



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING  
AUGUST 7, 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, and Secretary/Deputy Treasurer Jessica Koenig.

**APPROVAL OF PREVIOUS MINUTES**

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board of Supervisors Meeting of July 3, 2023 and the bid opening minutes of July 31, 2023 were approved. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**ANNOUNCEMENTS**

1. Executive session was held August 7, 2023 at 6:00 PM to discuss litigation and possible litigation matters.
2. The Township Offices will be closed Monday September 4<sup>th</sup> for the Labor Day Holiday; the Board of Supervisors Meeting will be held Monday September 11<sup>th</sup>.
3. The Township received the following proposal for addition to the Agricultural Secretary Area  
Terry Muth      4681 Coplay Creek Rd.      1.662 acres +/-

**TREASURER'S REPORT**

Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the July Treasurer's report and checks # 18374 - 18438 were approved as presented. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**OLD BUSINESS:**

**RESOLUTION 07-03-23A      TIMBERIDGE LUXURY APARTMENTS REVISED FINAL PLAN**

Lew Rauch, of Lehigh Engineering, and Erich Schock of Fitzpatrick Lentz & Bubba, on behalf of the Timberidge Luxury Apartment Plan, presented the plan to the Board. Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved Resolution 08-07-23 conditionally approving the Plan as Final. Roll call: Al Geosits - no; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**NEW BUSINESS:**

**BUILDING RENOVATION**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board authorized proceeding with option 1B for the campus renovation. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes.

- Jim Steward, Park Ave., Neffs, inquired if MKSD had looked at recurring expenses and how to make the building more efficient to lower those costs.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING  
AUGUST 7, 2023, PAGE 2**

**BUILDING RENOVATION**

*comments continued...*

- Tom VanVreede, Church Dr., Coplay, asked if the original mechanical instruments/systems currently in the building would be replaced to be more efficient.
- Rich Semmel, Clearview Rd., Coplay, asked what the occupancy limit of the new meeting room will be as compared to the existing meeting room. As well as how the Township intends to fund this project without dwindling Township funds.
- Brian Horwith, Springhill Rd., Coplay, expressed his support for renovation option 1B and said he supports it creating a second public space and allowing for growth within the Township staff.
- Bob Allen, Donna Dr., Coplay, inquired what will be able to do in the Township building when the renovation is complete as compared to what we can do in the existing structure.
- Jim Osmun, Green Hill Cir., Schnecksville, asked if there would be handicap access to the renovated second floor offices.

**RESOLUTION 08-07-23A**

**APPROVE MATCH FUNDING**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved Resolution 08-07-23A authorizing the Township to participate in an application with the Redevelopment Authority of Lehigh County for funding through the PA Department of Community and Economic Development to assist communities in addressing blighted properties. Resolution 08-07-23A also authorized the Township to match funds with the RALC in the amount of \$50,000 per year for the years 2024-2026 with the understanding that it would receive state grant funds in an amount equal to the matching funds it pledges. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz- yes.

- Jeff Taschler, Buchanan St., Coplay, expressed he believes the Board should be in support of anything the Township can do to try and clean up and minimize the blighted properties in the Township. He also inquired if these funds were only for property owners and if they funds would be
- Lynn Allen, Donna Dr., asked if the funds would be equally distributed through all the three municipalities and how the were the participating municipalities chosen.
- Ray Deutsch, Vista Dr., Coplay, asked how many residents did the Township staff think would be cooperative with this plan.
- Rich Semmel, Clearview Rd., Coplay, asked if the Township had to demo a property how long would it be before the Township saw the funds to reimburse the demolition.
- Jim Steward, Park Ave, Neffs, asked if this apply to rental properties where landlord is currently receiving rent.

**RESOLUTION 08-07-23B**

**BUDGET TRANSFER AUTHORIZATION**

Upon motion by Ronald J. Heintzelman, seconded by Dennis Klusaritz, the Board approved Resolution 08-07-23B authorizing a transfer of unencumbered funds within the General Fund from Capital Transfers to Parks Maintenance Expenses, in order to cover increased expenditure needs with respect to parks maintenance. The transfer from capital funding is appropriate because the funds will be dedicated to maintaining and improving parks capital assets. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING  
AUGUST 7, 2023, PAGE 3**

**AWARD OF BID**

**PARK VALLEY ROAD BRIDGE**

After review of the bids the Township Manager recommended to award the bid to Baseline Contracting, Inc. Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the contract for the Park Valley Road Bridge Repair was awarded to Baseline Contracting, Inc at their low bid price of \$298,156.00. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**NEW HIRE**

**PUBLIC WORKS DIRECTOR**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board approved the hiring of Rick Holtzman as Public Works Director. Mr. Holtzman's first day is set for August 14, 2023. Roll call: Al Geosits – yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**EXONERATION OF TAXES**

**VETERANS R.E. TAX EXEMPTION**

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board approved the notice from the Lehigh County Assessment Appeals Office, on behalf of Caesar Quiroz for exoneration from collection of their Real Estate Property Tax, as a qualified applicant for Veterans Real Estate Property Tax Exemption, effective July 1, 2023. Roll call: Al Geosits - yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

Parcel ID	548906750267	\$161.58
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**REQUEST FOR EXONERATION FROM COLLECTION OF DELINQUENT R.E. TAXES**

Upon motion by Dennis Klusaritz, seconded by Ronald J. Heintzelman, the Board granted the recommendation of the Lehigh County Assessment Office and exonerated Portnoff & Associates from the collection of delinquent real estate taxes for tax year 2022 for the following property due to the mobile home being removed from the site:

Parcel ID	546886398028-211	2022	\$6.48
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Roll call: Al Geosits – yes; Ronald J. Heintzelman - yes; Dennis Klusaritz - yes. There were no public comments on this item.

**MANAGER'S REPORT**

- Important Dates:  
Zoning Hearing Board – Wednesday, August 16, at 7 PM;  
Planning Commission – Tuesday, August 22, at 7 PM;  
Board of Supervisors – Monday, September 11, at 7 PM;
- The access trail has been resurfaced at Neffs Valley Park. There is also an 18-hole disc golf course at the park now that is receiving good reviews. The park is seeing a lot new users since the disc golf course has been redone. Special thanks to the volunteer group that helped make it happen.
- The new park entryway signs have arrived and are in the Public Works pole barn. Once the signposts arrive, we will get these on the schedule for installation.
- The pickleball courts continue to be a big hit. 65 people are currently participating in lessons and the courts are seeing good morning, evening, and weekend usage.
- The summer Playground Program wrapped up on Friday, August 4<sup>th</sup>.
- We are currently starting to develop the Fall/Winter newsletter and hope to have them in mailboxes by October 1.
- All three easements have been obtained for the Shady Lane Drainage Project and we hope to go out to bid later this month.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS  
MUNICIPAL BUILDING  
AUGUST 7, 2023, PAGE 3**

*MANAGES REPORT continued...*

- We recently held a meeting with PennDOT at Clearview Road and SR145 to discuss the drainage issue and tasks to complete to help move the water off of the road during heavy rains.
- AMS has been throughout the Township surfacing multiple Township roads.
- Public Works relocated one of the speed boards to Schneck Road near the new Tuskes development to help advise motorists to slow down. Ideally, I'd like to include a few more of these in new years budget to help address other concerns throughout the Township.
  
- Supervisor Dennis Klusaritz asked for an update on the Pine Street Paving issue as well as how the Summer Playground Program went this year. He also suggested we give the map of preserved farms to the Planning Commission members.

**COMMENTS FROM THE FLOOR (Non-agenda items):**

- Lynne Allen, Donna Dr., Coplay, asked where old US Flags can be dropped off also who she can report a burnt-out street light to. She also commented that the pickleball courts are gorgeous.
- Rich Semmel, Clearview Rd., Coplay, reported an issue on Clearview Road.
- Jeff Taschler, Buchanan St., Coplay, expressed his concern for the blighted property located at 3917 Buchanan Street and asked for a status update on what was happening with this property.
- Jim Steward, Park Ave., Neffs, thanked the Township for Sponsoring the Junior Emergency Responder Camp and gave an update on how the camp went.

**ADJOURNMENT** Meeting adjourned at 8:33 PM.

Respectfully Submitted,

Jessica Koenig, Secretary/Deputy Treasurer