
MINUTES

April 13, 2026
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, April 13, 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

President WARREN read the statement on fair housing as required.

APPROVAL OF MINUTES

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

Regular Public Meeting – March 9, 2026

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

B. *PRESENTATION – Whitehall Area Chamber*

Chloe Krempasky & Hayden Rinde advised the services that the Chamber offers.

PRESENTATION – Parkinson’s Awareness Month

Patty Wargo & Devon Frey discussed the disease and announced the Mayor’s Proclamation

PRESENTATION - Lehigh Valley Hospital Zoning Amendment Petition to Permit Healthcare Campus in R3 District

Scott Pidcock, Brent River & Stuart Pidcock of The Pidcock Company, Graham Simmons, Esq, Dan Quay of LVHN were present to provide an update and review the latest plan drawings.

President WARREN advised that this proposal has been discussed at three Legal & Legislative meetings where a lot of questions were asked and changes were made to the proposal. The L&L Committee asked that a presentation be made to the full board.

Mr. Pidcock explained that the tract of property being discussed is owned by Lehigh Valley Health Network which is directly across from the Municipal Building. It is currently zoned R2 and is 147 acres. They are requesting it be rezoned to R3 and within the tract 40 acres permitted to be a hospital campus. A few years ago, LVHN purchased a parcel from Beth El Cemetery which is intended to create access to Mechanicsville Road to help current traffic issues and to facilitate traffic from the proposed development, which is referred to as the "bypass road". On the opposite end, this road will connect with Lehigh Street and MacArthur Road. Items discussed during the L&L meetings were, buffering, the bypass road, R3 zoning, sidewalks along MacArthur Road, walking paths, water supply and other items.

Commissioner SNYDER questioned how much of the parcel will be eligible for taxing. Mr. Pidcock noted that 107 acres will be residential which would be subject to taxes. The remaining 47 acres is owned by LVHN and would not be subject to property tax unless a medical building is built and space leased out and that would be determined by Lehigh County. Commissioner SNYDER verified that there will not be any designated area for behavioral health. He then asked that they define healthcare accessory facilities Attorney Simmons noted that it basically supports healthcare uses like transportation related facilities, helipad, driveways, parking structures and equipment storage, anything that helps the overall functionality of the healthcare facility. Commissioner SNYDER stated that he is concerned that in some areas of the proposed ordinance there are open ended situations. He would like to see, if possible, that specific wording be added regarding behavior health situations and how they will be handled. Mr. Quay understands what Commissioner SNYDER is looking for and they will come up with appropriate verbiage. He then verified that the hospital will be 80 feet and the parking deck will be 66 feet in height. He questioned if the parking deck is necessary to meet the parking requirements. Mr. Pidcock advised that initially it would not be required, but want to have that capability to build a structure in the future instead of a sprawling parking area. Commissioner SNYDER questioned the proposed setback between buildings with internal buildings, especially regarding the movement of fire equipment. Mr. Pidcock advised that fire/building codes would oversee that. Commissioner SNYDER then asked that the term "dwelling unit" that is used throughout the ordinance be defined as to its use. He also asked that a higher density buffer area be provided for the houses that abut the bypass road that are just off MacArthur Road. Mr. Pidcock advised that they have looked at that and a berm will be built and placing evergreens on top.

Commissioner STAKES suggested that a meeting be held with the residents of Dogwood & Rosewood Drives to get their input on this development. The applicant is willing to do that and Commissioner STAKES will organize it with the area residents. He also verified that the bypass road is not being constructed in the railbed.

Commissioner SNYDER asked that the term transitional care facility be defined.

Commissioner FOX asked for the call volume for the helipad and also which direction will the supply trucks be coming in and will the bypass road handle trucks passing in opposite directions. Mr. Pidcock stated that the helipad is there only to move a patient, as this facility is not a trauma one facility.

Commissioner STAKES has concerns that a hospital is being proposed in a residential district as he is not aware that this exists in any other location. He verified that the closest structure to any residence is 250 ft. He would also like to see increased setbacks for a parking structure. The next the concern is the size of the proposed LED sign. Mr. Pidcock explained that there is a science for a hospital sign that takes into

consideration how fast traffic is going and how much time it will take a vehicle to make the necessary traffic movement to enter where necessary, along with site distance. Commissioner STAKES suggested having blue painted H on the roadway. Mr. Pidcock stated this is a PennDOT regulated roadway and they would not allow it. Commissioner SNYDER verified that the sign height of 45 ft is measured at the curb line not the base of the sign. Commissioner STAKES noted that the sign does not indicate it is a hospital as it looks like other signs along MacArthur Road that are for a clinic and doctor's office. Mr. Quay noted specific signs will be posted once entering the campus itself. Commissioner STAKES also is concerned that the flashing sign will be a distraction. Attorney Simmons noted that the Township does have regulations for digital signs in the sign ordinance which of course they would meet. Mr. Pidcock added that the sign will not change messages at the ordinance minimum which is every 15 seconds. It would change at one minute and only a portion of the sign changes. Commissioner CHRISTMAN feels that the sign is too big and what can be done to make it less intrusive.

Commissioner SNYDER verified what happens next with Attorney GROSS which is tonight's presentation is not something the Board can act on. The Board can ask that it be put on next month's agenda for the first hearing or not act on it at all.

Commissioner SLONAKER suggested that they move this forward so it can be reviewed by other boards which will give more feedback to the Board.

President WARREN noted his concerns with having appropriate setbacks for the proposed new homes. Mr. Pidcock stated that there would be nearly 40 feet from curb line to front of structure. President WARREN also would like to see a walk path as there is land to the west that will most likely be developed in future years and if possible a pedestrian crossing at Mechanicsville Road for access to the school district property. Mr. Pidcock advised that they are in agreement with providing sidewalks along both the MacArthur Road frontage and their frontage along the bypass road. Lastly, President WARREN has concerns if there would be a fire that it does not drain a million gallon tank. Mr. Pidcock noted that in checking with WTA they were assured they have the capacity to serve. He did add that they are required by insurance to have a storage tank onsite incase of any shortcomings.

Commissioner ATIYEH questioned the overlap of traffic as to when school starts and dismisses in conjunction with the shift change at the hospital. Mr. Pidcock stated that the traffic modeling recognizes the times of the school and as well the hospital. Those numbers have been submitted to PennDOT and have been reviewed and accepted. The bypass road will divert 30% of the Mechanicsville Road traffic. Commissioner ATIYEH would like to dive into that further down the road. Lastly, he noted that since LVHN is looking to be a major stakeholder in the Township, what role will they play in supporting the Township's wellness system. Mr. Quay stated that they are always willing to partner with the community but it would depend on the needs of the Township and limits and boundaries would need to be discussed. Ted Ernst 3893 Rosewood Drive asked if there will be a stop sign or traffic light at Mechanicsville & the bypass road. Mr. Pidcock explained that initially a traffic signal may not be warranted but will be installing in all the necessary infrastructure for a traffic signal if/when it would become necessary. Mr. Ernst verified that the bypass road should and will line up with the church driveway with a four way stop intersection.

Chris Anglestein of 3889 Rosewood Drive questioned the distant of the buffer area to the back of the properties along the bypass road and when will the bypass road be constructed. Mr. Pidcock stated that they have 160ft of width in which to place the buffer and the bypass road will be constructed first.

Andrea Hoagland of 51 Kimmett Avenue verified that as the property stands now LVHN is paying school tax. Once the hospital is constructed that's when they become exempt. She also questioned how the noise level generated by the hospital will be handled, as well as questions related to the sign. Commissioner STAKES asked that she email him her questions and he will get them addressed at the resident meeting.

Anthony Kopack of 3763 Dogwood Drive stated his concerns with the little buffer area behind his property, as well as the height of the proposed hospital.

Mike Evans of 3476 West Columbia Street relayed concern with what direction the truck traffic will enter the bypass road. Mr. Pidcock advised that they can direct the route that the vendors will utilize.

LoriAnn Fehnel of 3107 N. 3rd Street noted that she is supportive of the hospital but has an environmental concern regarding the idling of ambulances due to fumes. Mr. Quay is not sure of the policy but will look into it.

Dave Hassick 3795 Dogwood Drive had a procedural question whether this had to go back to L&L so that they could refer it to the Board, which is not the case as the Commissioners have already decided to move it to a first hearing.

Monica Salos of 3739 Dogwood Drive asked what the percentage of traffic will be generated by the new development and have any studies been done such as traffic, air quality, pollution or sound?

Commissioner SNYDER stated that the developer of any project performs the studies required and the results need to meet the requirements of SALDO and/or the zoning ordinance.

Joe Ebner of 3886 Rosewood Lane had concerns on the noise level from the helicopters and the frequency of them coming and going. Mr. Quay did advise that unless traffic is an issue or a patient needs to get to an out of area facility, typically an ambulance would suffice. The proposed facility can be compared to the Hecktown Oaks facility and they have utilized a helicopter an average of 8 times per year.

B. COURTESY OF THE FLOOR

LoriAnn Fehnel of 3107 N. 3rd Street apologized to Commissioner FOX for comments made at last months meeting. She also commented that she is still waiting for an interview for EMA.

Betty Hockman of 4150 Reliance Street complained about the garbage fee.

Andrea Hoagland of 51 Kimmet Avenue asked if commercial properties need to notify area residents when they are going to be doing work on their property.

Paul Maderic of 131 Sumner Avenue stated his concerns with the proposed recreation center.

John Kelly of 2832 Pine Cone Drive voiced his support of the proposed recreation center.

Anthony Kopack of 3763 Dogwood Drive stated concerns with the garbage fee and questioned what the recycling numbers are.

Monica Guiher of 1066 Catasauqua Road questioned the process on the decision on the recreation center.

C. PUBLIC HEARING AND VOTING ON ORDINANCES

1. BILL NO. 10-2026

TITLE: AN ORDINANCE AMENDING CHAPTER A29, FEES, SECTION M-17, TO PROVIDE FOR REVISIONS TO POLICE BUREAU FEES

President WARREN read Bill No. 10-2026 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner SNYDER

SEVEN Commissioners were present and all voting "yes". Bill No 10-2026 was approved.

2. BILL NO. 11-2026

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF PROPOSALS FOR ZONING INSPECTION SERVICES PER REQUEST FOR PROPOSALS 2026-01, IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE.

(DEVELOPMENT)

President WARREN read Bill No. 11-2026 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner FOX

President WARREN verified that this was a line item in the budget.

SEVEN Commissioners were present and five voting “yes”. Bill No 11-2026 was approved.

3. BILL NO. 12-2026

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASING ROAD BUILDING MATERIALS FOR THE PUBLIC WORKS BUREAU OF THE TOWNSHIP OF WHITEHALL IN ACCORDANCE WITH SECTION 3.20 OF THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE (PUBLIC WORKS)

President WARREN read Bill No. 12-2026 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and all voting “yes”. Bill No 12-2026 was approved.

D. PUBLIC HEARING AND VOTING ON RESOLUTIONS

1. RESOLUTION NO. 3431

TITLE: A RESOLUTION AUTHORIZING AND APPOINTING VOTING DELEGATES TO THE LEHIGH TAX COLLECTION COMMITTEE. (ADMIN/TREAS).

President WARREN read Resolution No. 3431 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner STAKES

SEVEN Commissioners were present and voting “yes”. Resolution No. 3431 was approved.

2. RESOLUTION NO. 3432

TITLE: A RESOLUTION TRANSFERRING FUNDS WITHIN THE GENERAL FUND TO PROVIDE FOR APPROPRIATIONS TO MEET UNANTICIPATED CURRENT FISCAL YEAR EXPENSES CONSTITUTING BUDGET TRANSFER 2026-01 (ADMIN)

President WARREN read Resolution No. 3432 to the Board.

Commissioner CHRISTMAN moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3432 was approved.

3. RESOLUTION NO. 3433

TITLE: A RESOLUTION OF THE BOARD OF COMMISSIONERS TO CREATE AN AD HOC COMMITTEE IN ACCORDANCE WITH SECTION 3.11 OF HOME RULE CHARTER AND PART 2, SECTION 1-53 OF THE ADMINISTRATIVE CODE TO EVALUATE THE FEASIBILITY OF THE PROPOSED TOWNSHIP RECREATION CENTER

President WARREN read Resolution No. 3433 to the Board.

Commissioner CHRISTMAN moved to approve, seconded by Commissioner STAKES

Commissioner STAKES stated that this is the first step in the decision process of the recreation center.

SEVEN Commissioners were present and all voting “yes”. Resolution No. 3433 was approved.

F. OTHER

DISCUSSION ITEMS:

1. West Catasauqua Driveway Apron (J. Warren) - thanked Keystone Engineering for the updated design and work will be done as soon as weather permits.

MOTIONS

- 1) Motion to direct the Township Administration to obtain a proposal from MKSD for architectural design services, including a plan and scope of work, for the proposed Recreation Center

Commissioner SNYDER stated he requested this motion to keep the process moving in conjunction with the ad hoc committee.

Kyle Kern of 3166 N. 5th Avenue questioned if this should not follow the bidding process. Attorney GROSS explained that this is just a request for proposal. Also, this would be considered professional services which is not required to be bid.

Commissioner STAKES verified that no money is being spent with any of the motions pertaining to the recreation center.

Commissioner CHRISTMAN agreed that all the motions are needed to work in conjunction with the ad hoc committee.

SEVEN Commissioners were present and seven voting “yes”. Motion was approved.

- 2) Motion to direct the Township Administration to begin preparation of an RFP for Project Management/Construction Management for the proposed Recreation Center

Commissioner CHRISTMAN noted that at least three vendors should be contacted.

SEVEN Commissioners were present and seven voting “yes”. Motion was approved.

- 3) Motion to direct the Township Administration to obtain a proposal from KCE for a Phase 1 environmental study of the proposed Recreation Center Property

President WARREN would like to see another location explored, specifically the Range Road area as it would be centrally located. Jefferson Street building cannot be expanded, there is limited space for auxiliary activities and parking regulations could not be met.

Commissioner SNYDER commented that for the last two years it was Jefferson that was being considered for this proposal. The parking is not an issue as it stands now and the fields would not be encroached and would still be viable.

Commissioner ATIYEH noted that there is approximately one mile between these two sites and there is plenty of field space. He does feel both sites should be evaluated. He doesn't want to have this project fall apart before it's even discussed fully.

President WARREN expressed that they should be open-minded on this project and a facility that would generate revenue.

Further discussion ensued as whether to move forward with the motions with two sites now being considered. Keystone Engineers offered to include both sites on their proposal.

SEVEN Commissioners were present and seven voting "yes". Motion was approved.

- 4) Motion to direct the Township Solicitor to obtain a title search for the proposed Recreation Center property including a review of any restrictions on use of the property.

This item was tabled until a site is decided upon.

- 5) Motion to direct the Township Administration to obtain a proposal from Chad Helmer for grant writing services related to the construction of the proposed Recreation Center

This item was withdrawn as this is part of the service agreement with Chad Helmer.

- 6) Motion to approve the release of escrow for completed and withdrawn project, per Deputy Mayor Meyers memo of March 26, 2026.

SEVEN Commissioners were present and seven voting "yes". Motion was approved.

At this time, Peter Terry reported on the status of Water Street.

The survey has been completed. After reviewing plans, nothing new was found, this corridor has a lot of limitations. Water Street is a substandard road. The biggest issue is pedestrian safety mixed with speeding. They are looking at a couple of options to help this situation. They are as follows:

- 1) Cul de sac the road – the southern end is too narrow and there are safety and signage issues there as well.
- 2) Pavement markings
- 3) Speed humps – four would be needed to control speed. The downside to them is that there are hard to maintain and they do generate noise, can cause drainage issues and they are expensive.

Additionally, other issues that are in this area include narrow right of way which makes it difficult for turnarounds and access to the rail trail. There is also a lighting issue. Mr. Terry added that crosswalks would be nearly impossible to use as PennDOT's regulations are very strict. There is another option referred to as "gateway treatment" which is narrowing the road as you enter the area to give a driver a sense of the need to slow down.

Next step would be to meet with the Mayor and discuss all the options and the cost that goes along with the options.

President WARREN questioned if the railroad right of way is wider than the Water Street. Mr. Terry indicated it depends on the location. There are areas that you have to cross the right of way to get to the rail trail. Much of the railroad right of way parallels the road right of way.

Commissioner SNYDER stated that if you improve the roadway it is more likely drivers will drive faster and feels that there are only two options; leave it closed or make it one way. Mr. Terry advised that you could leave it as it was originally before closure and add stop signs at the box culverts. UGI may be replacing lines in the future and the road could possibly be repaved or reconstructed. Commissioner SNYDER then suggested a pinch point, where one driver would need to stop to let the oncoming driver through.

Commissioner FOX asked if rumble strips are a possibility. Mr. Terry explained that they are typically used at the edges of the roadway but are not effective in slowing speed and they make a lot of noise.

Commissioner ATIYEH questioned if having the road open during peak hours could be considered. Mr. Terry said that it's an interesting idea but it's not one that PennDOT recommends. Data showed that the highest speeds were during peak hours.

President WARREN suggested that by using a traffic calming method drivers would try to find a quicker alternative route. Mr. Terry explained an example that if you went with speed humps, it would not decrease volume only the speed.

Mr. Terry advised that he sees a couple things to consider: the southern portion of the roadway isn't fit for traffic, it is more fit for a trail. If the Township's master plan was to use it as a trail and connect it with the rail trail and have a turnaround with obtaining right of way from the railroad for a cul de sac is the best option. That would eliminate solving the box culvert issues at that end as they will fail at some point and that will be a huge cost to fix. If it becomes part of the trail there's not a liability. Due to the weight restrictions, you cannot take a school bus down the road and you have to provide a safe route to get to the bus stop.

Commissioner FOX questioned if there have been discussions with Catasauqua with the impact that this has had on their community. Mr. Terry is not aware of any.

President WARREN noted that there was a \$750,000 grant awarded for design of those box culverts and the bridge. Mr. Terry noted that there is not enough right of way to straighten the roadway. Attorney Gross advised that to do condemnation with the railroad would be extremely expensive as it is considered an active rail line.

Mr. Terry lastly noted that there is also the option of making the street one way, in either direction.

Discussion will be held with the Mayor and proposals will be brought back to the Board for consideration.

F. REPORTS OF PUBLIC OFFICIALS

Commissioner CHRISTMAN stated that he attended the Zoning Hearing Board and new members are

doing well. Public Works is working efficiently with street sweeping which is continuing.

President WARREN stated he stands by his fellow Commissioners and offered an apology to Commissioner SNYDER for gaveling him earlier. He noted that every Commissioner works hard and is passionate about the work they do. He also noted that he is still advocating for sidewalks on Mickley Road.

Treasurer KOREN left meeting early.

Mayor MARX commented that the Easter Egg hunt held this past Friday was a huge success and thanked all involved in coordinating the event. He gave kudos to Station 36 for the water rescue on the unfortunate event that took place at the Lehigh River. The members of that unit met with the family and pledged to find their family member and they were successful despite horrendous conditions. Lastly, he gave accolades to the Police Department in the rescue of a female at the Olympic Garden Apt fire. The Officers walked into a fire and risked their own lives to save another. Again, thanks to those Officers for their act of heroism and awards will be forthcoming.

G. ADJOURNMENT

MOTION – Commissioner ATIYEH moved, seconded by Commissioner FOX to adjourn the meeting at 12:10PM.