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# **MINUTES**

**June 8, 2026**  
**Regular Public Meeting**

**Board of Commissioners**

**Township of Whitehall**

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**A. CALL TO ORDER**

- 1) The Regular Public Meeting of the Whitehall Township Board of Commissioners was called to order at 7:00 p.m. on Monday, June 8, 2026 held at the Whitehall Township Public Meeting Room, with the following in attendance:

**COMMISSIONERS**

Jeffrey J. Warren, President  
Thomas Slonaker, Vice President  
Randy Atiyeh, Secretary  
Ken Snyder  
Elizabeth J. Fox  
Lee A. Christman  
Taylor A. Stakes

**TOWNSHIP PERSONNEL**

Joseph J. Marx, Jr., Mayor  
John D. Meyers, Deputy Mayor  
Jack Gross, Esq., Township Solicitor  
Larissa Bruder, Executive Assistant  
  
Elisa Highly, Township Engineer - KCE  
Tina J. Koren, Tax Collector

The meeting was formally opened with the Pledge of Allegiance to the Flag and a moment of silence for Assistant Chief of Station 38, Terry Clark. Terry passed away a few weeks ago and he proudly served the Township for 22 years with the Hokendauqua Fire Company. He rose through the ranks from Firefighter to ultimately Assistant Chief. Also think about those that served and stormed the beaches of Normandy 82 years ago with their amazing heroic actions and also for our troops serving home and abroad.

President WARREN read the statement on fair housing as required.

**APPROVAL OF MINUTES**

Commissioner CHRISTMAN moved, seconded by Commissioner STAKES to approve the Minutes of the following meeting:

Regular Public Meeting – May 11, 2026

SEVEN Commissioners were present and all voted “yes”. Motion carried.

**B. VFW PRESENTATION**

Certificate of Recognition Safety Award given to Lt. Mark Schwendeman & Firefighter Joseph Shambo

**C. COURTESY OF THE FLOOR**

Lori Ann Fehnel of 3107 N. 3<sup>rd</sup> Street stated her concerns with the growing issue of abandoned vehicles, especially in the Hokendauqua 3<sup>rd</sup> Street area. Mayor MARX advised that procedures have been upgraded and this problem will hopefully be able to be taken care of in a more timely matter.

John Schlenker of 835 Mallard Drive expressed his concern over the school tax increase.

Joni Todesko of 421 4<sup>th</sup> Street stated her concern with tax office issues.

Trish Keenan of 3061 Birch Circle noted issue with sale of properties vs. the Comprehensive Plan.

Loree Jarvis of 3347 S 3<sup>rd</sup> Street stated that she is not in favor of selling off Township property. The residents voted for more open space and that's the way these properties should remain.

Deb Rosene of 4408 N. Church Street expressed her concern with sale of Township properties and the possibilities of them becoming data centers.

Susan Barthol of 3046 Birch Street S. noted her concerns with the Whitehall Farms Development.

Jen Yenser of 3486 Ringer Road stated her concerns with not keeping open space and the LVHN Development.

**D. PUBLIC HEARING AND VOTING ON ORDINANCES**

**1. BILL NO. 13-2026**

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PAVEMENT PRESERVATION WORK, BID 2026-03 FOR THE PUBLIC WORKS BUREAU, IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (PUBLIC WORKS)

President WARREN read Bill No. 13-2026 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner CHRISTMAN

Anthony Kopack of 3763 Dogwood Drive voiced his displeasure on the type of material used on Dogwood Drive last year.

SEVEN Commissioners were present and all voting "yes". Bill No 13-2026 was approved.

**2. BILL NO. 14-2026**

TITLE: AN ORDINANCE TO INITIATE A REFERENDUM FOR THE PURPOSE OF AMENDING THE WHITEHALL TOWNSHIP HOME RULE CHARTER TO

ELIMINATE THE TREASURER POSITION UNDER ARTICLE VII OF THE  
CHARTER AND TO REPLACE SAID OFFICE WITH THE APPOINTMENT OF A  
FINANCE DIRECTOR UNDER ARTICLE VII

President WARREN read Bill No. 14-2026 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner SLONAKER

Commissioner SNYDER advocated for this referendum due to the State recommending that municipalities change to this type of arrangement.

Treasurer KOREN disagreed and stated that she belongs to the PA Tax Collectors Association and takes classes for continuing education every year and there are 2,560 municipalities with elected treasurers in Pennsylvania. She stated that she does not invest money and that all her office does is receipt money and make sure it is done correctly. She also noted that she just was notified by RKL of a successful audit.

LoriAnn Fehnel 3107 N. Third Street commented that she does not agree that this should be on the ballot again and does not agree that this should be changed to a hired position.

Dave Hassik of 3795 Dogwood Drive does not feel it's necessary to revisit this issue as a referendum was done in the last 3 years.

Trish Keenan of 3061 Birch Circle West noted that a paid finance director salary will be more than what is paid for a treasurer.

President WARREN had asked that additional qualifications be added to the requirements.

SEVEN Commissioners were present and five voting "yes" and two voting "no". (WARREN & FOX) Bill No 14-2026 was approved.

3. BILL NO. 15-2026 (FIRST HEARING)

TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF WHITEHALL TOWNSHIP BY REZONING AN APPROXIMATELY 147.326 ACRE PARCEL OWNED BY LEHIGH VALLEY HOSPITAL, INC FROM R-2, LOW DENSITY RESIDENTIAL, AND R-4, MEDIUM DENSITY RESIDENTIAL, TO R-3, LOW/MEDIUM DENSITY RESIDENTIAL; AND AMENDING CHAPTER 27, SECTIONS 27-72, 27-81 AND 27-194 OF THE WHITEHALL TOWNSHIP ZONING ORDINANCE, AS AMENDED.

NO ACTION REQUIRED

**E. PUBLIC HEARING AND VOTING ON RESOLUTIONS**

1. RESOLUTION NO. 3437

TITLE: A RESOLUTION OF THE TOWNSHIP OF WHITEHALL, LEHIGH COUNTY REQUESTING A GRANT FROM THE PENNSYLVANIA COMMONWEALTH FINANCING AUTHORITY'S GREENWAYS, TRAILS, AND RECREATION PROGRAM FOR COURT RESURFACING AT TOWNSHIP PARKS

President WARREN read Resolution No. 3437 to the Board.

Commissioner STAKES moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3437 was approved.

2. RESOLUTION NO. 3438

TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO ENTER INTO A SETTLEMENT AGREEMENT REGARDING THE TAX ASSESSMENT APPEAL OF SCHADT AVENUE ASSOCIATES LLC AND THE PROPERTY KNOWN AS 1815 SCHADT AVENUE. (ADMINISTRATION)

President WARREN read Resolution No. 3438 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner STAKES

President WARREN does not agree that commercial businesses are easily appealing their assessment. The State needs to do something to correct this situation.

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3438 was approved.

3. RESOLUTION NO. 3439

TITLE: A RESOLUTION CONDITIONALLY APPROVING THE MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN OF SANTIA PONS, LOCATED AT 3002 S. FIFTH AVENUE, INDEX NO. 2075-26A.

President WARREN read Resolution No. 3439 to the Board.

Commissioner STAKES moved to approve, seconded by Commissioner SLONAKER

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3439 was approved.

4. RESOLUTION NO. 3440

TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO ENTER INTO A SETTLEMENT AGREEMENT REGARDING THE TAX ASSESSMENT APPEAL OF STORE 67 LLC AND THE PROPERTY KNOWN AS \*MACARTHUR ROAD. (ADMINISTRATION)

President WARREN read Resolution No. 3440 to the Board.

Commissioner STAKES moved to approve, seconded by Commissioner SLONAKER

Commissioner SNYDER note that the Township’s tax base is eroding due to these tax appeals. He believes reasonable development is needed to keep the Township growing which will help to not increase taxes.

SEVEN Commissioners were present and six voting “yes” and one voting “no” (WARREN).

Resolution No. 3440 was approved.

5. RESOLUTION NO. 3441

TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO ENTER INTO A SETTLEMENT AGREEMENT REGARDING THE TAX ASSESSMENT APPEAL OF EIGHTEEN SAC SELF-STORAGE CORP AND THE PROPERTY KNOWN AS 3001 MACARTHUR ROAD. (ADMINISTRATION)

President WARREN read Resolution No. 3441 to the Board.

Commissioner STAKES moved to approve, seconded by Commissioner SLONAKER

Mayor MARX explained the process of the appeals and noted that there is no way to stop them from happening. To help save legal costs, the Township partners with the school district to fight the appeal as they have more revenue loss.

President WARREN added that the County has not done a reassessment since 2012 which makes it easier for this appeals to be approved.

SEVEN Commissioners were present and six voting “yes” and one voting “no” (WARREN). Resolution No. 3441 was approved.

6. RESOLUTION NO. 3442

TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO APPROVE AND EXECUTE A PRE- SECURITY CONSTRUCTION AGREEMENT WITH LANDSTON EQUITIES, LLC, REGARDING THE APPROVED SUBDIVISION AND LAND DEVELOPMENT PLAN INDEX NO. 2057-25A

President WARREN read Resolution No. 3442 to the Board.

Commissioner STAKES moved to approve, seconded by Commissioner SLONAKER

President WARREN explained that this will allow the Developer to start site prep work and the Township Engineer will be involved to make sure that work is done according to the approved plan.

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3442 was approved.

7. RESOLUTION NO. 3443

TITLE: A RESOLUTION FOR SEWAGE FACILITIES PLAN REVISION FOR NEW LAND DEVELOPMENT FOR 5525 MAIN STREET (DEVELOP)

President WARREN read Resolution No. 3443 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner STAKES

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3443 was approved.

8. RESOLUTION NO. 3444

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA AUTHORIZING THE INVESTIGATION, PREPARATION, COMMENCEMENT OF PRELIMINARY REVIEW AND OTHERWISE INITIATING PUBLIC DISCOURSE REGARDING THE SALE OF TOWNSHIP-OWNED REAL PROPERTY IDENTIFIED AS THE RANGE ROAD PROPERTIES INCLUDING THE CAMERON TRACT

President WARREN read Resolution No. 3444 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner CHRISTMAN

Commissioner CHRISTMAN feels that this item is worth looking into as the adjacent property was approved for a warehouse facility and the funds from the sale of this property would help out the budget and to help alleviate a possible tax increase.

Commissioner SNYDER explained that the Township did not seek this out. A real estate company reached out to Attorney Gross and asking if the Township would be interested. An executive session was held with the Board members and it was decided to have the company submit a proposal. That was received and the Board determined that it was time to bring it to the residents. The proposal numbers ranged from \$12 to \$20 million. Commissioner SNYDER noted that he feels this is an opportunity to get Eberhart Road and the intersection of Eberhart and MacArthur Roads fixed and upgraded as it is a PennDOT roadway and working with a development project would ensure those upgrades get done.

Commissioner STAKES stated it's not wise to put a value on open space and the property should remain open space and the Township should take their time in considering what the best option would be for this parcel.

President WARREN commented that selling the Township's open space goes against his beliefs. He mentioned numerous new residential developments that will be bringing in revenue. There was also a proposal many years ago to refurbish the area which housed soccer fields. He also noted that there was a fire study done and it was stated that if there was ever a reason to consolidate depts, it would be necessary to have a central location, Range Road would be the location for it.

Commissioner ATIYEH asked to have the timeline explained if the Board approved this resolution. Attorney GROSS stated that the Township is not legally allowed to sell property by resolution. There is a state process where it has to be done by public auction or sealed bid.

Lori Jarvis of 3347 S 3<sup>rd</sup> Street stated concerns on this proposal and does not support it.

LoriAnn Fehnel of 3107 N. 3<sup>rd</sup> Street stated concerns and does not support the proposal.

Deb Rosene of 4408 N. Church Street stated concerns and does not support the proposal.

Joni Todesko of 424 4<sup>th</sup> Street feels if the property is sold the money will be used for a rec center.

Dennis Yoo of 3206 S Front Street noted that the comprehensive plan should be redone every 5 years.

Deb Martin 4104 Redbud Drive East also does not support the proposal.

Mike Evans of 3476 West Columbia Street asked what the money will be used for if property is sold and also questioned reassessments.

Dave Hassick of 3795 Dogwood Drive feels if the proposal goes through the money should be put in a fund and seriously considered the best use of it.

Jennifer Yenser of 3486 Ringer Road does not agree with the proposal.

Anthony Kopack of 3763 Dogwood Drive asked who submitted the proposal.

Stephanie Falcone of 3434 Lehigh Street is not in favor of this proposal as well.

SEVEN Commissioners were present and three voting “yes” (SNYDER, CHRISTMAN & ATIYEH) and four voting “no” (SLONAKER, FOX, STAKES & WARREN). Resolution No. 3444 was denied.

9. RESOLUTION NO. 3445

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA AUTHORIZING THE INVESTIGATION, PREPARATION, COMMENCEMENT OF PRELIMINARY REVIEW AND OTHERWISE INITIATING PUBLIC DISCOURSE REGARDING THE SALE OF TOWNSHIP-OWNED REAL PROPERTY IDENTIFIED AS THE 3561 WEST COLUMBIA STREET

President WARREN read Resolution No. 3445 to the Board.

No Motion was made. Resolution fails.

10. RESOLUTION NO. 3446

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA CONFIRMING THE PROPERTY IDENTIFIED AS JEFFERSON PARK AS THE LOCATION FOR THE PROPOSED RECREATION CENTER AND AUTHORIZING THE INVESTIGATION, PREPARATION, COMMENCEMENT OF PRELIMINARY REVIEW AND OTHERWISE INITIATING PUBLIC DISCOURSE OF THE SAME.

President WARREN read Resolution No. 3446 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner WARREN

Commissioner SNYDER stated that with all the past studies that have been done over the last two years regarding a possible rec enter, he has always been under the impression that Jefferson Street was the intended location. He added that 50% of Whitehall’s population lives in the Fullerton area and it would not require transportation to get there which would make it more likely for the center to be utilized heavier.

President WARREN commented that while Jefferson Street does need to be revitalized, he has heard from many people that if this idea would move forward, the center should be centrally located. There are other concerns that it may not work at Jefferson such as parking/zoning requirements.

Commissioner’s CHRISTMAN, STAKES AND FOX all noted that they do not feel this is the time to move forward with the proposal.

Commissioner ATIYEH defended the project, stating that the Fullerton area does not have much to offer as far as recreation goes any longer. He added that a rec center would not only benefit kids, but seniors as well. Not offering programs for children in the Fullerton area will possibly lead them into other things that are not positive.

SEVEN Commissioners were present and four voting “yes” (SNYDER, SLONAKER, CHRISTMAN & ATIYEH) and three voting “no” ( FOX, STAKES & WARREN). Resolution No. 3446 was

approved.

11. RESOLUTION NO. 3447

TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO EXECUTE AN ACKNOWLEDGEMENT ON BEHALF OF WHITEHALL TOWNSHIP REGARDING THE NECESSARY TEMPORARY CONSTRUCTION HIGHWAY OCCUPANCY PERMIT FOR FELLOWSHIP COMMUNITY INDEPENDENT LIVING APARTMENTS, SUBDIVISION INDEX #2046-24A

President WARREN read Resolution No. 3447 to the Board.

Commissioner STAKES moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3447 was approved.

***F. REPORTS OF PUBLIC OFFICIALS***

Treasurer KOREN stated that the Tax Office has taken in \$591,000 in garbage fees, \$1,853,000 in township tax and Berkheimer brought in \$780,000.

Commissioner STAKES gave a shout out to the Mayor and staff that was involved in the Memorial Day Events. He also noted that the pool is open and gave kudos to the Recreation Dept and pool staff for a great opening day.

Commissioner ATIYEH apologized for missing last months meeting, as he had job commitments. He also gave a shout out to the Recreation Dept as they are very busy this time of year and they do a tremendous job. Administration and staff were commended on putting together another beautiful Memorial Day Event.

Commissioner FOX clarified that although she supports the Township having a recreation center, she does not feel this is the best time to move forward with it for financial reasons. On another note, she feels that it should be the people’s decision on a tax collector. She reminded everyone that the summer concerts are coming up and hopes that the community gets out to enjoy.

Commissioner CHRISTMAN stated that Public Works is doing a great job with paving of the streets. The Zoning Hearing Board is doing a great job and they are still in need of an alternate. Gave kudos to the Police Dept. as he had an incident at his house and they showed up quickly and were very professional and courteous.

Commissioner SNYDER clarified that when there is a large project being considered, things do not happen overnight and it takes years of planning. A lot of time and effort was put into laying the groundwork for a recreation center. If the idea is abandoned now, over two years of work will go by the wayside and in a few years the township will need to start from square one again. Along with that are missed opportunities for grants and funding.

Commissioner SLONAKER noted that he attended one of the Memorial Services and it was very nice to honor those that have given the ultimate sacrifice. He also added that sometimes the meetings get heated because people are passionate about what they believe in and will defend themselves when you are up

against a group of people. He gave kudos to Commissioner SNYDER for the effort he puts into an issue that he feels will benefit the Township.

President WARREN advised that the MacArthur Road Southern Corridor discussion on improvements is moving along. Memorial Day Events were great and would like to see more people attend. He also noted that the Summer Concert Series starts this week.

Mayor MARX gave condolences to Assistant Fire Chief Terry Clark's family for his years of service to the Township. He also noted that the pool opening was very successful and the buildings have been repainted inside and out, which has made it look like a brand new facility. The Summer Concert Series starts this weekend and there is a new painted backdrop on the band shell. He had looked into fireworks and drones to celebrate American 250, but with the drought issue it was not worth it to spend money on something that would probably have to be cancelled and drones were just too expensive and also needed a large area to have them takeoff and land. Instead, he placed America 250 Banner on the front of the Township building, new buntings on the gazebo and a flag on the Township Memorial flagpole. Next, he congratulated Lt. Schwendeman and Deputy Chief Shambo on their award. Lastly, he stated that the Township is blessed to have the staff that they do. Working in the public sector is difficult and workers are looked down upon. He has met some of the greatest people working for the Township. He admires them for their longevity and dedication as the majority are our citizens and they take a lot of pride in what they do. He hopes that people can start to be more considerate of each other. People will disagree, but it's time that we disagree civilly. Whitehall has a bright future ahead and he is going to do his best to make it better.

**G. ADJOURNMENT**

MOTION – Commissioner ATIYEH moved, seconded by Commissioner FOX to adjourn the meeting at 10:20 PM.