



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
AUGUST 10, 2026**

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 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, Director of Grants, Preservation, and Trails Mike Kukitz, Fire Code Administrator Jim Steward and Secretary/Deputy Treasurer Jessica Oswald.

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

ANNOUNCEMENTS

1. There was an executive session held on July 15, 2026, at 6:30 pm to discuss Nexus 78 Warehouse matters.
2. There was an executive session held at 6 pm, prior to the regular meeting, to discuss a number of litigation items including the Bodamer/Haynes Zoning Hearing Board matter, the zoning appeal and curative amendment by Mr. and Mrs. Weierbach, the Hoffman property remediation matter, Nexus 78 warehouse matter. Lastly there were three additional matters of litigation discussed. They were the Woodside Mobile Home Park property damage and Rebecca Newsome personal injury case, Willenbacher matter property maintenance case and Township municipal lien.
3. There will be a "Meet the Staff/Open House" event held on Monday, September 14, 2026, from 4:30 pm – 6:30 pm before the regularly scheduled Board of Supervisors meeting.
4. Township Offices will be closed Monday, September 7, 2026, in observance of the Labor Day Holiday and Thursday, September 10, 2026, for staff to attend the annual LCATO training.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Supervisor Semmel, seconded by Supervisor Geosits, the minutes of the July 13, 2026, Board of Supervisors meeting and the August 4, 2026, Budget Workshop meeting were approved. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

TREASURER'S REPORT

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the July 2026 treasurer's report and checks # 21496 – 21582 were approved as presented. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

PRESENTATIONS – No presentations

OLD BUSINESS: No Old Business

PUBLIC HEARING:

Supervisor Geosits recessed the regular meeting in order to hear public comments on proposed Ordinance 2026-9, Zoning Amendment.

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Attorney Dinkelacker read the following hearing exhibits into the record as follows:

- T-1 : Draft Ordinance No. 2026-9
- T-2: Public Notice of Public Hearing and Potential Adoption of Ordinance No. 2026-9 as published in the Lehigh Valley Press Newspaper publications on July 15, July 16, July 22, and July 23, 2026.
- T-3: Proof of Publication for Public Notice of Public Hearing and Adoption of Ordinance No. 2026-9.
- T-4: June 9, 2026, Letter from Township Solicitor Vivian Hadian, Esq., to Lehigh Valley Planning Commission (LVPC) Chief Community and Regional Planner Jillian Seitz transmitting draft Ordinance 2026-9 to LVPC for review.
- T-5: Submission form confirming transmittal of draft Ordinance No. 2026-9 to LVPC for review.
- T-6: June 9, 2026, Letter from Township Solicitor Vivian Hadian, Esq., to Township Planning Commission Chairman Brian Horwith transmitting draft Ordinance No. 2026-9 to Planning Commission for review.
- T-7: June 9, 2026, Letter from Vivian Hadian, Esq., to Lehigh County Department of Law transmitting draft Ordinance No. 2026-9 for filing.
- T-8: Draft minutes from June 23, 2026, North Whitehall Township Planning Commission meeting (Planning Commission review of Ordinance No. 2026-9).
- T-9: LVPC Review letter regarding Ordinance No. 2026-9 dated July 23, 2026.

Comments from the Floor:

- Mike Basta, Crestwood Dr., Schnecksville – asked if existing driveways are grandfathered. He also inquired If the Zoning Hearing Board issued a variance years ago would it still be considered a variance under the proposed ordinance.
- Scott Mellen, Mohican Dr., Schnecksville, inquired why uses don't run with the land from owner to owner in regard to special exceptions. He also asked if other ordinances have the same type of criteria where the use goes with the person and not the land. Lastly, he stated he felt some of the verbiage under the lighting section is outdated and should be revisited.
- Dennis Murphy, Steeple Chase Dr., asked if the previously used procedure was to have Special Exception uses run with the land and we are changing that is the Township setting themselves up for more potential litigation matters.

Attorney Dinkelacker resumed the regular meeting.

Supervisor Geosits resumed the regular meeting.

ORDINANCES:

ORDINANCE 2026-9

ZONING AMENDMENT

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board adopted Ordinance 2026-9 Zoning Amendment as presented. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

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RESOLUTIONS:

**RESOLUTION 08-10-26 DCED LOCAL SHARE ACCOUNT (GAMING FUNDS)
NORTHAMPTON AND LEHIGH COUNTIES GRANT**

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the approved Resolution 08-10-26B authorizing the submission of a Department of Community and Economic Development – Local Share Account Fund (Gaming Funds) Northampton and Lehigh Counties Grant. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits – yes; Supervisor Semmel - yes. There were no public comments on this item.

MOTIONS:

VIEWS AT FELLS CREEK FINANCIAL SECURITY RELEASE # 4

Upon motion by Supervisor Semmel, seconded by Supervisor Geosits, the Board accepted the written recommendation of the general planning engineer dated August 5, 2026, to reduce the Views at Fells Creek line of credit in the amount of \$54,910.14. The balance remaining in the line of credit after this reduction is \$582,149.94. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

RISING SUN SUBDIVISION TIME EXTENSION REQUEST

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board approved the time extension request until March 8, 2027, requested by Access Rising Sun Associated LLC, in regard to the Rising Sun Subdivision plan. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

SWAGELOK BUILDING EXPANSION TIME EXTENSION REQUEST

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board approved/denied the time extension until March 8, 2027, requested by Tuskes Homes on behalf of the Swagelok Building Expansion plan. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

- Mike Basta, Crestwood Dr., Schnecksville, asked if there is a tertiary water system for water entering the Coplay creek.

AUTHORIZE TOWNSHIP MANAGER TO EXECUTE CYVL CONTRACT

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board authorized the Township Manager to execute a two-year contract with Cyvl from September 15, 2026, through September 15, 2027. This contract includes platform access for Township staff as well as a comprehensive assessment of all Township-owned roads, approximately scheduled for August 2027. Roll call: Supervisor Klusaritz - absent; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

- Tom VanVreede, Church Dr., Coplay asked if this is a budgeted expense for 2027.
- Scott Mellan, Mohican Dr., Schnecksville, asked in the year 2027 what the Township expending the \$7400.00 for if the road assessment is done every other year.

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MANAGER'S REPORT:

- **Important Dates** –
 - Zoning Hearing Board – Wednesday, August 19 at 7 PM CANCELLED;
 - Back to School Party – Friday, August 21, at 5 PM (Kolapechka Park);
 - Planning Commission – Monday, August 24, at 7 PM;
 - Planning Commission – Tuesday, August 25, at 7 PM;
 - BOS Budget Workshop - Wednesday, September 9 at 5 PM;
 - Board of Supervisors – Monday, September 14, at 7 PM
- **New Intern** – Starting on August 24, Kane Zerbe, from Kutztown University, will be joining us for an unpaid internship. As an intern, his primary responsibilities will include assisting with the general overview of permits and land development plans, researching ordinances, and drafting written comments for review by our Planning staff. Kane will also participate in relevant staff meetings and attend monthly meetings for the Board of Supervisors, Zoning Hearing Board, and Planning Commission.
- **Grist Road Bridge** – The advertising of this bid has been slightly delayed because of utility coordination with UGI for the gas line. UGI will be relocating their gas line starting in early September and hopes to be completed by end of September. Our goal is to get this bid advertised later this month or early September and have a bid recommendation for the Board at the October meeting.
- **Neffs Valley Park** – The contractor still has not shown up to the park for construction. They were supposed to be on site last month. Our contract with them states that substantial completion must occur by August 31. We are closely monitoring the situation and hounding the contractor to get started. They insist they will meet the deadline.
- **EIT** – Staff has begun sharing videos and FAQs through social media to help residents make an informed decision when it comes time to head to the polls in early November. We will also be putting a lot of information in the upcoming newsletter and sending a postcard out to residents as we get closer to voting day. Yard signs will also start to appear in parks.
- **Website** – The new website should be up and running by the end of the month. Staff will also start utilizing the new agenda management software for the September meeting. The new website and agenda software will also help residents navigate our meeting documents more efficiently on the website.

COMMENTS FROM THE FLOOR (Non-agenda items):

- Tom VanVreede, Church Dr., Coplay, can we use speed signs to be posted at proposed developments to help validate the traffic studies provided by the developer.
- Mike Basta, Crestwood Dr., Schnecksville complimented the work that the Public Works crew did on the redesign of entrance in Crestwood Heights. He states that the residents really like and appreciate this change.
- Scott Mellan, Mohican Dr., Schnecksville, asked when lighting goes into a subdivision who pays for that.
- Supervisor Semmel inquired about where Township staff are at with the lighting ordinance.

ADJOURNMENT: Meeting adjourned at 8:04 PM.

Respectfully submitted,

Jessica Oswald, Secretary/Deputy Treasurer