NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
JULY 13, 2026

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 Supervisor Al Geosits, Supervisor Richard Semmel, Township Solicitor Tom Dinkelacker, Engineer Dave Alban, Director of Operations Jeff Mouer, Director of Public Works Rick Holtzman, Director of Finance Seth O'Neill, Fire Code Administrator Jim Steward 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.

ANNOUNCEMENTS

1. An executive session was held at 6:00 p.m. prior to the regular meeting to discuss several litigation and potential litigation matters, including the Trammell Crow Warehouse, Woodside Mobile Home Park, the Weierbach Curative Amendment and Zoning Hearing Board Appeals, the Bodamer/Haynes Zoning Hearing Board appeal regarding a dog grooming business, and a potential personal injury claim by Rebecca Newsom involving an incident at a Township park. Staff also sought legal advice regarding the validity of a 1993 Recreation Fee and Open Space Agreement. Supervisor Klusaritz recused himself and did not participate in the portion of the executive session during which the Weierbach Curative Amendment was discussed.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Supervisor Klusaritz, seconded by Supervisor Semmel, the minutes of the June 8, 2026, Board of Supervisors meeting were approved. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

TREASURER'S REPORT

Upon motion by Supervisor Klusaritz , seconded by Supervisor Semmel, the June 2026 treasurer's report and checks # 21394 – 21495 were approved as presented. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

- Bob Allen, Donna Drive, Coplay, asked whether the report could include the budgeted amount for each line item and requested clarification on how the reported dollar amounts are kept consistent from month to month.

PRESENTATIONS

1. Proclamation presented to Jane Kelly for her dedicated service to North Whitehall Township.

OLD BUSINESS: No Old Business

PUBLIC HEARING:

Supervisor Klusaritz recessed the regular meeting and turned the proceedings over to Attorney Dinkelacker regarding a scheduled Street Light Tax Appeal for the properties at 3367 Greenleaf Street and 3342 Greenleaf Street, owned by the Heintzelman Trust. Attorney Dinkelacker advised the Board that no public hearing could be conducted because the appellant was not present. No public hearing was held. As a courtesy, the Township advised that the property owner/trustee may appear at a future Board of Supervisors meeting to be heard on the appeal.

Attorney Dinkelacker resumed the regular meeting.

Upon motion by Supervisor Geosits, seconded by Supervisor Klusaritz, the Board tabled the Street Light Tax Appeal for The Heintzelman Trust including properties located at 3367 Greenleaf Street and 3342 Greenleaf Street. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

RESOLUTIONS:

RESOLUTION 07-13-26 REVISED EMPLOYEE HANDBOOK

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board approved Resolution 07-13-26 adopting the revised North Whitehall Township Employee Handbook for the governance of Township employees, with the condition that the language stating the handbook was drafted by the Board be revised to indicate that it was drafted by Township staff. Roll call: Supervisor Klusaritz – yes; Supervisor Geosits – yes; Supervisor Semmel – yes. There were no public comments on this item.

RESOLUTION 07-13-26A COPLAY APARTMENTS SEWER PLANNING MODULE

Upon motion by Supervisor Klusaritz, seconded by Supervisor Geosits, the Board approved Resolution 07-13-26A approving the Coplay Apartments Sewer Planning Module. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

RESOLUTION 07-13-26B MID-YEAR BUDGET ADJUSTMENT

Upon motion by Supervisor Klusaritz, seconded by Supervisor Geosits, the Board approved Resolution 07-13-26B approving an omnibus 2026 budget adjustment, revising revenue estimates and appropriations across all funds and authorizing supplemental appropriations and transfer within accounts in accordance with Section 3202 of the Second-Class Township Code. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes.

- Bob Allen, Donna Dr., Coplay, asked for an explanation of what the encumbrance column of the exhibit was showing.

RESOLUTION 07-13-26C DCED MULTIMODAL GRANT FOR QUARRY ROAD & ECHO ROAD BRIDGE REHAB

Upon motion by Supervisor Geosits , seconded by Supervisor Klusaritz, the approved Resolution 07-13-26C. Resolution 07-13-26C authorizes the submission of a Department of Community and Economic Development - Multimodal Transportation Fund Grant commitment to undertake the project known as Bridge Rehabilitation – North Whitehall Township. Roll call: Supervisor Klusaritz – yes; Supervisor Geosits – yes; Supervisor Semmel - yes. There were no public comments on this item.

MOTIONS:

FIRE ESCROW & BURN ORDINANCE AMENDMENTS AUTHORIZATION TO ADVERTISE

Upon motion by Supervisor Klusaritz, seconded by Supervisor Semmel, the Board authorized Township staff to advertise the amendments to the Fire Escrow and Burn Ordinance. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

MOTIONS CONT'D:

IRT CONNECTION RFP AUTHORIZATION TO ADVERTISE

Upon motion by Supervisor Klusaritz, seconded by Supervisor Geosits, the Board authorized Township staff to advertise Ironton Rail Trail Loop & Connection Feasibility Study RFP. This study will look at options for creating a new loop section along the IRT and will also expand upon the recently completed LTAP study to look at possible options for connecting the IRT to Levans Park. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATION TO EXECUTE SUCCESSFUL COMMUNICATION TRAINING SESSION CONTRACT – MEA

Upon motion by Supervisor Semmel, seconded by Supervisor Geosits, the Board authorized the Township Manager to execute the contract with MEA to hold a joint training session between North Whitehall Township and Upper Macungie Township employees. The training session will focus on Successful Communication. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATION TO EXECUTE ENGAGEMENT LETTER FOR LABOR ATTORNEY

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board authorized the Township Manager to execute the engagement letter with Eckert Seamans for the provision of labor attorney services. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATION TO ADVERTISE GRISTMILL ROAD BRIDGE CONSTRUCTION BID

Upon motion by Supervisor Geosits, seconded by Supervisor Klusaritz, the Board authorized Township staff to advertise the Gristmill Road Construction bid. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATON FOR TOWNSHIP MANAGER TO EXECUTE CONTECH CONTRACT FOR ALUMINUM BOX CULVERT

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board authorized the Township Manager to execute the contract with Contech for Gristmill Road aluminum box culvert. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

RATIFY EXECUTION OF SIGNAL SERVICES CONTRACT

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board ratified and approved the Township Manager's execution of the preventative and emergency maintenance contract with Signal Services for the Township's traffic signals. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

MOTIONS CONT'D

VIEWS AT FELLS CREEK FINANCIAL SECURITY RELEASE # 3

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board accepted the written recommendation of the general planning engineer dated July 1, 2026, to reduce the Views at Fells Creek line of credit in the amount of $1,183,430.45. The balance remaining in the line of credit after this reduction is $637,060.08. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

GREENLEAF ESTATES FINANCIAL SECURITY RELEASE # 4

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board accepted the written recommendation of the general planning engineer dated July 7, 2026, to reduce the Greenleaf Estates line of credit in the amount of $160,112.87. The remaining financial security balance is $700,008.84 Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

- Tom VanVreede, Church Dr., Coplay, asked if there is a reason why the distance between streetlights is getting further apart and if this is within Township code.

RIDINGS AT PARKLAND PHASE II FINANCIAL SECURITY RELEASE # 1

Upon motion by Supervisor Geosits, seconded by Supervisor Klusaritz, the Board accepted the written recommendation of the general planning engineer dated July 7, 2026, to reduce the Ridings at Parkland line of credit in the amount of $588,755.78. The remaining financial security balance is $1,811,156.51 Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

MANAGER'S REPORT:

- **Important Dates –**
  Zoning Hearing Board – Wednesday, July 15 at 7 PM;
  Planning Commission – Tuesday, July 28 at 7 PM;
  BOS Budget Workshop – Tuesday, August 4 at 5 PM;
  Board of Supervisors – Monday, August 10th at 7 PM;
- **3917 Buchanan Street –** A few years ago, the township was able to get a court order to remove this blighted property. Over the course of the process, the property incurred a lien amount of $34,491.78. The Township was able to recently collect that lien in full. This project is now complete after nearly 7 years.
- **Neffs valley Park –** Neffs Valley Park will be closed to the public starting on Monday, July 20 for Phase 1 of the long-awaited improvements. Phase 1 will include removal of the existing parking area, a new parking area off Park Valley Road, additional ADA compliant walking trails, evergreen screening, native tree plantings and landscaping throughout. The park is anticipated to be closed for 2-3 months until construction is complete.
- **Summer Concert –** Steel Creek will be performing at the Schnecksville Fair band stage this Friday, July 17 at 6:00 PM. Food and beverages will be available for purchase.
- **Goat on the Loose! –** On Sunday, July 12, I received a phone call for Lt. Troutman of PSP with what may be the most unusual law enforcement update of the year. Troopers in the area successfully apprehended a goat that was running at large on Old Post Roa and causing a bit of excitement. After allegedly refusing to identify itself, the goat was read its rights and taken into protective custody. The goat quickly became a local celebrity on the Township Facebook page and now holds the all-time record for our most-liked social media post, generating more than 1,300 interactions. We can only assume the goat is currently seeking representation and negotiating a settlement. No bail was required.

- **EIT Video –** Video shown at meeting.

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COMMENTS FROM THE FLOOR (Non-agenda items):

- George Boreman, Manor Rd., Schnecksville, asked what platforms the EIT video can be viewed on.

ADJOURNMENT: Meeting adjourned at 8:38 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer