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# **MINUTES**

**FEBRUARY 10, 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, February 10, 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 (Absent)  
Alberta Scarfaro  
Ken Snyder  
Elizabeth N. Fox  
Robert Piligian

**TOWNSHIP PERSONNEL**

Joseph J. Marx, Jr., Mayor  
John D. Meyers, Deputy Mayor  
Jack. Gross, Esq., Township Solicitor  
Mark Bilder , Fire Chief (Absent)  
Michael Marks, Police Chief  
Elisa Highly for Frank J. Clark, 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 and for the passing of retired Public Works Employee, Timothy Bauer.

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 – January 13, 2025

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

**B. COURTESY OF THE FLOOR**

Karen Poshefko of Musselman Court would like the Commissioners to consider supporting immigration legislation to not cooperate with ICE, as other municipalities have done. Commissioner WARREN voiced concerns on doing so unless we had the power and duty to do so.

Joni Todesko of 4424 4<sup>th</sup> Street stated concerns with Commissioner SNYDER putting forth the Treasurer referendum and feels the Board should concentrate on giving her control over the

employees in her office.

Anthony Jezick of 3273 Water Street questioned the status of Water Street. Mayor MARX noted that Mr. Jezick took a petition that he provided to the residents of Darktown where the majority of the residents agreed to the proposed closure of Water Street. He also stated that a meeting was held with members of staff, LTAP, PennDOT and Commissioner WARREN, which was very productive and gave lots of insight to various options. The Mayor indicated his intention is to temporarily close Water Street at the Eberhart Road end, basically making a cul-de-sac, while exploring other options presented. He will also then work on a township wide traffic safety plan with the before mentioned people. The School District is now aware of the school bus stop issue and will have to address it.

Ray Bieak of 3850 Brunner Court came to petition the Board to support the submission of a grant to obtain funds for restoration of the roof on the fire house building on the IRT. Commissioner WARREN added that this process started in August 2024. The Historical Preservation Society passed a resolution to support the restoration of this building. There was then communication with the township and the IRT started making inquiries for budgetary purposes. After obtaining general cost figure it was determined that the Township was not interested in utilizing general fund dollars but \$3000 of private funds has been committed. The IRT has funds available as well. It is consistent with numerous County and Township plans.

Anthony Jezick voiced his concern with trees that are along IRT that should be looked at to be removed.

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

**1. BILL NO. 40-2024 (SECOND HEARING)**

**TITLE: AN ORDINANCE AMENDING CHAPTER 27, ZONING, ARTICLE XIII, SIGNS, OF THE TOWNSHIP ZONING ORDINANCE**

President SLONAKER read Bill No. 40-2024 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner PILIGIAN  
Commissioner WARREN questioned if this would be retroactive and Attorney Gross advised it is not.

SIX Commissioners were present and all voting “yes”. Bill No. 40-2024 was approved.

**2. BILL NO. 3-2025**

**TITLE: AN ORDINANCE ESTABLISHING THE SALARY OF THE TOWNSHIP TREASURER FOR THE YEARS, 2026, 2027, 2028, AND 2029 (BOC)**

President SLONAKER read Bill No. 3-2025 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner SCARFARO

President SLONAKER advised that an increase does not have to be given for every year. Commissioner WARREN stated that after last month's meeting he sent out information on increases that were approved since 2006 and there were ten years where there was zero increase.

Commissioner SNYDER reiterated an email that Treasurer KOREN sent indicating that compensation from township is \$40,450, from school district is \$24,131 and \$20 for each tax certificate and there are approximately 350-400 last year to total \$7,000. Making approximately \$71,000 a year with some additional medical & pension benefits. He further noted that 11,000 transactions have been outsourced as well as 19,000 EIT returns. He also noted that there are more controls in the office and more computer work.

Commissioner WARREN noted that the cost of living for 2024 was 3%, the number of tax clerks has been reduced and staff is getting larger increases.

Treasurer KOREN noted that she is still collecting business privilege for new businesses and also amusement game licenses.

President SLONAKER stated that there were more audits previously. Treasurer KOREN noted she is audited daily. President SLONAKER advised that daily reconciliation is not an audit.

Commissioners SCARFARO and FOX both stated they are in favor of a cost of living increase.

Commissioner PILIGIAN added that while some duties may no longer be handled in that office, there has also been additional duties with new technology and credit card payments. He came up with the following numbers with a 3% increase for each year: 2026-41,667 2027-44,206 2028-46,532 and 2029-47,927. After further discussion, the Board collectively agreed to a 2% increase for each year as follows: 2026-41,263 2027-42,088 2028-42,930 2029-43,789.

Joni Todesko verified the current Treasurer salary paid by Township and School District.

Ms. Martinez of Halleck Drive believes the position of Treasurer is deserving of at least a 3% cost of living increase.

SIX Commissioners were present and five voting "yes" and one abstention (SLONAKER).

Bill No. 3-2025 was approved

3. BILL NO. 4-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PROVIDING OPERATIONAL AND MAINTENANCE SERVICES FOR TRAFFIC CONTROL DEVICES FOR WHITEHALL TOWNSHIP, 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. 4-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner SCARFARO

Commissioner WARREN verified that this is maintenance for traffic signals.

SIX Commissioners were present and all voting "yes". Bill No. 4-2025 was approved

4. BILL NO. 5-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF ONE (1) BANDIT BRUSH CHIPPER 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. 5-2025 to the Board.

Commissioner PILIGIAN moved to approve, seconded by Commissioner WARREN

SIX Commissioners were present and all voting “yes”. Bill No. 5-2025 was approved

5. BILL NO. 6-2025

TITLE: AN ORDINANCE TO INITIATE A REFERENDUM FOR THE PURPOSE OF AMENDING THE TOWNSHIP CHARTER TO ELIMINATE THE TREASURER POSITION UNDER ARTICLE VII OF THE CHARTER AND TO REPLACE WITH THE APPOINTMENT OF A FINANCE DIRECTOR UNDER ARTICLE VII OF THE CHARTER

President SLONAKER read Bill No. 6-2025 to the Board.

Commissioner SNYDER moved to approve. There was no second. Motion failed.

Commissioner SNYDER stated his reasons why he would like to move this forward.

Commissioner SCARFARO and Commissioner PILIGIAN both noted that they do feel a Finance Director may be the way to go sometime in the future, but since the referendum was just voted on recently it’s not the time to revisit it.

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

1. RESOLUTION NO. 3357

TITLE: A RESOLUTION APPROVING THE RETIREMENT AND THE COMMENCEMENT OF MONTHLY PENSION BENEFITS TO FORMER LIEUTENANT GREGORY BEALER (ADMIN)

President SLONAKER read Resolution No. 3357 to the Board.

Mayor MARX congratulated Lt. Bealer on his retirement. He was a great communicator and did his job very well and will be missed.

Commissioner WARREN noted LT. Bealer’s professionalism and thanked him for his service to the Township.

Commissioner WARREN moved to approve, seconded by Commissioner FOX

SIX Commissioners were present and voting “yes”. Resolution No. 3357 was approved.

2. RESOLUTION NO. 3358

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF WHITEHALL TO ESTABLISH THE POLICE PENSION CONTRIBUTION RATE FOR MEMBERS OF THE FUND (ADMIN)

President SLONAKER read Resolution No. 3358 to the Board.

Commissioner PILIGIAN moved to approve, seconded by Commissioner FOX

SIX Commissioners were present and voting “yes”. Resolution No. 3358 was approved.

3. RESOLUTION NO. 3359

TITLE: A RESOLUTION APPROVING THE COST OF LIVING ADJUSTMENT FOR ELIGIBLE RECIPIENTS OF THE POLICE PENSION FUND. (ADMIN)

President SLONAKER read Resolution No. 3359 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner WARREN

SIX Commissioners were present and voting “yes”. Resolution No. 3359 was approved.

4. RESOLUTION NO. 3360

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS, TOWNSHIP OF WHITEHALL, LEHIGH COUNTY, PENNSYLVANIA, ESTABLISHING CAMP WHITEHALL RATES FOR THE YEAR 2025. (BOC)

President SLONAKER read Resolution No. 3360 to the Board.

Commissioner SCARFARO moved to approve, seconded by Commissioner FOX

SIX Commissioners were present and voting “yes”. Resolution No. 3360 was approved.

5. RESOLUTION NO. 3361

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS, TOWNSHIP OF WHITEHALL, LEHIGH COUNTY, PENNSYLVANIA, ESTABLISHING POOL PASS RATES FOR THE YEAR 2025. (BOC)

President SLONAKER read Resolution No. 3361 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner SNYDER

SIX Commissioners were present and voting “yes”. Resolution No. 3361 was approved.

6. RESOLUTION NO. 3362

TITLE: A RESOLUTION FOR SEWAGE FACILITIES PLAN REVISION FOR NEW LAND DEVELOPMENT 3434/3435 N. FRONT ST. APARTMENTS, WHITEHALL PA. (DEVELOP)

President SLONAKER read Resolution No. 3362 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner PILIGIAN

SIX Commissioners were present and voting “yes”. Resolution No. 3362 was approved.

7. RESOLUTION NO. 3363

TITLE: A RESOLUTION CONDITIONALLY APPROVING THE MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN OF MACARTHUR COMMONS REDEVELOPMENT 2 – REVISED, LOCATED AT 2601 & 2631 MACARTHUR ROAD, INDEX NO. 2021-23A.

President SLONAKER read Resolution No. 3363 to the Board.

This item was tabled.

8. RESOLUTION NO. 3364  
TITLE: A RESOLUTION CONDITIONALLY APPROVING THE MINOR SUBDIVISION PLAN OF 5173 WASHINGTON AVENUE, LOCATED AT 5173 WASHINGTON AVENUE, INDEX NO. 2055-24A.

President SLONAKER read Resolution No. 3364 to the Board.

Commissioner PILIGIAN recused himself as he was the consultant on the project.

Commissioner SNYDER moved to approve, seconded by Commissioner FOX

Commissioner WARREN noted that this property is being subdivided with a new home being proposed that is consistent with the neighborhood.

Commissioner SNYDER verified that the plan meets all requirements.

SIX Commissioners were present with five voting “yes”. Resolution No. 3364 was approved.

9. RESOLUTION NO. 3365  
TITLE: A RESOLUTION AUTHORIZING THE WAIVER OF THE REQUIRED WATER HEATER PERMIT FEES AS ESTABLISHED BY THE WHITEHALL TOWNSHIP CODIFIED ORDINANCES, CHAPTER 29, FEES FOR THE WHITEHALL TOWNSHIP PUBLIC LIBRARY.

President SLONAKER read Resolution No. 3365 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner PILIGIAN

SIX Commissioners were present and voting “yes”. Resolution No. 3365 was approved.

10. RESOLUTION NO. 3366  
TITLE: A RESOLUTION REAPPOINTING ROBIN RUHMEL TO SERVE ON THE WHITEHALL TOWNSHIP BUILDING CODE BOARD OF APPEALS. (BOC)

President SLONAKER read Resolution No. 3366 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner PILIGIAN  
Commissioner WARREN thanked all that volunteer as it is time consuming.

SIX Commissioners were present and five voting “yes”. Resolution No. 3366 was approved.

11. RESOLUTION NO. 3367  
TITLE: A RESOLUTION OF WHITEHALL TOWNSHIP, AUTHORIZING THE COPLAY WHITEHALL SEWER AUTHORITY TO ACT AS ITS AGENT FOR MATTERS RELATED TO THE REGIONAL ACT 537 PLAN

President SLONAKER read Resolution No. 3367 to the Board.

This item was tabled due to receiving comments late today. Will be reconsidered at next month's meeting.

12. RESOLUTION NO. 3368

TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO ENTER INTO A STIPULATION AND SETTLEMENT AGREEMENT REGARDING IN RE: APPEAL OF DESIRABLE HOME SOLUTIONS, LLC FROM THE DECISION OF THE WHITEHALL TOWNSHIP ZONING HEARING BOARD DATED JUNE 28, 2024 DENYING APPLICANTS' APPLICATION FOR A VARIANCE, LEHIGH COUNTY COURT OF COMMON PLEAS, CIVIL ACTION NO. 2024-C-2348

President SLONAKER read Resolution No. 3368 to the Board.

Commissioner PILIGIAN moved to approve, seconded by Commissioner SNYDER

SIX Commissioners were present and five voting "yes". Resolution No. 3368 was approved.

***E. OTHER***

**MOTIONS**

1. MOTION – to approve the appointment of Monica Chibber to the Whitehall Township Environmental Advisory Council, term expiring 12/31/27.

EAC supports Ms. Chibber's reappointment.

Six Commissioners were present and five voting "yes" and one voting "no" (Scarfaro). Motion passed.

**DISCUSSION ITEMS:**

1. Proposed Amendment to Zoning Ordinance. (L. Rackus) provisions were needed for warehouse & for more importantly distribution facilities. Revisions to the proposed ordinance are ongoing.
2. Road Closing Procedure Ordinance (L. Rackus) no changes to ordinance just administrative procedures.
3. Separate Meeting/Workshop to discuss Township Issues & Park & Recreation Report (K.Snyder) It was agreed upon that a pre-workshop meeting will be organized for March 3<sup>rd</sup> contingent on Commissioner's availability.

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

Commissioner FOX thanked all who come out to participate in the meeting.

Commissioner SCARFARO commended Saquon Barkley not only for his football accomplishments but also for everything he does for his family and community and for the person that he has become.

Commissioner WARREN attended Rec Commission and Park & Rec Meeting and WTICDA was cancelled. He suggested that recreation fees for new developments are out of date and should be looked at and possibly expanding it to commercial. He also noted that he attended Transportation Summit which was informative.

Commissioner PILIGIAN attended the EAC and IRT meetings. He noted concerns from EAC with cutting of trails and that the County Assessment site has GIS records of the trails. At the IRT meeting, the bag house and fire station were discussed with no movement from the Township. Casey Coleman is now the IRT president. He also noted that no one has stepped up to run the Schadt Ave Playground and feels the volunteer system is failing.

Commissioner SNYDER attended the CWSA & Zoning Hearing Board meetings. There was no January WTICDA meeting. In December, he asked that the meetings be held at the Township Building but was denied. Other things discussed were renewed contracts and the consultant got a \$100 raise and asked for contracts for forwarding to the BOC, but could not get them since they were not signed. Commissioner WARREN advised that the reason for not changing the place of the meetings was due to having all the records and copying at their disposal at their present location.

President SLONAKER noted that retired Public Works Employee Tim Bauer recently passed away and to keep his wife Annette, also a retired Township Employee, and the family in your prayers. He also advised that the LVTS is taking comments on the Riverside Drive Raise Grant. Lastly, he noted that the old Lehigh Valley Dairy building has been completely demolished and the site is now being cleaned up.

Treasurer KOREN left the meeting earlier.

Mayor MARX submitted his report to the Board. He noted that the trailhead improvement project is scheduled to kickoff in March or in early April. Each playground facility have been painted and W Catty and Schadt Ave have had other improvements as well.

**G. ADJOURNMENT**

MOTION – Commissioner PILIGIAN moved, seconded by Commissioner SNYDER to adjourn the meeting at 10:23 PM.