



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
SEPTEMBER 8, 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 Supervisors Ronald J. Heintzelman Solicitor Rocco Beltrami, Manager Randy Cope, Director of Operations Jeff Mouer, Engineer Dave Alban, Fire Code Administrator Jim Steward, Township Planner Kevin Murphy, Director of Finance/Treasurer Seth O'Neill, Director of Grants, Preservation, and Trails Mike Kukitz, and Secretary/Deputy Treasurer Jess Koenig.

ANNOUNCEMENTS

1. An executive session was held Monday August 18th at 8:00 am regarding the Township Manager's employment contract and potential litigation and code enforcement action involving blighted properties including 5718 and 5722 Route 873, 5726 Pa Route 873, and 1818 Rising Sun Road. Supervisors Al Geosits and Ronald Heintzelman met in an executive session commencing at 6:15 PM on Monday, September 8, 2025, for the purpose of receiving legal advice from the Township Solicitor concerning a land use appeal filed by Gene and Deborah Weierbach docketed at Lehigh County No. 2025-C-3580 related to property located at 2523 Woodbine Street, Slatington, Pennsylvania 18080 and concerning a substantive validity challenge to the Township's Zoning Ordinance filed with the Township by Gene and Deborah Weierbach on August 28, 2025.
2. The second Board of Supervisors Budget Workshop meeting will be held September 10th at 5 PM at the Township Municipal Building.
3. Township offices will be closed Thursday, September 11, 2025, for staff to attend the yearly LCATO training.
4. A Ribbon Cutting ceremony to officially unveil the Township Building renovations is being held from 12 pm – 1 pm on Thursday, September 25, 2025.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of August 4, 2025, and the minutes of the August 6, 2025, budget workshop 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 by Ronald J. Heintzelman seconded by Al Geosits, the August Treasurer's report and checks #20505 – 20614 were approved as presented. Roll call: Dennis Klusaritz - absent, Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

PRESENTATIONS:

1. John Carson – Township Building Renovation Update
2. Jim Steward, Fire Code Administrator - Life & Safety Ordinance
 - Scott Jensen, inquired if there were any fees associated with the Life and Safety Ordinance that have been decided yet.
 - Rich Semmel, Clearview Rd., Coplay, asked if this Ordinance with go hand in hand with the Zoning Ordinance rewrite.
 - David Bollinger, Walnut Dr., Schnecksville, asked if this Ordinance will have enforcement associated with it.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
SEPTEMBER 8, 2025
PAGE 2**

DISCUSSIONS: No discussions

OLD BUSINESS:

RESOLUTION 07-07-25B

TIMBERIDGE SEWER PLANNING MODULE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved/denied Resolution 07-07-25B accepting/rejecting the Timberidge Luxury Apartments Sewer Planning Module. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

NEW BUSINESS:

RESOLUTIONS:

RESOLUTION 09-08-25

FEE SCHEDULE AMENDMENT

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved Resolution 09-08-25 adopting and amending the revision of the 2025 fee schedule in regard to the Sewer Tapping fees. The 2025 Fee Schedule was previously amended and adopted by Resolution 03-03-25F. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

RESOLUTION 09-08-25A

AUTHORIZATION TO SUBMIT DCED LSA GRANT

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved Resolution 09-08-25A authorizing the submission of a Department of Community and Economic Development – Local Share account Fund (Gaming Funds) Northampton and Lehigh Counties Grant in the amount of \$102,662.68 to be used for purchasing a new North Whitehall Township Public Works Mini Excavator. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

RESOLUTION 09-08-25B

AUTHORIZATION TO SUBMIT DCED LSA GRANT

Upon motion by Ronald J. Heintzelman, seconded by Al Geosits, the Board approved Resolution 09-08-25B authorizing the submission of a Department of Community and Economic Development – Local Share account Fund (Gaming Funds) Northampton and Lehigh Counties Grant in the amount of \$189,407.50 to be used for purchasing a new North Whitehall Township Tiger Mower. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

RESOLUTION 09-08-25C

TAX COLLECTION REVENUE SUBMISSION FREQUENCY

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board tabled Resolution 09-08-25C requires 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.

- Rich Semmel, Clearview Rd., Coplay, inquired why it is a hardship for the Tax Collector to submit the tax revenue, the way in which the Finance Director is requesting, if it was being submitted as such in 2024.
- Scott Jensen, asked if we could consult a neighboring municipality on how their tax revenue is submitted by the Tax Collector.

NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALLTOWNSHIP MUNICIPAL BUILDING
SEPTEMBER 8, 2025
PAGE 3

RESOLUTION 09-08-25D

KISS ACT 537 WITH LCA

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved Resolution 09-08-25D, which adopts the Regional Act 537 Plan as an amendment to the Township's Official Sewage Facilities Plan pursuant to Act 537 (the Pennsylvania Sewage Facilities Act). Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

MOTIONS:

GREENLEAF FIELDS AT PARKLAND LETTER OF CREDIT REDUCTION #1

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board accepted the written recommendation of Keystone Consulting Engineers, dated August 18, 2025, and authorized the reduction of \$888,702.78 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.

KORNFIED REALTY CO.

REQUEST FOR WAIVER

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved/denied the request made by Kornfiend Realty Co. for NWT Land Development Project No. 240-25-001 (Kornfiend Car Wash) seeking a waiver from the definition of "Submission Deadline" contained in SALDO Section 375-23 to authorize the Planning Commission to review Kornfiend Realty Co.'s land development plan at the September 23, 2025 Planning Commission meeting where Kornfiend Realty Co.'s revised plan package was submitted to the Township less than thirty (30) days prior to the Planning Commission meeting. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

VIEWS AT FELLS CREEK

REQUEST FOR WAIVER

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board conditionally approved the request by Church Reserve, LLC for NWT Land Development Project No. NWT-21-021 (Views at Fells Creek Subdivision) seeking a waiver from SALDO Section 375-7 to eliminate the requirement that the Township's Planning Commission review Church Reserve, LLC's requested waiver from SALDO Attachment 11 Subsection F:05 prior to the Board of Supervisors taking action on said waiver request contingent upon: (1) compliance with specifications for compaction and compaction testing to be provided to Church Reserve, LLC's representatives by Keystone Consulting Engineers; and (2) having compaction reviewed and approved by the Township Engineer and Township Staff. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Rich Semmel, Clearview Rd., Coplay, asked if this should have come before the Planning Commission first to follow proper protocol.

**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
SEPTEMBER 8, 2025
PAGE 4**

RIDINGS AT PARKLAND PHASE II

REQUEST FOR WAIVER

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board approved/denied the request by TMC Management Corporation for NWT Land Development Project No. NWT-19-025 (Ridings at Parkland subdivision – Phase II) seeking a waiver from SALDO section 375-7 to eliminate the requirement that the Township's Planning Commission review TMC Management Corporation's requested waiver from SALDO Section 375-23's definition of "Submission Deadline" prior to the Board of Supervisors taking action on said waiver request. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes.

- Mike Basta, asked where Ridings at Parkland Phase II is located.
- Rich Semmel, Clearview Road, Coplay, asked if there is a change in discharge in the future would the developer or the Township be responsible.

VERDI ENTERPRISES LLC – PLAN RECORDING AGREEMENT

AUTHORIZATION TO EXECUTE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board authorized the Township Manager to execute the Plan Recording Agreement between Verdi Enterprises LLC and North Whitehall Township. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman – yes. There were no public comments on this item.

APPOINTMENT

CODE ENFORCEMENT OFFICER

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board appointed Jim Steward as Code Enforcement Officer for the purpose of enforcing fire-related ordinances, codes, and regulations within North Whitehall Township. Roll call: Dennis Klusaritz - absent; Al Geosits - yes; Ronald J. Heintzelman - yes. There were no public comments on this item.

MEA MEMBERSHIP APPLICATION

AUTHORIZATION TO EXECUTE

Upon motion by Al Geosits, seconded by Ronald J. Heintzelman, the Board authorized the Township Manager to execute the Membership Agreement with MEA to receive discounted rates on training and HR related services. 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 Supervisors Budget Workshop – Wednesday, September 10 at 5:00pm;
 - Recreation Board – Monday, September 15 at 7:00 PM;
 - Zoning Hearing Board - Wednesday, September 17 at 7:00 pm;
 - Planning Commission – Tuesday, September 23 at 7:00 pm;
 - Ribbon Cutting Ceremony – Thursday, September 25 12:00 pm – 1:00 pm;
- Township Building Renovation – Report provided verbally under "Presentations" by John Carson of the Pelorus Group.
- Farmland Preservation – The Open Space Action Plan is progressing well. A rough draft of the plan be presented to the Farmland Preservation Board at their October meeting. Should the Farmland Preservation Board provide a favorable recommendation, the Open Space Action Plan will then be forwarded to the Board of Supervisors for final approval.
- Horseshoe Road – Significant progress is being made on the Horseshoe Road slope failure project. The contractor has been grinding away the hillside with a special milling head designed to cut back the rock on steep slopes. As construction occurs, we are noticing other failure points as we get closer to Jordan Road. Fixing this section is also imperative to

NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
SEPTEMBER 8, 2025
PAGE 5

MANAGERS REPORT CONT'D

completing the project so we are not coming back in another year or two. Staff and our engineers are currently working with the contractor to determine next steps, but there may be a change order coming.

- Route 145 Dumping/Closing – If you follow social media closely, you may have seen a lot of attention surrounding a small pull off parking area along Route 145 on the opposite side of Clearview Road. Although the Township doesn't own the property, township staff facilitated a 3-party cooperative effort with Lehigh County and PennDOT to close off this parking pad. The parking area and paths to the river were being significantly impacted by littering and there were no trash cans or restrooms at this location. Township staff and Lehigh County were constantly picking up litter and removing trash from this popular party spot and historical dumping ground. After discussions with both Lehigh County and PennDOT, it was determined that the best solution was to bring loads of fill in and close the area.
- 4-day Workweek – Overall, the 4-day workweek continues to be a success and popular among the staff. During the initial implementation of this benefit, it greatly improved recruitment. For example, some of our open positions at the time saw nearly 100 applicants, where other municipalities with traditional schedules saw 8-10 for similar positions. Furthermore, we have had only one employee leave since implementing the new schedule. As a Manager, I was skeptical about the new schedule but soon realized that productivity did not suffer and we created a desirable workplace to attract and retain top talent in the municipal sector. On another note, we recently were approached by Virginia Tech University to participate in a survey with other municipalities who also have a 4-day workweek. The study showed very similar results to our findings here in NWT. Finally, since implementing the new schedule, we have been contacted by other municipalities and private sector businesses who were interested in this employee benefit. Some have already implemented new schedules for their team, and some are in the research phase.

COMMENTS FROM THE FLOOR (Non-agenda items)

- Ken Walters, Neff Laurys Rd, Coplay, read a prepared statement in opposition of Distillery Ordinance and asked the Board to reconsider some of the requirements of this Ordinance.
- Bob Allen, Donna Dr., Schnecksville, explained to the Board why he feels Andrew Schantz should be removed as the conflict solicitor in the Strawberry Acres retirement community.
- Dave Bollinger, Walnut Dr., Schnecksville, discussed water run-off issues on Pine Street, and inquired what could be done about them.

ADJOURNMENT Meeting adjourned 9:12 PM.

Respectfully Submitted,

Jessica Koenig, Secretary/Deputy Treasurer