



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
JUNE 8, 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 Vivian Hadian, Engineer Dave Alban, Director of Operations Jeff Mouer, Director of Finance Seth O'Neill, Zoning/Code Enforcement Officer Aubrie Miller, Township Planner Kevin Murphy, 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. Township offices will be closed Thursday, July 2, 2026, in observance of the Independence Day Holiday.
2. The Township received an application for addition to the Agricultural Security Area for the following property:
George J. Lemak Jr. 2865 Rockdale Rd. 20 acres +/-
Leslie Girard

APPROVAL OF PREVIOUS MINUTES

Upon motion by Supervisor Semmel, seconded by Supervisor Geosits, the minutes of the May 11, 2026, Board of Supervisors meeting and the May 26, 2026, special 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 Geosits, seconded by Supervisor Klusaritz, the May 2026 treasurer's report and checks # 21315 – 21393 were approved as presented. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

PRESENTATIONS

1. Proclamation presented to Ron Stahley for dedicated service to North Whitehall Township

DISCUSSION

1. Grist Mill Road Bridge Discussion

OLD BUSINESS: No Old Business

PUBLIC HEARING:

Supervisor Klusaritz recessed the regular meeting and turned the proceedings over to Attorney Hadian regarding a scheduled Street Light Tax Appeal for the properties at 3367 Greenleaf Street and 3342 Greenleaf Street, owned by the Heintzelman Trust. Attorney Hadian advised the Board that no public hearing could be conducted because the appeal was not filed by the property owner within the twenty-one (21) day period required under Ordinance 2024-5, and the party present was not the owner or trustee of record and therefore lacked standing to appeal. No public hearing was

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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 Hadian resumed the regular meeting.

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board tabled the Street Light Tax Appeal for Greg Heintzelman, 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 06-08-26 LEHIGH VALLEY FLUID SYSTEMS, LLC (SWAGELOK
ALLENTOWN BUILDING EXPANSION) PRELIMINARY/FINAL**

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board approved Resolution 06-08-26 approving the preliminary/final land development plan for Lehigh Valley Fluid Systems, LLC (Swagelok Allentown Building Expansion.) Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

MOTION TO AMEND THE AGENDA

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board made a motion to amend the agenda to include the decommissioning of the solar panels and updated maintenance language in the preliminary approval of the Egypt Road Solar Preliminary Land Development Plan. Roll call: Supervisor Klusaritz – yes; Supervisor Geosits – yes; Supervisor Semmel – yes. There were no public comments on this item.

RESOLUTION 06-08-26A EGYPT ROAD SOLAR PRELIMINARY LAND DVLMPY PLAN

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board conditionally approved Resolution 06-08-26A, Egypt Road Solar Preliminary Land Development plan with the inclusion of the responsibility of the decommissioning of the solar panels being that of the landowner and the updated maintenance language. Roll call: Supervisor Klusaritz – yes; Supervisor Geosits – yes, Supervisor Semmel – yes.

- Bruce Stettler, Steeple Chase Dr., Schnecksville, inquired how many solar panels are included in this plan.
- Lynn Allen, Donna Dr., Coplay, inquired if this project will be visible from Clearview Road or Egypt Road.
- Brian Horwith, Springfield Dr., Coplay, recommended adding the condition of the plan approval include the responsibility for decommissioning the solar panels as a landowner responsibility.

**RESOLUTION 06-08-26A EGYPT ROAD SOLAR PRELIMINARY FINAL PLAN FOR PHASE I
EGYPT ROAD SOLAR**

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board conditionally approved the Phase I Egypt Road Solar Preliminary/Final portion of Resolution 06-08-26A. Roll call: Supervisor Klusaritz – yes; Supervisor Geosits – yes; Supervisor Semmel – yes.

- Brian Horwith, Springfield Dr., Coplay, – asked if this motion includes the complete recommendation from the Planning Commission.

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MOTIONS CONT'D

MOTIONS:

NEW HIRE

RECEPTIONIST/PERMITS ADMINISTRATOR

Upon motion by Supervisor Klusaritz , seconded by Supervisor Geosits, the approved the hiring of Kate Wenck as the full time Receptionist/Permits Administrator at a budgeted annual salary of \$49,446.00. Mrs. Wenck's first day of employment is set for June 29, 2026. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

NEFFS VALLEY PARK IMPROVEMENTS PHASE I

AWARD OF BID

Upon motion by Supervisor Geosits, seconded by Supervisor Klusaritz, the Board awarded the bid for the Neffs Valley Park Improvements Phase I Bid to Gaver Industries Inc., at their low bid price of \$367,812.00. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATION TO ENGAGE PFM FINANCIAL ADVISORS, LLC FOR RFQ RELATED TO TOWNSHIP SEWER SYSTEM

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board authorized the Township Manager to engage PFM Financial Advisors LLC to draft and distribute a Request for Qualifications for the marketing, potential sale, and operation of the Township's Sewer System. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

- Jim Wilson, Allied Utilities, inquired if the Township sewer system is a collection system only.
- Bruce Stettler, Steeple Chase Dr., Schnecksville, stated Whitehall Sewer Authority might have more interest in the system than Lehigh County Authority.

SPRING VALLEY MEATS REQUEST FOR WITHDRAW AND RELEASE OF ESCROW FUNDS

Upon motion by Supervisor Klusaritz, seconded by Supervisor Semmel, the Board authorized the request submitted by Mr. Hoppes, on behalf of the Spring Valley Meats Plan, to withdraw the current plan application and release the associated escrow funds Roll call: Supervisor Klusaritz - yes ; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

TIMBERIDGE LUXURY APARTMENTS II

REDUCTION OF LINE OF CREDIT

Upon motion by Supervisor Klusaritz, seconded by Supervisor Semmel, the Board accepted the written recommendation of the general planning engineer dated June 2, 2026, to reduce the Timberidge Luxury Apartments II line of credit in the amount of \$625,868.47. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

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MOTIONS CONT'D

AUTHORIZATION TO DISTRIBUTE 2026 BUDGETED ALLOCATIONS

**EMS & SENIOR
CLUBS**

Upon motion by Supervisor Klusaritz, seconded by Supervisor Geosits, the Board ratified the 2026 budgeted allocations to the Emergency Service Organizations and the Senior Citizens Clubs as follows:

Schnecksville Senior Citizens	\$950.00
Laurys Station Keen-Agers	\$700.00
The Emergency Services Organizations will receive the full balance of their 2026 allocations	
Northern Valley Ambulance Corp	\$50,000.00
Laurys Station Volunteer Fire Co.	\$62,500.00
Neffs Volunteer Fire Co.	\$62,500.00
Schnecksville Volunteer Fire Co.	\$62,500.00
Tri Clover Volunteer Fire Co.	\$62,500.00

Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

**ORDINANCE 2026-9 VARIOUS ZONING AMENDMENTS
AUTHORIZATION TO ADVERTISE AS REVISED**

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board authorized Township staff to advertise Ordinance 2026-9 Various Zoning Amendments as revised. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATION TO REPLACE LED STREET LIGHT HEADS ON MAPLE STREET

Upon motion by Supervisor Klusaritz, seconded by Supervisor Semmel, the Board tabled authorizing Township staff to replace the existing LED street light heads on Maple Street with new 5,800-lumen LED heads at a total cost of \$4,905.09. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes.

- Jodi – asked if there is a standard on the type of streetlight in the Township or is it up to the developer.

VISTAS AT PARK VALLEY WITHDRAW AND RELEASE OF ESCROW FUNDS

Upon motion by Supervisor Klusaritz, seconded by Supervisor Geosits, the Board authorized the request submitted by Engineer Lew Rauch, on behalf of the Vistas at Park Valley Plan, to withdraw the current plan application and release the associated escrow funds. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

PSATS CONFERENCE SUPERVISOR REIMBURSEMENT OF LOST WAGES

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board authorized the full reimbursement of lost wages to Supervisor Geosits, for a total of 16 hours in lost wages, for attendance of the PSATS Convention April 20th and 21st 2026. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - abstain; Supervisor Semmel - yes. There were no public comments on this item.

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MANAGER'S REPORT:

- **Important Dates:**
 - Zoning Hearing Board – Wednesday, June 17th, at 7 PM;
 - Planning Commission - Tuesday, June 23rd, at 7 PM;
 - Farmland/Open Space Preservation Board – Thursday, July 9, at 7 PM;
 - Board of Supervisors – Monday, July 13th, at 7 PM
- **Playground Program** – Ironton Elementary is full with 125 and Schnecksville Elementary only has 4 spots remaining open. In total, there are 246 participants enrolled. Playground managers are currently in the office, wrapping up planning for the 8-week program which begins Monday, June 15th.
- **Junior 1st Responder Camp** – This program will take place the week of July 6th at Tri-Clover Fire Company. 35 children ages 10-15, will learn firefighting and prevention habits through games, lectures, and activities. The program is currently sold out.
- **Night at the Drive-In** – In partnership with Shankweiler's Drive-In, this program took place on Wednesday, May 20th and was free for North Whitehall Township residents. 120 residents took advantage of this great program and residents will have another chance to participate on August 5th when The Lorax will be on the big screen.
- **2nd Annual Fishing Derby** – In partnership with Copeechan Fish & Game Club, 130 children participated in a trout fishing derby. Winners in different age groups received prizes for the biggest fish
- **Drone Show** – Th Township will be sponsoring a drone show in celebration of America's 250th. This is being done in partnership with Schnecksville Fair Committee to hopefully draw more people to the fair. We did receive a Lehigh County Tourism Grant for \$2,500 to help support this effort. The show will be on Thursday, June 18 at 9:30 PM.
- **Hometown Hero Banners** – Public Works recently installed 30 hometown hero banners along Route 309 in the Schnecksville area. We are receiving a lot positive feedback and anticipate this program will continue to grow.

COMMENTS FROM THE FLOOR (Non-agenda items):

- Supervisor Semmel inquired if there would be any information at the Schnecksville Fair regarding the EIT Referendum.

ADJOURNMENT: Meeting adjourned at 9:12 PM.