



**NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS
NORTH WHITEHALL TOWNSHIP MUNICIPAL BUILDING
FEBRUARY 9, 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 Manager Randy Cope, Township Solicitor Rocco Beltrami, Engineer Dave Alban, Director of Operations Jeff Mouer, Director of Finance Seth O'Neill, Director of Public Works Rick Holtzman, Township Planner Kevin Murphy, Fire Code Inspector Jim Steward and Secretary/Deputy Treasurer Jessica Koenig.

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

ANNOUNCEMENTS

1. An informational session was held prior to the regular meeting to receive information concerning the Timberidge sewer system operations.
2. Township offices are closed February 16, 2026, in observance of Presidents' Day.

APPROVAL OF PREVIOUS MINUTES

Upon motion by Supervisor Richard Semmel, seconded by Supervisor Al Geosits, the minutes of the January 5, 2026, Board of Supervisors Reorganization 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 Semmel, the January 2026 treasurer's report and checks. # 20938 – 21048 were approved as presented. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

DISCUSSIONS :

- Community Garden Discussion
 - Tom VanVreede, Church Drive, Coplay, stated the most logical use for this would be for people who don't have area on their own property to plant a garden. He suggested paying particular attention to size of the area so it's appropriate to accommodate apartment buildings and townhouse residents.

PRESENTATIONS:

- EMA CERT Team Presentation – Tanya Hook, Lehigh County Emergency Management Director

OLD BUSINESS: No Old Business

CONDITIONAL USE HEARING:

Supervisor Klusaritz recessed the regular meeting in order to hold a Conditional Use Hearing.

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Township Solicitor Rocco Beltrami noted that although the agenda listed that the Board of Supervisors would be conducting the Conditional Use hearing on the Wastewater Treatment Plant first, the Board of Supervisors would be switching the order of the hearings listed on the agenda.

CONDITIONAL USE

**MAUCH CHUNK ROAD PLANNED
COMMERCIAL DEVELOPMENT**

The purpose of this hearing was to seek Conditional Use approval for a proposed Commercial Development consisting of two (2) fifteen thousand square feet (15,000 sq. ft.) commercial/retail buildings on Mauch Chunk Road. . A stenographer recorded the proceedings; a copy of the transcript of the hearing shall be placed in the Minute Book. Upon motion by Supervisor Geosits, seconded by Supervisor Klusaritz, the plan was conditionally approved, subject to the following conditions:

- (1) The traffic study submitted by the Applicant as part of the land development review and approval process shall analyze the viability of a roundabout intersection at the intersection of Mauch Chunk Road and Cedar Crest Boulevard, as well as pedestrian circulation through said roundabout, and the cost of maintenance of a roundabout compared to a signalized intersection;
- (2) Compliance with all review letters issued by Township staff and Township consultants with respect to the Application;
- (3) The representations, testimony, plans, and exhibits offered by or on behalf of the Applicant at the Conditional Use hearing regarding the proposed use and operation of the Planned Commercial Development use shall be binding upon the Applicant as conditions of approval of the Application, except to the extent that the same may be modified and approved by the Township during the land development review and approval process for the Planned Commercial Development;
- (4) Payment of recreational impact fees in accordance with Section 375-72 of the North Whitehall Township Subdivision and Land Development Ordinance of 1999, as amended and codified ("SALDO"), in the amount specified in Chapter 204, Article I, Section 204-1 of the Code of the Township of North Whitehall (the "Code"), prior to recordation of the land development plan for the Planned Commercial Development;
- (5) Payment of a monetary contribution to the Township's Traffic Impact Study Account, in an amount to be determined by the Board in conjunction with the Township's Engineer in accordance with SALDO Appendix E, Section E.02, and the North Whitehall Township 2026 Fee Schedule (the "Fee Schedule"), prior to recordation of the land development plan for the Planned Commercial Development use;
- (6) Stormwater management design for the Planned Commercial Development use shall be designed so that all stormwater runoff is confined within the boundary lines of the lot or lots containing the Planned Commercial Development uses so that no discharge occurs off-site to avoid discharge of stormwater into downstream, offsite stormwater management facilities;
- (7) If the Pennsylvania Department of Transportation does not authorize a roundabout at the intersection of Mauch Chunk Road and Cedar Crest Boulevard and instead requires a signalized intersection, the Applicant shall cooperate with the Township in good faith regarding the design of said intersection and any infrastructure improvements associated therewith, including but not limited to aesthetic design and lighting; and
- (8) The Applicant shall install an upgraded bus stop along Mauch Chunk Road, or such other location as requested by the Lehigh and Northampton Transportation Authority, and the Applicant shall coordinate in good faith with the Township regarding the design of said bus stop, which shall include, at the least, a canopy. Roll call: Supervisor Klusaritz – yes
Supervisor Geosits – yes; Supervisor Semmel - yes.

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CONDITIONAL USE

**MAUCH CHUNK ROAD WASTEWATER TREATMENT
PLANT (“WWTP”)**

The purpose of this hearing was to seek Conditional Use approval for a Wastewater Treatment Plant proposed to serve a residential development consisting of mixed types of housing, a plan for which has not yet been submitted to the Township for review and approval. . A stenographer recorded the proceedings; a copy of the transcript of the hearing shall be placed in the Minute Book. Upon motion by Supervisor Geosits, seconded by Supervisor Semmel , the plan was conditionally approved, subject to the following conditions:

- (1) Compliance with all review letters issued by Township staff and Township consultants with respect to the Application.
- (2) The WWTP shall be operated by a Pennsylvania Department of Environmental Protection (DEP) licensed operator other than a Homeowners Association.
- (3) Access to the WWTP shall be via a road surface adequate to accommodate sludge hauling vehicles as approved by the Township’s Engineer.
- (4) The representations, testimony, plans, and exhibits offered by or on behalf of the Applicant at the Conditional Use hearing regarding the proposed use and operation of the WWTP shall be binding upon the Applicant as conditions of approval of the Application, except to the extent that the same may be modified and approved by the Township during the land development review and approval process for the WWTP.
- (5) Payment of recreational impact fees in accordance with SALDO Section 375-72, in the amount specified in Chapter 204, Article I, Section 204-1 of the Code, prior to recordation of the land development plan for the WWTP.
- (6) Payment of a monetary contribution to the Township’s Traffic Impact Study Account, in an amount to be determined by the Board in conjunction with the Township’s Engineer in accordance with SALDO Appendix E, Section E.02, and the North Whitehall Township 2026 Fee Schedule (the “Fee Schedule”), prior to recordation of the land development plan for the WWTP.
- (7) Stormwater management design for the WWTP shall be designed so that all stormwater runoff is confined within the property boundary lines of the lot containing the WWTP so that no discharge occurs off-site to avoid discharge of stormwater into downstream, offsite stormwater management facilities.

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

Supervisors Klusaritz resumed the regular meeting.

PUBLIC HEARING

Township Solicitor Rocco Beltrami announced the commencement of the public hearing and introduced the following exhibits into evidence:

1. Draft Ordinance No. 2026-1;
2. Public Notice of Public Hearing on and Adoption of Ordinance No. 2026-1 as published in the Whitehall-Coplay Edition of the Parkland Press Newspaper on January 14 and January 15, 2026;
3. Proof of Publication of Public Notice in Whitehall-Coplay Edition of Parkland Press Newspaper on January 14 and January 15, 2026;
4. Written Notice of Public Hearing Dispatched to Sole Adjacent Landowner, KidsPeace Corporation, on January 6, 2026; and
5. Proof of Delivery of Written Notice to KidsPeace on January 8, 2026.

Township Solicitor Rocco Beltrami asked if there were any public comments from the audience on this matter. Hearing no response, Attorney Beltrami concluded the public hearing.

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STORMWATER IMPROVEMENTS BID

AUTHORIZATION TO ADVERTISE

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board approved the advertisement of the Apple Road Stormwater Improvements Bid. Township Manager Randy Cope noted that these improvements will only be made on property owned by the Township. Roll call: Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

NEFFS VALLEY PARK IMPROVEMENTS PHASE I BID AUTHORIZATION TO ADVERTISE

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board approved the advertisement of the Neffs Valley Park Improvements Phase I Bid. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

MOTION TO ADVERTISE PROPOSED ORDINANCE 2026-3

Upon motion by Supervisor Klusaritz, seconded by Supervisor Semmel, the Board authorized the advertisement of proposed Ordinance 2026-3, amending the Stormwater Ordinance to revise and add language to the inspection and enforcement section of the ordinance. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

ZONING HEARING BOARD SOLICITOR

AFFIRM APPOINTMENT & FEE

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board affirmed the decision of the Zoning Hearing Board to appoint Gross McGinley as the Zoning Hearing Board Solicitor at the rate of \$165.00 per hour for the year 2026 and approved the execution of an engagement letter with Gross McGinley for same. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

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ZONING HEARING BOARD ALTERNATE SOLICITOR

AFFIRM APPOINTMENT & FEE

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board affirmed the decision of the Zoning Hearing Board to appoint Steckel & Stopp Attorneys at Law as the Zoning Hearing Board Alternate Solicitor at the rate of \$193.00 per hour for the year 2026 and approved the execution of an engagement letter with Steckel & Stopp for same. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

PLANNING COMMISSION MEMBER APPOINTMENT

GEORGE BORMAN

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board appointed George Borman to the Planning Commission for the years 2026 and 2027 to fill the unexpired term of Supervisor Semmel, the latter of whom the Board appointed as the Board liaison to the Planning Commission at the Board's reorganization meeting held on January 5, 2026. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

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2027 FREIGHTLINER PURCHASE

AUTHORIZE LETTER OF INTENT

Upon motion by Supervisor Geosits, seconded by Supervisor Semmel, the Board authorized the Township Secretary to author a letter of intent for the purchase of 2027 Freightliner 14SD to include a leaf box, snowplow, dump body, salt box, and hook lift for the estimated price of \$550,000.00. Director of Public Works Rick Holtzman gave a presentation regarding the purchase. Roll call: Supervisor Klusaritz - yes; Supervisor Geosits - yes; Supervisor Semmel - yes. There were no public comments on this item.

AUTHORIZATION TO DISTRIBUTE BUDGETED ALLOCATION

Upon motion by Supervisor Semmel, seconded by Supervisor Klusaritz, the Board authorized the Township Secretary to distribute the following 2026 budgeted allocations:

\$2,600.00 to the Upper Lehigh Historical Society's Schneck House
\$5,000.00 to the NWT ESO

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

MANAGER'S REPORT – No Managers Report

COMMENTS FROM THE FLOOR (Non-agenda items):

- Alex Green, Rising Sun Rd., Slatington, gave a statement in support of Gene Weierbach and his ongoing legal dispute with the Township. He also expressed his opposition to Township employees and elected officials. Township Solicitor Rocco Beltrami responded to Mr. Green's comments and noted that the Board had previously offered a settlement proposal to allow Mr. Weierbach to continue his auto repair garage use, but that offer was rejected by the Weierbachs.
- Maureen Gyory, Red Hill Rd., Slatington gave a statement in support of Gene Weierbach and his ongoing legal dispute with the Township. She also inquired about the dollar amount the Township has spent regarding the Weierbach case. Township Solicitor Rocco Beltrami identified his hourly rates for municipal work performed for the Township, as well as the hourly rate of Attorney Matthew Deschler, who presented the Township's defense of the Zoning Ordinance in the Curative Amendment proceeding initiated by the Weierbachs. Attorney Beltrami agreed with Ms. Gyory that the legal actions initiated by the Weierbachs against the Township have caused the Township to incur legal fees to the detriment of Township taxpayers, and he once again reiterated that the Board had previously offered a settlement proposal to allow Mr. Weierbach to continue his auto repair garage use, but that offer was rejected by the Weierbachs.

ADJOURNMENT Meeting adjourned at 10:14 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer