Klusaritz, and Ronald J. Heintzelman, Manager Randy Cope, Twp. Attorney Thomas Dinkelacker, Conflict Atty. Andrew Schantz, Engineer Steve Gitch, Secretary/Treasurer Brenda Norder, and Administrative Assistant Jessica Koenig.

APPROVAL OF PREVIOUS MINUTES
Upon motion by Dennis Klusaritz, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of July 11, 2022 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 Township Offices will be closed Monday, September 5th for the Labor Day Holiday. Due to the holiday, the Board of Supervisors Meeting will be held on Monday, September 12th.

TREASURER'S REPORT
Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the July Treasurer's report was approved as presented and the disbursement of checks # 17365-17446 was approved. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

OLD BUSINESS: No Old Business.

NEW BUSINESS:

BLAZOFSKY LOT LINE ADJUSTMENT PRELIMINARY/FINAL
Bob Hoppes and Stephen Blazofsky, presented the Blazofsky Lot Line Adjustment Plan to the Board. Upon motion by Al Geosits, seconded by Dennis Klusaritz, 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 July 26, 2022.
2. The Developer shall comply with all of the recommendations contained in the letter from the Zoning Officer dated July 19, 2022.
3. The Developer shall comply with all of the recommendations of the Planning Commission Meeting of June 28, 2022.
4. The Developer shall comply with all of the provisions contained in the Planning Administrator's checklist letter dated July 18, 2022.
5. The Developer shall prepare a metes and bounds description and plan depicting the existing access easement and sign and record an Easement Agreement to the satisfaction of the Township Solicitor.

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

PRESENTATION ROUTE 873/ROUTE 309 ROUNDABOUT

Ryan Kern, of Barry Isett & Associates, on behalf of Kings Plaza, gave a presentation on the proposed traffic improvement concept for a roundabout at the intersection of Routes 309 & 873. He also requested suggestions and comments from the Board members. Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board agreed the developer should move forward with the conceptual project. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Brian Horwith, Springfield Dr, Coplay, Asked Mr. Kern who he was representing and is there imperial data on roundabout safety.
- Leonard Nuss, Old Post Rd., Coplay, noted that trucks have difficulties with roundabouts.
- Bob Allen, Donna Dr., Coplay, inquired if any homes would be affected by this project.
- Tom Van Vreede, Church Drive, Coplay, asked what will be done to ensure pedestrian safety in the crosswalks.

At this time Atty. Dinkelacker recused himself and Conflict Atty. Andrew Schantz took a seat at the dais.

5077 OVERLOOK ROAD (STRAWBERRY ACRES) EXTENSION OF TIME

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board accepted the extension of time offer for this project, until December 5, 2022, in order for the Major Subdivision and Land Development Application for 5077 Overlook Road, to be reviewed by the Planning Commission and Board of Supervisors. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Brian Horwith, Springfield Dr, Coplay, suggested the Board keep the accepted extension and take action on the plan at a later meeting.
- Tom Van Vreede, Church Drive, Coplay, gave a synopsis of the history of the submitted plans and various time extensions.
- Heather Skorinko, Clearview Rd, Coplay, read a statement imploring the Board to take action against the plan.
- Rich Semmel, Clearview Rd., Coplay, noted that the Board said at the May meeting that would be the last extension.
- Bob Allen, Donna Dr., Coplay, asked the Board if they thought the developer would really make any significant changes that are required.
- Tom Van Vreede, Church Drive, Coplay**,** noted that a preliminary plan had been submitted and withdrawn and again in May another plan was submitted.
- Bob Allen, Donna Dr., Coplay, Asked the Attorney how is bad faith determined.
- Heather Skorinko, Clearview Rd, Coplay, said she was under the impression their conditional use approval was still in place.
- Jennifer Escalona, Overlook Rd., Coplay, inquired about a clarification on good faith and the status of the previous conditional use approval.
- Lynnett Allen, Donna Dr., Coplay, asked why the developer not act within the first 90-day extension.
- Tom Van Vreede, Church Drive, Coplay**,** noted that historically the Board has accepted extensions and felt they should continue the practice.
- Ron Stahley, Shawnee Blvd, Schnecksville, stated that accepting the extension would be prudent.

5077 OVERLOOK ROAD (STRAWBERRY ACRES) PRELIMINARY

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Plan was tabled.
Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

FAIRLAND FARMS III REDUCTION OF LETTER OF CREDIT

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board accepted the written recommendation of the General Planning Engineer Stephen Gitch, dated July 26, 2022 and authorized the release of $133,167.38 Maintenance and Improvements Letter of Credit for Fairland Farms III, leaving a balance of $ 366,727.03 in the account. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

PORTNOFF LAW ASSOCIATES AGREEMENT AMENDMENT FEE SCHEDULE UPDATE

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the Chairman to sign the Agreement Amendment to accept the updated Fee Schedule, as set forth in Exhibit A, as it relates to the collection of Delinquent Real Estate Taxes and Municipal Claims. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

AUTHORIZATION TO SIGN PLANNING MODULE EXEMPTION
MAPLE STREET @ GREENLEAF ESTATES

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Township Manager is authorized to sign the request for the Planning Module Exemption Application Mailer as it relates to the Maple Street @ Greenleaf Estates Plan. Roll call: Al Geosits - yes; Ronald J. Heintzelman - abstained; Dennis Klusaritz - yes. There were no public comments on this item.

AUTHORIZATION TO ADVERTISE FOR ORDINANCE 2022-5 STORM WATER

The proposed Ordinance will officially satisfy the regulatory requirements of the NPDES MS4 program as well as Act 167 requirements for the Jordan Creek, Coplay Creek and Lehigh River Subbasin II Watershed. Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the advertisement for the proposed Storm Water Ordinance 2022-5 subject to minor revisions by the Solicitor. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

AUTHORIZATION TO ADVERTISE FOR ORDINANCE 2022-6 DELINQUENT TAXES

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the advertisement for the proposed Ordinance 2022-6. The Ordinance will appoint the Solicitor, interest assessment, fees added to the amount of unpaid real estate taxes and delinquent municipal accounts. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RESOLUTION 08-01-22 CAPITAL PROJECTS FUND BUDGET REVISION

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, Resolution 08-01-22 was adopted. Resolution 08-01-22 approved a revision to the 2022 budget to reallocate funds within the following Capital Projects Fund accounts. $25,000.00 will be reallocated from 452.4000 (Parks Improvements) to account 409.7600, Township Building Improvements, for the purpose of engaging an architect to review the current building spaces and account 409.7700, Campus Improvements, for the purpose of seal coating and striping the parking lots. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom Van Vreede, Church Drive, Coplay, asked what projects will be taken away from the Parks Department.

MANAGER'S REPORT

Mr. Cope reported on the following:

- Upcoming meeting are scheduled as follows:
  Comprehensive Plan Update, August 10, at 7:00 PM,
  Zoning Hearing Board, August 17, at 7:30 PM,
  Planning Commission, August 23, at 7:30 PM.
- Met with PennDOT regarding safety issue at the Scheidys and Clearview intersection.
- Currently accepting application for a part-time receptionist position.
- Farmland preservation signs will be installed at the 2 new preserved farms, and he is working with our GIS consultant to inventory farms over 10 acres in order to educate owners about farmland preservation.
- New entryway signage for the parks is being designed.
- The summer playground program has been well received, Mr. Cope complimented Kayla on her job running the program.
- The new Rt. 309/Independence Dr. turning lane and road widening project will begin August 8th.
- He has met with 3 of the township fire chiefs and will schedule a visit with the fourth company.
- He has scheduled one-on-one meetings with the Public Works crew members.
- Met with and received a quote from Lighting Solutions to replace existing basketball court lights with LEDs.
- Contacted 2 aquatic maintenance contractors to design a maintenance proposal for Johnson's Pond.
- Contacted court surfacing companies for proposals to convert 1 basketball court to 3 pickleball courts at Laurys Firehouse Park.
- He gave an update on the recent pole barn fire involving fireworks.

SOLICITOR'S REPORT

Atty. Dinkelacker thanked the Board for appointing him as the township's solicitor.
He also noted that he had met with the Zoning Officer Jeff Mouer and the Planning Commission's Chairman Brian Horwith to discuss the issues that are important to those departments.

COMMENTS FROM THE FLOOR (Non-agenda items):

- Lynnett Allen, Donna Dr., Coplay, stated she has heard from several children how much they enjoyed the summer camp.
- Rich Semmel, Clearview Rd., Coplay, asked when the fees for recreation will be reviewed.
- Nick Cihylik, Cove Rd., Laurys Station, informed the Board of all the problems, property damage and traffic at his farm caused by the Lehigh County's D&L trailhead and boat launch. He requested the Board close Cove Road. He noted that emergency vehicles would not be able to access the area in case of an emergency because of the traffic congestion, especially on holiday weekends.

ADJOURNMENT Meeting adjourned at 9:20 PM.

Brenda Norder, Secretary/Treasurer, and

Jessica Koenig, Administrative Assistant