NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
DECEMBER 4, 2023

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 Supervisor Dennis Klusaritz, Supervisor Ronald J. Heintzelman, Township Manager Randy Cope, Attorney Tom Dinkelacker, Engineer Steve Gitch, Director of Planning and Zoning Jeff Mouer, Director of Finance Seth O'Neill, Director of Public Works Rick Holtzman, and Secretary/Deputy Treasurer Jessica Koenig.

This meeting is being recorded. Upon approval of the minutes by the Board of Supervisors the electronic recording file will be destroyed.

APPROVAL OF PREVIOUS MINUTES
Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the minutes of the Special Meeting of October 2, 2023, and the November 6, 2023 Board of Supervisors Meeting 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 December 25th and Tuesday December 26th for the Christmas Holiday.
2. The Supervisors' Organization Meeting is scheduled for Tuesday January 2, 2024.
3. The Auditors Organization Meeting is scheduled for Wednesday January 3, 2024.
4. An executive session was held on December 4, 2023 for the purpose of discussing personnel matters, the Collective Bargaining Agreement, and legal matters with the Conflict Solicitor.
5. The annual Holiday Tree Lighting is being held on Sunday December 10, at 5 pm.

TREASURER'S REPORT
Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the November treasurer's report and checks # 18734 - 18834 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:

NORTH WHITEHALL TOWNSHIP H.O.P KINGS ROUND ABOUT PROJECT
Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the Township Manager to sign off on Highway Occupancy Permits #323822, and 323821. Roll call: Al Geosits - yes; Ronald. J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

DISCUSSION/UPDATES: No discussions/updates

5077 OVERLOOK RD (STRAWBERRY ACRES)
Resolution 12-04-23 – 5077 and 5120 Overlook Road – Strawberry Acres AARC (Township Plan # NWT-21-27) Applicant is seeking approval of Applicants request for waiver of the Township Subdivision and Land Development Ordinance ("SALDO") at Appendix F, Subsection F.04.F to permit straight side slopes (vertical retention walls) within certain stormwater detention basins as well as preliminary plan 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.

5077 OVERLOOK RD (STRAWBERRY ACRES) WAIVER REQUEST
On behalf of the Developer, Attorney Peter Lehr presented the Plan. Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board denied the aforementioned request to waive the Township Subdivision and Land Development Ordinance ("SALDO") at Appendix F, Subsection F.04.F to permit straight side slopes (vertical retention walls) within certain stormwater detention basins Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom VanVreede, Church Dr., Coplay, communicated a list of reasons why he feels the language and information on the plans were inconsistent with the Townships SALDO.
- Kathryn Wood, Donna Dr., Schnecksville, said she is considered with the stability of the ground where the retention ponds are proposed to be located. She also expressed concern with the possibility that wildlife would enter the retention pond areas and become trapped.
- Bob Allen, Donna Dr., Schnecksville, expressed that he doesn't believe the waiver concept that was presented makes sense. He also said he does not believe the offer of proof that was provided inspires confidence in the residents due to multiple last-minute changes made to the plans. He also does not feel that based on the current drawings the property will be attractively maintained as it was described to be.
- Bill Moyer, Donna Dr., Schnecksville, expressed his concern with the fact that the applicant was asked by the residents, at prior meetings, to provide addresses of two previous project locations and has not done so to this point.
- Joseph Sterling, Clearview Rd., Coplay, inquired as to why the Board would still consider the plan if the Planning Commission gives a recommendation to modify the Plan and the applicant does not adhere to the recommendation.

RESOLUTION 12-04-23 5077 OVERLOOK RD (STRAWBERRY ACRES) PRELIMINARY PLAN
Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board tabled Resolution 12-04-23A 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. Roll call: Al Geosits – yes ;Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom VanVreede, Church Dr., Coplay, expressed concern with propane and what he felt is a safety issue. He also commented that he doesn't see anything in the current plan that addresses the soil remediation issue.
- Heather Skorinko, Clearview Rd., Coplay, read a prepared statement addressing her concerns with the current plans with touched on topics such as multiple time extensions, little to no change in the plans, what she perceived as an incorrect traffic study, storm water concerns, environmental issues, who will monitor and enforce the HOA, and the detrimental impact the development would cause on existing homeowners.

RESOLUTION 12-04-23 5077 OVERLOOK RD (STRAWBERRY ACRES) PRELIMINARY PLAN CONT'D

- George Boreman, Manor Rd., Schnecksville, inquired as to why the detention ponds can not be reengineered on the neighboring property that the applicant also owns.

RESOLUTION 12-04-23A 2024 BUDGET ADOPTION

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 12-06-23A approving the 2024 Budget as presented. Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RESOLUTION 12-04-23B ADDITION OF NON-TOWNSHIP-EMPLOYEE SUPERVISORS TO THE TOWNSHIP HEALTH/LIFE INSURANCE PLANS

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, Resolution 12-04-23B approving the addition of non-township employee Supervisors to the Township Health/Life insurance plans under the condition that a non-employee Township Supervisor would be eligible to be on the Township health insurance plan as supplemental Medicare Coverage if they are 65 years or older. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RESOLUTION 12-04-23C END OF THE YEAR TRANSFER

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board approved Resolution 12-04-23C. Resolution 12-04-23C authorizes seventeen (17) transfers within expense accounts in the General Fund in the total amount of $56,600 and one (1) transfer within the Capital fund of $50,000. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

RESOLUTION 12-04-23D APPOINTMENT OF A CPA

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board adopted Resolution 12-04-23D appointing the accounting firm of Campbell, Rappold, and Yurasits LLP to conduct the North Whitehall Township fiscal year 2023 Audit. The intention to appoint was duly advertised in October. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

MOTIONS:

4 DAY WORK WEEK

Township Manager Randy Cope gave a status update on the 4-day work week. Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board approved the continuance of the 4 day work week for the administrative staff unless otherwise specified by the Board at a later date. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom VanVreede, Church Dr., Coplay, expressed concern with the fact that he felt it was a bit more difficult to make a point of contact with staff with the office being closed an additional day. He suggested the Township consider rotating staff members days off so there would always be someone in the office.

APPROVAL OF THE 2024 – 2026 PUBLIC WORKS CBA

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board approved the 2024 – 2026 Public Works Collective Bargaining Agreement. Roll call: Al Geosits - yes; Ronald J. Heintzelman yes; Dennis Klusaritz - yes. There were no public comments on this item.

AUTHORIZATION TO AUTHOR LETTERS OF INTENT FOR VEHICLE PURCHASES

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board granted approval for the Secretary to author a Letter of Intent to purchase a 2024 F-150 Lightning XLT, 2023 Ford Explorer, and a 2024 Bronco Sport Big Bend. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Bill Moyer, Donna Dr., Schnecksville, inquired if all three vehicle purchases were going to be electric.
- Rich Semmel, Clearview Rd., Coplay, asked if the Township had considered purchasing any hybrid vehicles as apposed to fully electric vehicles.
- Tom VanVreede, Church Dr., Coplay, stated he was told that fast chargers put my wear on the batters of electric vehicles.

REQUEST FOR EXONERATION FROM COLLECTION OF DELINQUENT AND CURRENT R.E. TAXES

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

2019-2023	Parcel ID	546883695448-44	$13.20
2021-2023	Parcel ID	546886398028-171	$28.98

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

THE SANCTUARY AT HAAFSVILE 2024 CONTRACT

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the Township Manager to sign the 2024 Assistance for Strays contract with the Sanctuary at Haafsville. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom VanVreede, Church Dr., Coplay, spoke to the benefits of the TNR program described in the contract.

AUTHORIZATION TO DISTRIBUTE BUDGETED STIPENDS EMS

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board approved the disbursement of the annual budgeted stipend for the Emergency Services Organizations as follows:

Laurys Station Vol Fire Co.	$12,797.50
Neffs Volunteer Fire Co.	$18,130.00
Tri Clover Vol Fire Co.	$13,150.00
Schnecksville Vol. Fire Co.	$18,198.75

Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Jim Steward, Park Ave., Neffs, explained the stipend program to the audience.

TOWNSHIP BUILDING RENOVATION ENGAGE A CONSTRUCTION MANAGER
Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board tabled authorizing the Township Manager to engage a Construction Manager for the Township building renovation project. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Tom VanVreede, Church Dr., Coplay, inquired if the Township was interviewing certified project managers.

MOTION TO AMEND AGENDA
Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board authorized amending the agenda to include an emergency de minimis agenda item regarding a well isolation distance exemption. Roll call: Al Geosits – yes; Ronald J. Heintzelman – yes; Dennis Klusaritz – yes. There were no public comments on this item.

WELL ISOLATION DISTANCE EXEMPTION
Sewage Enforcement Officer, Steve Gitch and property owners Cherylynn and Michael Horn, submitted a request to the Board to grant a well isolation distance for 3244 Woodlea Road. Upon motion by Dennis Klusaritz, seconded by Al Geosits, the exemption was granted. Roll call: Al Geosits – yes, Ronald J. Heintzelman – yes, Dennis Klusaritz – yes. There were no public comments on this item.

MANAGER'S REPORT

- Township Manager Randy Cope gave a presentation on the state of the Township and the many 2023 accomplishments made by the Staff and Supervisors.

COMMENTS FROM THE FLOOR (Non-agenda items):

- Lynn Allen, Donna Dr., Coplay, reported that her street light was still out after the outage has been reported to PPL multiple times in the last 6 months.
- Chris McCalin, Fitzpatrick, Lentz, & Bubba, addressed the Board to propose an idea for adding a new septic system to 5447 Mauser Street.

ADJOURNMENT Meeting adjourned at 10:00 PM.

Respectfully Submitted,

Jessica Koenig, Secretary/Deputy Treasurer