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# **MINUTES**

**June 9, 2025**  
**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 9, 2025 held at the Whitehall Township Public Meeting Room, with the following in attendance:

**COMMISSIONERS**

Thomas Slonaker, President  
Jeffrey J. Warren, Vice President  
Randy Atiyeh, Secretary  
Alberta Scarfaro  
Ken Snyder  
Elizabeth N. Fox  
Philip J. Ginder

**TOWNSHIP PERSONNEL**

Joseph J. Marx, Jr., Mayor  
John D. Meyers, Deputy Mayor  
Jack Gross, Esq., Township Solicitor  
Michael Marks, Police Chief  
Mark Bilder, Fire Chief  
Elisa Highley, Engineer, KCE  
Lee Rackus, PZ&D  
Tina J. Koren, Tax Collector  
Larissa Bruder, Executive Secretary

The meeting was formally opened with the Pledge of Allegiance to the Flag and a moment of silence for the troops overseas or in harms way.

President SLONAKER read the statement on fair housing as required.

**APPROVAL OF MINUTES**

Commissioner WARREN moved, seconded by Commissioner SCARFARO to approve the Minutes of the following meeting:

Regular Public Meeting – May 12, 2025

Seven Commissioners were present and voted “yes”. Motion carried.

**B. COURTESY OF THE FLOOR**

LoriAnn Fehnel of 3107 N. 3<sup>rd</sup> Street commented on the Memorial Day Services.

Deb Rosene of 4908 N. Church Street noted EAC updates.

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

**1. BILL NO. 20-2025**

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR RFP-2025-01, THE HELFRICH SPRINGS GRIST MILL & PETER GRIM HOUSE ACCESSIBILITY PROJECT FOR THE RECREATION DEPARTMENT, IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (RECREATION)

President SLONAKER read Bill No. 20-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner FOX  
Commissioner WARREN thanked Howard Leiberman for his hard work on this project and everyone that supported it.

SEVEN Commissioners were present and all voting “yes”. Bill No. 20-2025 was approved.

**2. BILL NO. 21-2025**

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PAVEMENT PRESERVATION WORK, BID 2025-01 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 SLONAKER read Bill No. 21-2025 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SCARFARO

SEVEN Commissioners were present and all voting “yes”. Bill No. 21-2025 was approved

**3. BILL NO. 22-2025**

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF RADIOS AND RELATED EQUIPMENT FOR PUBLIC SAFETY AGENCIES OF THE TOWNSHIP, IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (ADMIN)

President SLONAKER read Bill No. 22-2025 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner WARREN  
Commissioner SNYDER verified specific details of the purchase.  
Commissioner WARREN noted that the County is upgrading to a digital system which will provide better service between all entities.

Attorney GROSS informed the Board that Lehigh County was initially going to allow the Township (and all other municipalities) to repay their portion of the cost over a five year period. In speaking with the Bond Council, it appears that may not be able to happen due to the County’s deadline of next week for municipalities getting approval through the Debt Act which is not a simple procedure. Conversations are continuing with Bond Council and the County in hopes of getting

the deadline extended or possibly negotiating a different repayment method. If that fails, there is available money in the Lafarge Fund that the Township would budget to repay the fund in the next five years.

Commissioner SNYDER voiced his concern with approving the Ordinance without knowing how it will be funded.

Commissioner SCARARO noted to keep in mind the Board is approving the purchase, not the repayment method. The conversion is happening and the approval of this Ordinance tonight is imperative so that the equipment can be ordered.

Commissioner GINDER stated that this is exactly why the Lafarge Fund was created – for emergency capital expenditures.

SEVEN Commissioners were present and all voting “yes”. Bill No. 22-2025 was approved.

4. BILL NO. 23-2025

TITLE: AN ORDINANCE AUTHORIZING THE CREATION AND MAINTENANCE OF A MUNICIPAL JUNIOR FIREFIGHTERS’ PROGRAM IN THE TOWNSHIP OF WHITEHALL, LEHIGH COUNTY, PENNSYLVANIA

President SLONAKER read Bill No. 23-2025 to the Board.

Commissioner SCARFARO moved to approve, seconded by Commissioner FOX  
Commissioner WARREN verified that requirements of joining and also that they will have special identification.

Commission ATIYEH thanked Chief BILDER for instituting this program as it also is a source for recruitment.

LoriAnn Fehnel thanked Chief BILDER also for the program as her son has become a junior firefighter and is enjoying it. She also noted that the mentors are doing a great job and are on top of keeping the kids safe.

SEVEN Commissioners were present and all voting “yes”. Bill No. 23-2025 was approved.

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

1. RESOLUTION NO. 3378

TITLE: A RESOLUTION OF WHITEHALL TOWNSHIP, AUTHORIZING THE PLACEMENT OF BANNERS ACROSS PENNSYLVANIA STATE ROUTE 145.

President SLONAKER read Resolution No. 3378 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner GINDER  
Commissioner GINDER verified the size of the banner and out of pocket cost for the Township.  
He also noted his concern of the banner light color of red and/or green as it could create an issue as the banner will be hung close to a traffic signal.

Commissioner WARREN reiterated specifics of the banner and history of how this issue progressed since last year and also believes the lights on the banner are white.

SEVEN Commissioners were present and six voting “yes” and one voting “no” (GINDER).  
Resolution No. 3378 was approved.

2. RESOLUTION NO. 3379

TITLE: A RESOLUTION SUPPLEMENTING RESOLUTION 3348 WHICH CONDITIONALLY APPROVED THE FINAL SUBDIVISION/LAND DEVELOPMENT PLAN OF FELLOWSHIP COMMUNITY INDEPENDENT LIVING APARTMENTS, LOCATED AT 3600 MAUCH CHUNK ROAD, INDEX NO. 2046-24A; TO FORMALLY SPLIT THE LAND DEVELOPMENT OF FELLOWSHIP COMMUNITY INDEPENDENT LIVING APARTMENTS INTO TWO (2) DISTINCT PHASES.

President SLONAKER read Resolution No. 3379 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SCARFARO

Scott Pasterski of Keystone Engineering, Developer's Engineering Consultant and Lew Rauch of Lehigh Engineering, Township Conflict Engineer were present.

After review of Mr. Rauch's comment letter and Mr. Pasterski's request for a waiver regarding stormwater installation for Phase 2, it was determined that the applicant will have to return to the Planning Commission for waiver approval.

Both Commissioner GINDER & SCAFARO retracked their motions.

3. RESOLUTION NO. 3380

TITLE: A RESOLUTION SUPPLEMENTING RESOLUTION 3373 WHICH CONDITIONALLY APPROVED THE FINAL SUBDIVISION/LAND DEVELOPMENT PLAN OF EMERSON VILLAGE, LOCATED AT 3626 RURAL ROAD, INDEX NO. 2023-23A; TO FORMALLY SPLIT THE LAND DEVELOPMENT OF EMERSON VILLAGE INTO TWO (2) DISTINCT PHASES.

President SLONAKER read Resolution No. 3380 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SNYDER

Justin Strahorn of WBHomes was present and verified with Commissioner SNYDER that each phase is stand alone and no trees will be removed during the construction of Phase 1.

Karen Poshefko and Janet Minnich of the EAC and residents of Fellowship Manor agreed with the inventory and recommendation made on KCE's report. They did request that section 7 trees be saved (oak and hickory). Deb Rosene and LoriAnn Fehnel also made the same request.

Commissioner WARREN stated that the aforementioned tree inventory was not made available to the Planning Commission prior to their approval. It was also noted that if Commissioner WARREN would have had possession of that he it would have been part of his deliberation.

SEVEN Commissioners were present and voting "yes". Resolution No. 3380 was approved

**E. OTHER**

**DISCUSSION ITEMS:**

1. Landston Equities – Temporary Construction Easement Range Road

The Developer is requesting the temporary easement to fill in quarry remnants that are straddling the Township property line.

Commissioner GINDER motioned to approve with the condition that the Developer will cover all costs

involved, seconded by Commissioner SCARFARO. Vote taken 7-0 to approve.

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

Commissioner FOX thanked Chief BILDER for instituting the junior firefighter program. She attended Curt Simmons Day at Egypt Park and is looking forward to the Parkway Summer Concerts.

Commissioner ATIYEH thanked Mayor MARX and Township Staff for Memorial Day Services. Shout out to Saquon Barkley for making the Madden cover. He verified how requests for sidewalk installations are handled. Thanks to Parks/Rec for a great job with all the Township properties.

Commissioner WARREN thanked the Mayor for having a great sound system for the events being held at the Memorial Site in front of the building. He voiced concerns with UGI's work on Grape Street specifically, the crosswalk area in front of the Church. Mayor MARX advised that staff is already in communication with UGI on the matter.

Commissioner GINDER commended Chief BILDER on the recruitment he has done since being appointed. Also gave kudos to the junior firefighter program and a great job overall!

Commissioner SNYDER noted that there is a meeting tomorrow to go over the items HRG was asked to correct in the Open Space Comprehensive Rec Plan. He will also be discussing the possibility of instituting a commercial rec fee and increasing the existing rec fee and also the feasibility of utilizing Jefferson Street building for the Senior Center.

Treasurer KOREN advised she sent the Board her report today and if there are any questions to let her know. School and per capita are being worked on and will be going out in the near future. She has been receiving calls regarding the collection of past due garbage fees and has been forwarding them to Attorney Gross and she will also be discussing with him the possibility of enacting the Tax Collectors Act of 2023.

Mayor MARX thanked all involved with the Memorial Day Services. Flag Day Services on Friday, June 13<sup>th</sup> at noon to honor the Home Town Heroes. Pool Improvements have taken place over winter and Hokendauqua Pool is ready for opening. He thanked Recreation and Public Works for their hard work in completing the many projects.

At this time, he asked Chief BILDER to inform the Board of some great news. Chief BILDER advised that a grant in the amount of \$260,000 was received to replace the classroom at the Fire Training Facility. This classroom is used heavily and by many other municipalities and counties.

***G. ADJOURNMENT***

MOTION – Commissioner SCARFARO moved, seconded by Commissioner SNYDER to adjourn the meeting at 9:00 PM.