
MINUTES

MARCH 10, 2025

Regular Public Meeting

Board of Commissioners

Township of Whitehall

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, March 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
Alberta Scarfaro (Absent)
Ken Snyder
Elizabeth N. Fox

TOWNSHIP PERSONNEL

Joseph J. Marx, Jr., Mayor
John D. Meyers, Deputy Mayor
Jack. Gross, Esq., Township Solicitor
Mark Bilder , Fire Chief
Michael Marks, Police Chief
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.

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 – February 10, 2025

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

B. COURTESY OF THE FLOOR

Becki Kodingo of 522 E. 4th Street, Northampton stated that she works in Whitehall and has concerns with the proposed closure of Water Street and how it will affect surrounding communities and felt there are other viable methods to deter speeding on this roadway.

Kerri Leh-Crossen of 4552 Cairo Drive has concerns with the existing noise ordinance and proposed a few changes to the hours that are now in place. She was instructed to submit her proposed changes to the L&L Committee to determine if they will act on the issue.

Pete Rile of 4477 N. Church Street representing Egypt Memorial Park is interested on the status of land adjacent to the park and how they can go about purchasing it. He also stated concerns with some that is to be done on land in the same vicinity. The Mayor suggested that he meet with the Park Association and come up with a plan and bring it back to the Board.

LoriAnn Fehnel of 3107 N. 3rd Street voiced her support for the Mayor temporarily closing Water Street while other methods are being considered and investigated.

Jon Schlenker of 835 Mallard Drive suggested that the garbage bills note the senior discounted amount on the front of the bill.

Deb Rosene of 4408 N. Church Street noted some EAC happenings: EMA will be doing a drone demonstration in the Parkway which will provide a motion picture of the Parkway; spring cleanups first one March 29th at Jordan Creek (next to Home Depot) also S. Church & Chestnut Street and May 3rd on Range Road; lastly is a joint walk with IRT in the Parkway for a historical bird watch walk. Commissioner WARREN requested that Home Depot be reminded that they should be more mindful of cleaning up the area around their store.

Garry Schaller of 5716 Coplay Road voiced concern of the high garbage bill for people who are on a fixed income and feels people should only be charged for the services they utilize.

John Gehrman of 2638 Stephens Street, Palmer Twp made a statement regarding his missing Stepdaughter, Enci Aubrey Wu, who was last seen at the Whitehall Wawa, and ask that priority be given to any leads that are received and liaison with the Palmer Township Police.

C. PUBLIC HEARING AND VOTING ON ORDINANCES

1. BILL NO. 2-2025 (SECOND HEARING)

TITLE: AN ORDINANCE AMENDING CHAPTER 27, ARTICLE IX SCHEDULE OF PERMITTED, ACCESSORY, SPECIAL EXCEPTION AND CONDITIONAL USES, SECTION 2-76 R-5A, HIGH DENSITY RESIDENTIAL WITHOUT APARTMENTS, AND SECTION 27-75 HIGH DENSITY RESIDENTIAL, OF THE TOWNSHIP ZONING ORDINANCE

President SLONAKER read Bill No. 2-2025 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner ATIYEH

FIVE Commissioners were present and all voting “yes”. Bill No. 2-2025 was approved.

2. BILL NO. 8-2025

TITLE: AN ORDINANCE DEFERRING THE REQUIRED INSTALLATION OF SIDEWALKS FOR 120 FEET ALONG THE NEW YORK AVENUE FONTAGE OF 5173 WASHINGTON AVENUE, AS REQUIRED IN CHAPTER 21, SECTION 21-16 OF THE CODIFIED ORDINANCES OF WHITEHALL TOWNSHIP. (DEVELOP)

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

Commissioner SNYDER moved to approve, seconded by Commissioner FOX
Mr. PILIGIAN verified for Commissioner WARREN that the status of the right of way of will remain as is as there is no construction proposed.

FIVE Commissioners were present and five voting “yes” and one abstention (SLONAKER).
Bill No. 8-2025 was approved

3. BILL NO. 9-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR
PURCHASE OF THE TIGER ATTACHMENTS FOR THE JOHN DEERE 6M 105 CAB
TRACTOR FOR THE PUBLIC WORKS DEPARTMENT, 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. 9-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner SNYDER

FIVE Commissioners were present and all voting “yes”. Bill No. 9-2025 was approved

4. BILL NO. 10-2025

TITLE: AN ORDINANCE AMENDING CHAPTER 15 (MOTOR VEHICLES AND TRAFFIC),
SECTION 15-6(D) (TRAFFIC ON STREETS CLOSED OR RESTRICTED FOR
CONSTRUCTION, MAINTENANCE OR SPECIAL EVENTS)

President SLONAKER read Bill No. 10-2025 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner FOX
Commissioner WARREN verified that this is just amend the form not the regulations.

FIVE Commissioners were present and all voting “yes”. Bill No. 10-2025 was approved

5. BILL NO. 11-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR
PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AT THE
FULLERTON MEMORIAL PLAYGROUND 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. 11-2025 to the Board.

Commissioner ATIYEH moved to approve, seconded by Commissioner FOX
Commissioner ATIYEH thanked Senator MILLER who helped to facilitate obtaining the funds.

FIVE Commissioners were present and all voting “yes”. Bill No. 11-2025 was approved

6. BILL NO. 12-2025

TITLE: PRYDUN FARM RENOVATIONS (PHASE 2) IN 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. (RECREATION)

President SLONAKER read Bill No. 12-2025 to the Board.

This item was tabled.

7. BILL NO. 13-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF FIVE (5) FORD POLICE INTERCEPTOR UTILITY AWD VEHICLES FOR THE POLICE PATROL DIVISION, IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (POLICE)

President SLONAKER read Bill No. 13-2025 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner WARREN

FIVE Commissioners were present and all voting “yes”. Bill No. 13-2025 was approved.

8. BILL NO. 14-2025 (FIRST HEARING)

TITLE: AN ORDINANCE AMENDING CHAPTER XVII OF THE WHITEHALL TOWNSHIP CODIFIED ORDINANCES, ZONING, BY REVISING ARTICLE XVI, DEFINITIONS, AND ARTICLE XI, CONDITIONAL USE PROVISIONS. (PLANNING COMMISSION)

President SLONAKER read Bill No. 14-2025 to the Board.

No action required.

E. PUBLIC HEARING AND VOTING ON RESOLUTIONS

1. 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.

Commissioner ATIYEH moved to approve, seconded by Commissioner SNYDER

Commissioner WARREN verified with Attorney Joseph Zator that this location is the parking lot that is west of Walmart to include a carwash and two other pad sites as well.

Commissioner SNYDER verified that all conditions previously approved will stand.

FIVE Commissioners were present and voting “yes”. Resolution No. 3363 was approved.

2. RESOLUTION NO. 3367

TITLE: A RESOLUTION OF WHITEHALL TOWNSHIP, AUTHORIZING THE COPLAY WHITEHALL SEWER AUTHORITY TO ACT AS ITS DESIGNEE FOR MATTERS RELATED TO THE REGIONAL ACT 537 PLAN

President SLONAKER read Resolution No. 3367 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner ATIYEH

FIVE Commissioners were present and voting “yes”. Resolution No. 3367 was approved.

3. RESOLUTION NO. 3369

TITLE: A RESOLUTION AUTHORIZING AN APPLICATION TO THE PENNSYLVANIA MUNICIPAL ASSISTANCE PROGRAM

Commissioner WARREN read Resolution No. 3369 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner SNYDER

Lee RACKUS explained that this resolution is to submit for a grant application for funding to supplement what the township has already budgeted to move forward with the comprehensive plan.

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

4. RESOLUTION NO. 3370

TITLE: A RESOLUTION APPROVING THE RETIREMENT AND THE COMMENCEMENT OF MONTHLY PENSION BENEFITS TO FORMER POLICE OFFICER CHRISTOPHER FLYNN. (ADMIN)

President SLONAKER read Resolution No. 3370 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner SNYDER

Police Chief MARKS thanked Officer Flynn for his 25 years of dedication as he served his position with distinction, which was mostly on night shift.

FIVE Commissioners were present and voting “yes”. Resolution No. 3370 was approved.

5. RESOLUTION NO. 3371

TITLE: ACCORDANCE WITH THE TOWNSHIP’S RECORD RETENTION AND DISPOSAL SCHEDULE. (ADMINISTRATION)

President SLONAKER read Resolution No. 3371 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner ATIYEH

FIVE Commissioners were present and voting “yes”. Resolution No. 3371 was approved.

6. RESOLUTION NO. 3372

TITLE: A RESOLUTION APPROVING THE AMOUNT OF INTEREST RETURN TO BE

CREDITED TO POLICE PENSION FUND MEMBER CONTRIBUTIONS FOR FISCAL YEAR 2024. (ADMIN)

President SLONAKER read Resolution No. 3372 to the Board.

Commissioner FOX moved to approve, seconded by Commissioner SNYDER

FIVE Commissioners were present and voting “yes”. Resolution No. 3372 was approved.

7. RESOLUTION NO. 3373

TITLE: A RESOLUTION CONDITIONALLY APPROVING THE MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN OF EMERSON VILLAGE, LOCATED AT 3626 RURAL ROAD, INDEX NO. 2023-23A.

President SLONAKER read Resolution No. 3373 to the Board.

This project will consist of 57 townhomes and 59 single-unit homes on 35 acres on Rural Road. A number of concerns were raised between the Board members and residents. After lengthy discussion, it was decided that the following conditions will be added to the resolution:

- Developer will add 6 to 8 parking spaces at the corner of S. Cider Drive provided PPL approves the placement of the spaces in its utility easement;
- Developer will not remove trees from the east and south portions of Phase II until construction of Phase II begins;
- Developer will share the tree inventory of the property prepared by KCE with the Board of Commissioners

FIVE Commissioners were present and voting “yes”. Resolution No. 3373 was approved.

E. OTHER

DISCUSSION ITEMS:

1. Zoning Amendment Request – 810 Jefferson Street It was agreed to move to L&L Committee for discussion
2. Delinquent Garbage Bills (K Snyder) Commissioner SNYDER proposed that a letter be sent by the Township Attorney to habitual and/or long term nonpayers. The letter would include amount owed with late and collection fees and if still no arrangements are made to pay then foreclosure proceedings should begin. Attorney GROSS stated that he would like time to discuss this with Deputy Mayor MEYERS and will get back to the Board with a plan.
3. Recreation Center (K Snyder) A presentation will be made at the Board’s April meeting on this as well as the Recreation Comp Plan. This is something that needs to be looked as many of the playground associations are struggling.

F. REPORTS OF PUBLIC OFFICIALS

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

Commissioner ATIYEH attended the Saquon Barkley event at the PPL Center. He commended the Mayor for his speech and noted that it was great to see Saquon being celebrated for all he has done for the community and through his Foundation. He also noted that Whitehall Wrestling now has a state champion, Wil Kai and thanked Chief Bilder and the Fire Dept for giving him the proper escort he deserved.

Commissioner WARREN noted that at the Rec Commission Meeting there were two plans presented for Bridge Street Dev. and the Warehouse Plans. Members of the committee commented that since Bridge St is close to Egypt Park with no pedestrian access, they would like to see access provided to the park. They also commented that there should be connectivity on the Rural Road plan to the existing sidewalks on the Fellowship site. He also noted that at the new WaWa site, sidewalks were installed with no curb cuts. Frank will look into. Lastly, he wanted to clarify a statement made earlier regarding Water Street – if we are looking at a temporary closure with the possibility of reopening again, then he would like to see traffic calming methods considered.

Commissioner SNYDER items were discussed earlier.

President SLONAKER urged everyone to be careful driving, especially on MacArthur Road with the weather getting nicer there are more people out and driving erratically.

Treasurer KOREN reported that Real Estate tax bills went out in early February and garbage bills went out in early March. In February, \$7800 was collected for Open Space and attached Business Privilege collected by her office as well as Berkheimer. She is awaiting a decision on whether churches are or are not to be charged for garbage. It was agreed upon that the Board be given more information on the churches who pay and who don't and what toters/dumpsters they have. The Board will then discuss and make a decision.

Mayor MARX advised he attended the Saquon Barkley event and read a proclamation honoring Saquon. He also commended the Whitehall Band and Cheerleaders for a job well done at the event. He also advised that the trailhead project is underway, as well as street sweeping has begun. He gave thanks to the Fire Department for escorting Whitehall's Wrestling State Champion home.

G. ADJOURNMENT

MOTION – Commissioner ATIYEH moved, seconded by Commissioner SNYDER to adjourn the meeting at 9:55 PM.