
MINUTES

APRIL 14, 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, April 14, 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
Philip J. Ginder

TOWNSHIP PERSONNEL

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

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 – March 10, 2025

Six Commissioners were present and five voted “yes” and one abstention (GINDER).
Motion carried.

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

Special Public Meeting – March 19, 2025

Six Commissioners were present and five voted “yes” and one abstention (GINDER).
Motion carried.

B. COURTESY OF THE FLOOR

Tina Koren, Treasurer stated that a local business owner contacted her and asked that she come up with two residents who would benefit for payment of their garbage bills. She asked that Mr. and Mrs. Bloom be recognized for their act of kindness.

LoriAnn Fehnel of 3107 N. 3rd Street asked how the Recreation Center would be decided upon: Board only decision or referendum and also voiced her opinion that both the Jefferson & Cementon pools be opened with alternate days of operation.

Deb Rosene of 4408 N. Church Street noted some EAC happenings: S. Church Street cleanup yielded 28 bags of garbage and had 12 volunteers come out to help and thanked the fire police. May 3rd cleanup on Range Road from Schadt Ave to Eberhart Rd. Jordan Creek is being planned. PA Game Commission approved Whitehall Parkway for purple martin tower which is part of a scientific study being done. Camp Whitehall Programs being organized. Park & Rec improved accessibility to bird watch area. May 10th is the Ecycling event. EMA drone flyovers information from this has been very helpful. Commissioner WARREN also thanked the Fire Police for their help during the cleanups and also Home Depot team for cleaning up the Jordan Greenway.

Susan Barthol of 3046 Birch Street thanked Lee Rackus for the Veterans Day video played at November's meeting. Anticipating the Summer Concerts. Thanked all entities that were involved in the restoration of the water main repair back in January. Concerned with the patch work done by UGI in repairing gas leak back in January as well. Mayor noted that appropriate restoration will be done. Lastly, she noted tree branches still have not been removed from fire hydrant and Mayor confirmed that they have been moved away and will be completely removed shortly.

Anthony Kopack of 3760 Dogwood Drive raised concerns with public not allowed to speak at the Workshop Meetings, raise in garbage fee and charge for using recycling center and Cameron Tract.

Karen Poshefko of 3309 Musselman Court voiced concerns with renters not being able to utilize Cameron Tract.

C. PUBLIC HEARING AND VOTING ON ORDINANCES

1. BILL NO. 7-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PROVIDING OPERATIONAL AND MAINTENANCE SERVICES FOR STREET LIGHTS 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. 7-2025 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SNYDER

SIX Commissioners were present and all voting “yes”. Bill No. 7-2025 was approved.

2. BILL NO. 12-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR MICKLEY-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.

Commissioner WARREN moved to approve, seconded by Commissioner FOX
Commissioner GINDER verified the amount of bid of \$358,859.62 with Deputy Mayor MEYERS.
Commissioner SNYDER verified the amount of grants of \$344,540.00 with Deputy Mayor MEYERS which will leave approximately \$14,000 that the Township will supplement. He also verified that the bidder will be the project manager and Brandon Hibbler-Rec Director will oversee the bidder. Commissioner SNYDER asked what remediation is being done inside of the building, specifically to mold concerns, which will likely happen now that the exterior is being sealed. Deputy Mayor Meyers noted that the interior specifications are just in the process now. He also stated concerns with overruns, which Deputy Mayor Meyers noted that the specs for this bid were diligently worked on for over 6 months so that should not happen. Commissioner SNYDER questioned Commissioner WARREN what has been put into place to secure further grants so that the interior of the building will get completed. Commissioner WARREN noted that he has been very successful with LSA grants and usually once in the pipeline, the projects typically continue to be funded.

Commissioner GINDER also noted his concerns with sealing up the exterior and making it airtight, there will be no air flow to prevent the interior from moisture/mold forming. He also noted that with no liners in the chimneys and dampness occurs, they will deteriorate and collapse from the inside. The humidity issue needs to be addressed since we don’t know how long it will take for inside work to get done.

Commissioner SNYDER suggested that there are dirt floors in the basement, they be concreted and also have some type of fan ventilation system installed to help minimize the moisture concern.

Commissioner GINDER suggested that a radon test be done prior to concreting the floor.

Commissioner WARREN noted that the contractor will be consulted to see what they would recommend.

Robin Ruhmel 3227 Clear Stream Drive asked what the intent is for the building?

Commissioner WARREN stated that ideally it was intended to be ready for America 250 and also other committee’s could utilize it as well, along with the Hunger Initiative since the garden is there and also to provide connectivity to the IRT. Ms. Ruhmel thanked Commissioner SNYDER & GINDER for utilizing their extensive construction knowledge to help address the issues.

SIX Commissioners were present and all voting “yes”. Bill No. 12-2025 was approved

3. BILL NO. 15-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF PROPOSALS FOR CONSTRUCTION INSPECTION SERVICES PER REQUEST FOR PROPOSALS 2025-02,

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 SLONAKER read Bill No. 15-2025 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SNYDER
Commissioner GINDER verified with Lee RACKUS that fees will be increasing.
Mrs. RACKUS noted that there will be an increase and an Ordinance for a revised fee schedule will
be on next month's agenda.

SIX Commissioners were present and all voting "yes". Bill No. 15-2025 was approved.

4. BILL NO. 16-2025

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 SLONAKER read Bill No. 16-2025 to the Board.

Commissioner SCARFARO moved to approve, seconded by Commissioner WARREN

SIX Commissioners were present and all voting "yes". Bill No. 16-2025 was approved.

5. BILL NO. 17-2025 (FIRST HEARING)

TITLE: AN ORDINANCE AUTHORIZING THE TOWNSHIP MAYOR TO ACCEPT A DEED OF
DEDICATION FROM HEARTHFIRE CAPITAL, LLC ALONG MICKLEY ROAD FOR
THE PURPOSE OF RIGHT-OF-WAY AND FUTURE ROAD CONSTRUCTION

President SLONAKER read Bill No. 17-2025 to the Board.

No action taken.

6. BILL NO. 18-2025 (FIRST HEARING)

TITLE: AN ORDINANCE OF THE TOWNSHIP OF WHITEHALL, COUNTY OF LEHIGH, AND
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE AMOUNT OF
COMPENSATION PAYABLE TO THE BOARD OF COMMISSIONERS AS REFERRED
TO IN CHAPTER 1 ("ADMINISTRATION AND GOVERNMENT"), Part 1
("ADMINISTRATIVE CODE"), ARTICLE II ("TOWNSHIP AND BOARD OF
COMMISSIONERS"), §1-7 ("COMPENSATION OF COMMISSIONERS") OF THE
CODIFIED ORDINANCES OF WHITEHALL TOWNSHIP.

President SLONAKER read Bill No. 18-2025 to the Board.

No action taken.

E. PUBLIC HEARING AND VOTING ON RESOLUTIONS

1. **RESOLUTION NO. 3374**

TITLE: A RESOLUTION FOR SEWAGE FACILITIES PLAN REVISION FOR NEW LAND DEVELOPMENT MISTER CARWASH LOCATED AT 2160 MACARTHUR ROAD, WHITEHALL PA. (DEVELOP)

President SLONAKER read Resolution No. 3374 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner FOX

SIX Commissioners were present and voting “yes”. Resolution No. 3374 was approved.

2. **RESOLUTION NO. 3375**

TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES PROGRAM GRANT FOR THE IRONTON RAIL TRAIL REPAVEMENT PROJECT (RECREATION)

President SLONAKER read Resolution No. 3375 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner FOX

SIX Commissioners were present and voting “yes”. Resolution No. 3375 was approved.

3. **RESOLUTION NO. 3376**

TITLE: A RESOLUTION OF WHITEHALL TOWNSHIP, CLARIFYING RESOLUTION NO. 3349.

Commissioner SLONAKER read Resolution No. 3376 to the Board.

Commissioner SCARFARO moved to approve, seconded by Commissioner GINDER
Attorney GROSS explained that this resolution is clarifying verbiage added to the previously approved Resolution No. 3349, as requested by the State Liquor Control Board.

SIX Commissioners were present and voting “yes”. Resolution No. 3376 was approved.

E. OTHER

MOTIONS

1. **MOTION** – Motion to approve the collection of certain delinquent garbage accounts by the Township. Attorney Gross will draft a letter and after approval will be sent out to approximately 37 delinquent Account that have not paid since 2014. Non-payment will then proceed further with writs of execution and possibly sheriff’s sale.
Robert Bloom of 1247 Hampshire Drive concerned with amount of money that is due the Township and the amount of money that will actually be retrieved.
LoriAnn Fehnel of 3107 N. Third Street verified with Attorney Gross that any tenants will be

notified at some point that their landlord is delinquent in paying.
In further discussion, it was decided that the list will be given to Treasurer Koren to double check when tax certs are done.
SIX Commissioners were present and voting “yes”. Motion was approved.

DISCUSSION ITEMS:

1. Update on collections of the back trash bills. Resolved under motion.
2. Funds for a study to investigate an alternative building at Jefferson Playground.
Commissioner SNYDER asked for board’s approval to request that a proposal from HRG be obtained for an alternative option. He also asked that a 30 day extension be requested so that a number of questions can be addressed from the original draft. The Board collectively agreed.

F. REPORTS OF PUBLIC OFFICIALS

Commissioner FOX attended Family Night at the school district and thanked all who come out to participate at the meeting.

Commissioner SCARFARO gave a shout out to Commissioner ATIYEH for becoming the newest member of the Board for District 11 Committee representing the East Penn Conference for all Lehigh County Schools.

Commissioner WARREN reiterated his thanks to the Home Depot Team for cleaning up the Jordan Greenway. Concerned with the area of Chestnut Street near Bridge Street which has a low spot which collects water and becomes a hydroplane hazard. He suggested that the high soil area be cut down and divert the water into the creek. Mayor is already working on a solution. He then asked if there is a banner update and Deputy Mayor MEYERS noted that they were waiting on the approval of the street lighting contractor. Lastly, Water Street closure was questioned whether it will come to the board for approval and Mayor indicated that he does not have to but will keep the Board updated as a courtesy. Commissioner Warren then noted that during a meeting with PennDOT in January, it was stated that there are some traffic calming methods that can be done in this area. Mayor also noted that the Township Engineer, Traffic Engineer and Attorney are all working together to move this forward. Frank Clark noted that he and Peter Terry have gone out to the site to map out where the gate will be located as well as possible turn around areas.

Commissioner SNYDER noted that as the liaison to WTICDA he asked for copies of contracts for their accounting and executive officers but was told he needs to file a right-to-know, which he will be doing.

Treasurer KOREN stated that she forwarded her monthly report to the Board. She informed the Board that so far 2,368 garbage bills have been collected, which is ahead of last year’s total at this time and believes the pay on line option is helping with that.

Mayor MARX commented that state legislature designated April 12th as National Firefighter Day and thanked all of our firefighters for their service. Witt’s Tree Service has advised that the two pine trees on the island in front of the building are dying. He would like to remove them and replace with a Norwegian Spruce which will be used as the Township’s Christmas Tree. Camera quotes are coming in substantially higher than initial estimates. Information will be gathered and provided to the

Board. Next, the Mayor thanked staff members who were instrumental in the many upgrades that have been done at the parks and recreation facilities. Lastly, he wants to thank his phenomenal staff who are often criticized. Most employees are also residents of this Township and they care about their jobs and do them very well, and he hopes that more people come together and work together to make this even a better community.

G. ADJOURNMENT

MOTION – Commissioner SCARFARO moved, seconded by Commissioner FOX to adjourn the meeting at 9:05 PM.