



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
OCTOBER 6, 2025**

Vice 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 Ronald J. Heintzelman, Township Solicitor Rocco Beltrami, Manager Randy Cope, Director of Operations Jeff Mouer, Engineer Dave Alban, Township Planner Kevin Murphy, Director of Public Works Rick Holtzman, Director of Finance/Treasurer Seth O'Neill, Director of Grants, Preservation, and Trails Mike Kukitz, Fire Code Administrator Jim Steward, and Secretary/Deputy Treasurer Jess Koenig.

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

ANNOUNCEMENTS

1. Supervisors Geosits and Heintzelman met in executive session on Tuesday, September 23rd, 2025, commencing at 5:07 pm, and concluding at 5:57 pm, and on Monday, October 6th, 2025, commencing at 6:05 pm and concluding at 6:40 pm. Both executive sessions were held at the Township building and both executive sessions were held for the purpose of receiving legal advice from the Township Solicitor in connection with the land use appeal and substantive validity challenge and petition for curative amendment filed by Gene R. Weierbach and Deborah L. Weierbach related to property located at 2523 Woodbine Street, Slatington, Pennsylvania, 18080. Chairman Dennis Klusaritz has recused himself from all proceedings related to the Land Use Appeal pending in the Lehigh county Court of Common Pleas and filed by Gene R. Weierbach and Deborah L. Weierbach, as well as proceedings related to the Substantive Validity Challenge and Petition for Curative Amendment filed with the Township by Gene R. Weierbach and Deborah L. Weierbach.
2. Township Offices will be closed on Monday, October 13th in observance of Columbus Day/Indigenous People Day.
3. Trick or Treat is scheduled for Friday, October 31st from 6 pm – 8 pm, with a rain date of Saturday November 1st.
4. There is a Special Board of Supervisors meeting being held Thursday, October 9, 2025. The purpose of this meeting is to consider and, if deemed appropriate, authorize the execution of a Settlement Agreement between North Whitehall Township and Strawberry Acres.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of September 8, 2025, the minutes of the September 10, 2025, budget workshop, and the minutes of the Special Board of Supervisors meeting held September 23, 2025, were approved. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

TREASURERS REPORT

Upon motion Ronald J. Heintzelman, seconded by Al Geosits, the September Treasurer's report and checks # 20615 –20698 were approved as presented. Roll call: Dennis Klusaritz - absent, Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

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PRESENTATIONS:

1. Pavement Condition Assessment – Cylv
 - Mike Basta, Crestwood Dr., Schnecksville, asked how long the roadway in Fairland Farms has been in place.
 - Bob Allen, Donna Dr., Coplay, asked a clarifying question about the presentation and inquired about the cost difference between repairing a roadway and replacing a roadway.
 - Tom VanVreede, Clearview Rd., Coplay, asked for clarification on some of that data that was presented.
2. 1st reading of the proposed 2026 budget – Township Manager Randy Cope
 - Rich Semmel, Clearview Rd., Coplay, inquired if the expense line item for Blight Remediation is offset by a grant.
 - Mike Basta, Crestwood Dr., Schnecksville, asked for an approximate total of funds the Township has in Neffs Bank and why the Township hasn't moved the operating accounts to a bank that pays higher interest.
 - Dave Bollinger, Walnut Dr., Schnecksville, asked for clarification on what blight remediation is.

DISCUSSIONS: No discussions

OLD BUSINESS: No old business

NEW BUSINESS:

RESOLUTIONS:

RESOLUTION 10-06-25 RIDINGS PHASE II APPROVAL OF REVISED FINAL PLAN

Upon motion by Al Geosits , seconded by Ronald J. Heintzelman, the Board approved Resolution 10-06-25 approving the third revised preliminary/final subdivision plan for the TMC Management Corporation, Ridings at Parkland Phase II to further modify basin 3. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Jim Wilson, Allied Utilities, expressed his concern that the easements have not yet been agreed upon between Allied Utilities and the developer.

RESOLUTION 10-06-25B

MODIFICATION TO THE NWT ASA STANGLE PROPERTY

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved Resolution 10-06-25B. Resolution 10-06-25B approves modifications to the North Whitehall Township Agricultural Security Area. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

RESOLUTION 10-06-25C

POST BOND ISSUANCE COMPLIANCE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved Resolution 10-06-25C, approving and adopting the Rider to Post-Issuance Compliance Procedures and assigning the Finance Director as Compliance Officer with the duties and authority set forth therein. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

- Brian Horwith, Springfield Dr., Coplay, asked if this requires the Township to create fee schedule.

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RESOLUTION 10-06-25D

TAX COLLECTION REVENUE SUBMISSION FREQUENCY

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board conditionally approved Resolution 09-08-25C requiring the Tax Collector to submit statements and tax revenues on a semi-monthly basis in accordance with the local tax collection law. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

MOTIONS:

GREENLEAF ESTATES

LETTER OF CREDIT REDUCTION #2

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board accepted the written recommendation of Keystone Consulting Engineers, dated September 30, 2025, and authorized the reduction of \$666,116.85 from the Greenleaf Fields at Parkland letter of credit. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

DRAFT ZONING ORDINANCE

AUTHORIZATION TO ADVERTISE & DISTRIBUTE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board authorized Township Staff to circulate the draft Zoning Ordinance to the Lehigh Valley Planning Commission and Township Planning Commission for review and comment in accordance with the Municipalities Planning Code; publicly advertise the potential adoption of the draft Zoning Ordinance in accordance with the requirements of the Municipalities Planning Code and Second Class Township Code; and publicly advertise the Board of Supervisors' public hearing on the potential adoption of the ordinance for a date to be determined by Township Staff in accordance with the Municipalities Planning Code. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Brian Horwith, Springfield Dr. , Coplay, asked how the residents will know where to access the Draft Zoning Ordinance to review.

DRAFT SALDO ORDINANCE AMENDMENT
DISTRIBUTE

AUTHORIZATION TO ADVERTISE &

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board authorized Township Staff to circulate the draft SALDO Amendment Ordinance to the Lehigh Valley Planning Commission and Township Planning Commission for review and comment in accordance with the Municipalities Planning Code; publicly advertise the potential adoption of the draft SALDO Amendment Ordinance in accordance with the requirements of the Municipalities Planning Code and Second Class Township Code; and publicly advertise the Board of Supervisors' public hearing on the potential adoption of the ordinance for a date to be determined by Township Staff in accordance with the Municipalities Planning Code. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

DRAFT FIRE LIFE & SAFETY ORDINANCE

AUTHORIZATION TO ADVERTISE

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board authorized Township staff to publicly advertise the potential adoption of the draft Fire Life & Safety Ordinance. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

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AWARD OF MULTI-TOWNSHIP SALT BID

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board ratified the award of the Multi-Township contract for Sodium Chloride for the 2025/2026 season to Eastern Salt Company Inc., at their low bid price of \$83.50/per ton delivered as needed. This contract was bid in conjunction with neighboring Townships and awarded by Lower Macungie Township. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

PROPOSED 2026 BUDGET

AUTHORIZATION TO ADVERTISE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board authorized Township Staff to advertise the proposed 2026 budget for inspection. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

AUTHORIZE ADVERTISEMENT FOR APPOINTMENT OF A CPA FIRM

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board authorized Township Staff to advertise a notice that the North Whitehall Township Board of Supervisors intends to appoint a certified accounting firm to conduct the North Whitehall Township fiscal year 2025 Audit. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

ADOPTION OF TOWNSHIP TELECOMMUNICATIONS POLICY

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the approved and adopted the North Whitehall Township Telecommunications Policy as presented. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

MANAGER'S REPORT

- Important Dates:
 - Board of Supervisor's Meeting – Thursday, October 9th at 6 PM (Strawberry Aces Settlement;
 - Farmland and Open Space Preservation Board – Thursday, October 9th at 7 PM;
 - Zoning Hearing Board – Wednesday, October 15 at 7 PM;
 - Planning Commission – Tuesday, October 28 at 7 PM;
 - Trick-or-Treat – Friday, October 31 @ 6:00pm (rain date is Saturday, November 1st);
 - Board of Supervisors – Monday, November 3 @ 7:00pm;
- **Horseshoe Road** – Significant progress is being made on the Horseshoe Road slope failure project. The contractor has poured one lane and curbing and the other lane will be poured this week. There was a change order in the amount of \$93,000 for the project which accounted for an additional 200' of road stabilization. This additional 200' was necessary because of the impact of construction on the original 400' and was already showing signs of slope failure. Overall, this was the best possible outcome since now the entire troubled area will be getting fixed. I anticipate us being able to open the road within the next 4-6 weeks.
- **Rt 145 Dumping/Closing** – final grading a seeding work were completed by NWT and LC. PennDOT will be placing up "No Parking" signs within the next few weeks.

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MANAGERS REPORT CONT'D

- **Tannery Road** – This project is now complete and currently being closed out.
- **Shoulder Cleaning** – You may notice public works employees out on the road clearing shoulders of excess sediment build-up. This is to allow for the proper flow of water down roadside swales.
- **Leaf Collection** – We are already receiving calls regarding leaf collection. Public Works' new hook truck will be canvassing the township the week of October 13 spot checking sections for leaf collection. Full leaf collection operations will commence the week of October 20th.
- **Flock Cameras** – The cameras should be installed within the next 2-4 weeks. We ran into a few hiccups with PPL and getting the necessary approvals to put these on their poles. The township is also running a golf tournament on Friday, October 10 to offset the costs of the equipment and it looks like we should reach our fundraising goal.
- **Ribbon Cutting** – On September 25, the Township held a ribbon cutting ceremony to officially unveil the new township building. Over 100 people were in attendance with many dignitaries and former employees. Overall, it was a great opportunity to showcase our new space and network with local dignitaries and old friends.

COMMENTS FROM THE FLOOR (Non-agenda items)

- Heather Skorinko, Clearview Rd, Coplay, spoke to comments that were made at the September 8th Board of Supervisors meeting about the Craft Distillery Ordinance.
- Gene Weierbach, Woodbine St., Slatington, expressed his concern about the accuracy of the public comment section of the July Board of Supervisor's minutes.
- Dave Bollinger, Walnut St., Schnecksville, inquired if the Township Solicitor is hired to advise the Board of Supervisors and staff or if they hired to represent the residents of the Township.
- Brian Horwith, Steeple Chase Dr., Coplay, inquired where the Stangle property that was added to the Agricultural Security Area is located.

ADJOURNMENT Meeting adjourned 8:45 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer