



**ORGANIZATION MEETING  
NORTH WHITEHALL TOWNSHIP BOARD OF SUPERVISORS, JANUARY 5, 2026**

Supervisor Klusaritz called the Organizational meeting to order at 7:00 PM, followed by the pledge to the flag and the call. In attendance were Supervisors Al Geosits and Richard Semmel, Township Solicitor Rocco Beltrami, Engineer Dave Alban, Manager Randy Cope, Director of Operations Jeff Mouer, Director of Grants, Preservation, and Trails Mike Kukitz, Director of Finance Seth O'Neill, Director of Public Works Rick Holtzman, Township Planner Kevin Murphy, Fire Code Administrator Jim Steward, and Secretary Jessica Koenig.

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

**REORGANIZATION**

Supervisor Richard Semmel nominated Supervisor Dennis Klusaritz as Chairman of the Board of Supervisors for the year 2026, seconded by Al Geosits. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Supervisor Richard Semmel nominated Supervisor Al Geosits as Vice Chairman of the Board of Supervisors for the year 2026, seconded by Dennis Klusaritz. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Richard Semmel, Jessica Koenig was appointed Secretary/Deputy Treasurer and Right to Know Officer for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Al Geosits, Kevin Murphy was appointed Assistant Right to Know Officer for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Richard Semmel, seconded by Dennis Klusaritz, Seth O'Neill was appointed Treasurer and Chief Pension Administrator for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Al Geosits, seconded by Richard Semmel, the Board of Supervisors established the Finance Director/Treasurer's Bond at a limit of \$3,000,000.00. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Al Geosits, seconded by Dennis Klusaritz, Aubrie Miller was appointed as Zoning Officer and Code Enforcement Officer. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Richard Semmel, Kevin Murphy was appointed as Assistant Zoning Officer. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Al Geosits, seconded by Richard Semmel, Jeff Mouer was appointed Assistant Code Officer. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

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Upon motion by Dennis Klusaritz, seconded by Richard Semmel, Don Jacobs was appointed as Emergency Management Coordinator for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Al Geosits, Erich Minnich was appointed as Deputy Director of Administration for the Emergency Management Agency for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Richard Semmel, seconded by Dennis Klusaritz, Don Jacobs and Jim Steward were appointed as Fire Marshals for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Al Geosits, seconded by Richard Semmel, The Neffs National Bank and The First Northern Bank and Trust are retained as depositories for North Whitehall Township funds for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the three (3) Supervisors, the Manager, and the Finance Director/Treasurer are authorized to sign checks drawn on accounts of North Whitehall Township; two (2) signatures are required on all checks, one being the Finance Director. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments

Upon motion by Richard Semmel, seconded by Al Geosits, the Board of Supervisors set the regular Board of Supervisors' meeting dates for the second Monday of each month at 7:00 PM, for the year 2026, with the exception of the October meeting which will be held on Tuesday, October 13, 2026 at 7:00 PM. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes.

- Brian Horwith, Coplay, asked for confirmation that the Board of Supervisors meetings have been changed from the first Monday of the month to the second Monday of each month.

Upon motion by Dennis Klusaritz, seconded by Richard Semmel, Supervisor Al Geosits was appointed as a PSATS voting delegate and Supervisor Richard Semmel was appointed as alternate voting delegate. The Board of Supervisors authorized Township staff as well as Supervisors Dennis Klusaritz, Al Geosits, and Richard Semmel to attend the annual PSATS Convention at Hershey, PA, April 19-22, 2026. The Board also authorized the attending Township employees to be compensated at their regular employee rate during their attendance at the convention. Attendees to the PSATS Convention shall be reimbursed actual expenses Roll call: Dennis Klusaritz – yes; Al Geosits - no; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the maximum reimbursement mileage rate, for employees attending meetings, will be set at the established 2026 rate (72.5 cents/mile) approved by the IRS, upon receipt of a valid motor vehicle insurance card. Roll call: Dennis Klusaritz – yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

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**ESTABLISH MEETING TIMES**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the schedule of other Township meetings for 2026 shall be as follows:

Zoning Hearing Board	3 <sup>rd</sup> Wednesdays of each month at 7:00 PM as needed
Planning Commission	4 <sup>th</sup> Tuesdays of each month at 7:00 PM as needed with the exception of the December meeting which will be held on December 15, 2026
Farmland/Open Space Pres.	2 <sup>nd</sup> Thursday in February, April, July, and October at 7:00 PM
Recreation Board	3 <sup>rd</sup> Monday of January, March, July and Sept. at 6:00

**APPOINT THIRD PARTY CONSULTANTS**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board of Supervisors appointed the following professional and third-party services for the 2026 year.

1. Township Solicitor – Norris McLaughlin, P.A.
2. Alternate Township Solicitor – Davison & McCarthy, PC
3. International Property Maintenance Code and Building Code Board of Appeals Solicitor – Attorney Lawrence B. Fox
4. General Planning & Traffic Engineer – Keystone Consulting Engineers
5. Special Projects Consultant – Gilmore and Associates
6. Sewage Enforcement Officer – Steve Gitch, Keystone Consulting Engineers  
Alternate Sewage Enforcement Officer – Eric Erb, Justin Larsen, and Steve Hawk, Keystone Consulting Engineers.
7. Primary third-party code inspection agencies – Barry Isett & Associates and Keycodes Inspection Agency.
8. Collection of delinquent sewer bills and other Municipal claims – Norris McLaughlin, P.A.
9. Delinquent Tax Collector – Elite Revenue Services

The rates of pay shall be as established in the Professional Service Agreements reviewed and approved by the Township Manager. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

**BOARDS/COMMISSIONS/COMMITTEES APPOINTMENTS**

Upon motion by Dennis Klusaritz, seconded by Richard Semmel, the Board of Supervisors appointed the following individuals to the Boards/Commissions/Committees for the terms specified below:

1. IPMC Board of Appeals – Tim Biel for the years 2026 through 2028.
2. Building Code Board of Appeals – Tim Beil for the years 2026 – 2028 and Scott Bigley for the years 2026 – 2027.
3. Planning Commission – Bob Korp and Sean Ziller for the years 2026 through 2029.
4. Zoning Hearing Board – Joe Rentko for the years 2026 – 2028. EmmaLee Loch was appointed as alternate fulfilling the unexpired term of Dan Fracas for the years 2026-2027.
5. Recreation Board – Kris Kreglow and Michael Longenbach for the years 2026 through 2030.
6. Farmland & Open Space Preservation Committee – Mark Yacilla, and Sue Williams for the years 2026 through 2028.
7. Vacancy Board Chairman – Scott Mellen.

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

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Upon motion by Al Geosits, seconded by Dennis Klusaritz, Supervisor Richard Semmel was appointed as the Board of Supervisors representative to the Planning Commission for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Richard Semmel, Supervisor Al Geosits was appointed as the Board of Supervisors' representative to the Recreation Board for the year 2026. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

Per Resolution 07-12-21, approving the Reorganization and bylaws of the Farmland and Open Space Preservation Committee, the Committee is composed of nine (9) members including all three (3) Supervisors.

**End of Reorganization; Begin Regular Business Meeting**

**ANNOUNCEMENTS**

1. There was an executive session held at 6:30 PM on January 5, 2025, to discuss legal issues in regard to a Special Exception application that was received by the Zoning Hearing Board.
2. On December 19, 2025, the Lehigh County Court of Common Pleas issued a decision on the TCNE Warehouse appeal. The plan denial was upheld.
3. Richard Semmel, submitted via email, his formal resignation as an appointed member of the North Whitehall Township Planning Commission.
4. The Township Auditors' Organization Meeting is scheduled for January 6, 2026, at 5:30 PM.

**APPROVAL OF PREVIOUS MINUTES**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the minutes of the Board of Supervisors Meeting of December 1, 2025, were approved. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel – abstain. There were no public comments on this item.

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the approval of the minutes of the Curative Amendment Hearings held on December 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> of 2025, was tabled. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - abstain. There were no public comments on this item.

**TREASURER'S REPORT**

**DECEMBER 2025**

Upon motion by Al Geosits, seconded by Richard Semmel, the December 2025 Treasurer's report and checks # 20878 – 20937 were approved as presented. Roll call: Dennis Klusaritz - yes; Al Geosits – yes; Richard Semmel - yes. There were no public comments on this item.

**DISCUSSION:** No Discussions

**OLD BUSINESS:** No Old Business



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**RESOLUTION 01-05-26F**

**NWT YARDWASTE SITE PRELIMINARY/FINAL**

Upon motion by Dennis Klusaritz, seconded by Richard Semmel, the Board approved Resolution 01-05-26F. Resolution 01-05-26F conditionally approves the North Whitehall Township Yardwaste Site Plan as preliminary/final land development plan. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes.

- Kathy Crawford, Coplay, inquired if the new yard waste facility will be manned by an attendant or not. She also inquired how the current yard waste facility will be repurposed.
- Ray Deutsch, Coplay, asked if there is an estimated date of completion for this project yet.

**MOTIONS:**

**AMEND AGENDA**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved amending the January 5, 2026, Board of Supervisors agenda to include a motion regarding opposing an application filed by Michael Bodamer and Brynn Haynes for real property located at 4585 Court Street, Coplay, PA 18037, seeking approval to operate a dog-grooming business as a Home Occupation use. Roll call: Dennis Klusaritz – yes; Al Geosits – yes; Richard Semmel – yes; There were no public comments on this item.

**AUTHORIZE TOWNSHIP SOLICITOR TO OPPOSE ZONING HEARING BOARD APPEAL**

Upon motion by Al Geosits, seconded by Dennis Klusaritz, the Board authorized the Township Solicitor to represent the Township as an objector to an application filed by Michael Bodamer and Brynn Haynes for real property located at 4585 Court Street, Coplay, PA 18037, seeking approval to operate a dog-grooming business as a Home Occupation use. Roll call: Dennis Klusaritz – yes; Al Geosits – yes; Richard Semmel – no. There were no public comments on this item.

**APPROVAL OF THE TOWNSHIP MANAGER EMPLOYMENT AGREEMENT**

Upon motion by Dennis Klusaritz, seconded by Al Geosits, the Board approved the Township Manager Employment Agreement between North Whitehall Township and Township Manager Randy Cope for the years 2026 – 2027. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

**WEBSITE AGREEMENT**

**AUTHORIZATION TO EXECUTE**

Upon motion by Richard Semmel, seconded by Al Geosits, the Board authorized the Township Manager to execute the agreement between North Whitehall Township and Revize Government Websites for website services. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes.

- Ray Deutsch, Coplay, inquired if the vendor the Township chose is local.

**APPROVAL OF PUBLIC MEETING COMMENT POLICY**

Upon motion by Richard Semmel, seconded by Dennis Klusaritz, the Board approved the Board's Public Meeting Comment Policy. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

- Brian Horwith, Coplay, inquired if this policy would be shared with the Planning Commission.

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**AUTHORIZATION TO ADVERTISE  
COUNTRY LANE**

**PROPOSED ORDINANCE 2026-1 RENAMING**

Upon motion by Richard Semmel, seconded by Al Geosits, the Board authorized the advertisement of proposed Ordinance 2026-1, Renaming Country Lane. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel – yes .

- Kathy Crawford, Coplay, asked what impact this change will have on the adjacent landowners.

**AUTHORIZATION TO ADVERTISE/DISTRIBUTE PROPOSED ORDINANCE 2026-2 DATA CENTER  
AMENDMENT ORDINANCE**

Upon motion by Al Geosits, seconded by Richard Semmel, the Board authorized the advertisement of proposed Ordinance 2026-2, an amendment to the Township's Zoning Ordinance that provides regulations for Data Center uses, as well as the distribution of proposed Ordinance 2026-2 to the North Whitehall Township Planning Commission and the Lehigh Valley Planning Commission for comment in accordance with the Pennsylvania Municipalities Planning Code. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes.

- Ray Deutsch, Coplay, asked if the Township has any clear-cut land parcels that would support a data center at this time.

**AUTHORITZION TO ADVERTISE/DISTRUBTE PROPOSED ORDINANCE 2026-2 DATA CENTER  
AMENDMENT ORDINANCE**

*Comments Cont'd*

- David Horvath, Coplay, inquired if the Township has considered refusing data centers and if the majority are federal subsidies.
- Kathy Crawford, Coplay, asked the Township to update its Nuisance Ordinance in conjunction with this amendment.
- Jim Wilson, Allied Utilities, asked if the ordinance could include a section regarding demonstrable public benefit.

**AUTHORIZE THE SALE OF TRUCK #14**

Upon motion by Dennis Klusairtz, seconded by Al Geosits, the Board approved the sale of Truck #14 for to the Schnecksville Fire Company. Roll call: Dennis Klusaritz - yes; Al Geosits - yes; Richard Semmel - yes. There were no public comments on this item.

**MANAGER'S REPORT:**

- Township Manager Randy Cope gave a year end review of progress and accomplishments across all departments in the Township, and thanked staff for their hard work in 2025.

**COMMENTS FROM THE FLOOR:** There were no comments from the floor.

**ADJOURNMENT** Meeting adjourned at 8:56 PM.

Respectfully submitted,

Jessica Koenig, Secretary/Deputy Treasurer