

**WEISENBERG TOWNSHIP BOARD OF SUPERVISORS' MINUTES**

June 10, 2024

2175 Seipstown Rd, Fogelsville, PA 18051

The Supervisors of Weisenberg Township, Lehigh County, Pennsylvania held their regularly scheduled meeting at 7:00 pm. Chair-person Linda Gorgas, Vice-Chair Anthony Werley, Supervisor Richard Bleiler, Manager Brian Carl, Treasurer Jeff Strauss, Solicitor Peter Lehr, and Engineer Stan Wojciechowski were present.

Pledge of Allegiance – Chair-person Linda Gorgas opened the meeting at 7:00 pm with the pledge to the Flag.

Approval of Minutes – The minutes of the May 13, 2024 meeting were approved by motion made by Anthony Werley, seconded by Richard Bleiler. Motion carried. 3-0

Treasurer's Report – The treasurer's report of May 31, 2024 as well as payment of current invoices presented were approved by motion made by Richard Bleiler, seconded by Anthony Werley. Motion carried. 3-0

**Weisenberg Township**

**Treasurer Report**

**May 31, 2024**

General Fund Expenses – 5/01/24 – 5/13/24	186,207.51
General Fund Expenses – 5/13/24 – 5/31/24	28,126.91
Equipment Fund – 5/13/24	-
State Fund Expenses – 5/08/2024	54,943.68
Fire Tax Fund Expenses 5/08/2024	52,314.90

**Balance as 5/31/2024**

General Fund Checking	972,241.31
General Fund CD	1,500,000.00
General Fund CD	2,030,140.20
State Fund Checking	-0-
State Fund Money Market	290,343.03
Equipment Fund Money Market	62,255.79
Equipment Fund Money Market CD	76,796.50
Equipment Fund Money Market-CD	153,014.02
Arcadia Industrial Park Signalization Repair Fund	55,764.65
Arcadia Industrial Park Signalization Repair Fund CD	86,707.94
Recreational Fund	81,707.98
Fire Tax Fund	103,974.33
Fire Tax – CD	225,000.00
Fire Tax – CD	435,000.00
Capital Projects Fund	321,305.79
Misc Escrow Accounts	38,470.57
Conservation District Fund	1,018.59
Open Space Money Market Fund	5,672.52
Yard Waste Money Market Fund	4,807.09
Yard Waste Money Market Fund CD	271,577.30
Hailey Ct Homeowners Fund	16,621.15
Hailey Ct Homeowners Fund CD	25,502.34
Community Center Fund	<u>244,828.80</u>

TOTAL ASSETS 6,997,598.53

**VISA Account Reconciliation – Brian**

Beginning Balance				2,063.47
Payments				(2,063.47)
Purchases				
	1&1 Internet	Internet Email		54.39
	Lathem Time	Monthly Time Clock		54.00
	USPS	Postage		20.32
	Amazon	Cables		7.28
	Vista Print	Business Cards		30.72
	Staples	Office Supplies		125.56
	Elephant AI	Website		239.00
	Zoom	Video Meetings		15.99
				<u>547.26</u>
Ending Balance				<u><u>547.26</u></u>

**VISA Account Reconciliation – Tony**

Beginning Balance				766.66
Payments				(766.66)
Purchases				
	Tractor Supply	Tercha Road	295.94	
	Tractor Supply	Shop Supplies	24.98	
				<u>320.92</u>
Ending Balance				<u><u>320.92</u></u>

**Subdivisions & Land Development****West Hills Partners, LP & Gary Leah-Jane Christman – Lot Line Adj. – Prel./Final – Dated 5/8/2024  
(2384- 2398 N. Kistler Court, Kutztown PA)**

Stan Wojciechowski reviewed the preliminary/final plan with West Hills Partners (Chris Fencel), HRG, Inc. (Chris Dellinger) and the Board. The plan proposes to revise the boundary lines for the two parcels by adjusting the common side lot line which would decrease Lot 1 to 2.8258 ± acres (gross) and Lot 2 would increase to 0.9626 ± acres (gross). This is a simple lot line change that shows no improvements or development. They are requesting (4) waivers to not show the following on the plan: 1.) existing underground utilities 2.) soil types 3.) contour lines 4.) wooded areas and rock outcrops.

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the (4) waivers requested on the final plan. Motion carried 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to conditionally approve the final plan subject to Barry Isett's review letter dated 6/5/24. Motion carried. 3-0

**Ice Cream Shop – Land Development – Preliminary Plan Dated 5/7/2024  
(2160 Golden Key Road, Kutztown, PA)**

Stan Wojciechowski reviewed the preliminary plan with Urban Engineers (CJ Rufo) and the Board. The plan proposes to re-purpose the existing vacant building at the southeast corner of the parcel into a restaurant (Ice Cream Shop) and to re-construct the dilapidated parking area and driveway around the building.

Motion was made by Richard Bleiler, seconded by Anthony Werley to approve the preliminary plan dated 5/7/24 subject to Barry Isett's comment letter dated 5/23/24. Motion carried. 3-0

**Weathered Vineyards and Winery Building – Land Development – Preliminary Plan Dated 4/26/24  
(7618 Carpet Road, New Tripoli PA)**

Stan Wojciechowski reviewed the preliminary plan with the applicant Richard Woolley, Attny. Chris McLean and Twin Oaks Consulting, LLC (John Ackerman and the Board. The plan proposes the construction of a 2,880 sq.ft. tasting room and storage building for Weathered Vineyards and Winery. In addition to the building, the plans propose a gravel/asphalt parking lot, and a two-way access driveway onto Carpet Road, on-lot water and sewer facilities and two stone infiltration beds. The building and parking lot are proposed in Weisenberg Township, while the driveway onto Carpet Road is located in Lowhill Township. Weisenberg Township has received a plan review waiver from Lowhill Township and also a driveway permit for access onto Carpet Road.

Motion made by Anthony Werley, seconded by Richard Bleiler to grant the waiver providing a landscaping plan and a test well. Motion carried. 3-0

Motion to grant preliminary land development approval of a proposed building and parking area as shown on plans entitled: "Preliminary/Final Land Development for the Proposed Vineyard Building, Weisenberg /Lowhill Township, PA 18066 New Tripoli, Lehigh County, PA," prepared by Twin Oaks Consulting LLC, dated February 29, 2024, last revised April 26, 2024, conditional upon items 1-12, and 15-27 in the Township Engineer's letter, dated May 23, 2024, and conditional upon the following items:

Any parking lot lights which may present: (i) a hazard to motor vehicles or (ii) direct glare to dwellings due to site elevation shall be shielded to prevent same. Exterior lighting shall be reviewed upon installation to ensure compliance with the ordinance. Any issue of glare or excess light beyond the property line as determined by the Township shall be corrected by the owner to the satisfaction of the Township.

Parking lot lights shall shut off automatically at 10:00 pm.

Pursuant to SALDO, applicant shall provide a copy of the erosion and sedimentation control plans to LCCD and obtain written confirmation from LCCD that the proposed grape vine areas shown on the plans are not considered areas of disturbance.

Final plans shall include features which include overflow parking area(s) and location of adjacent home(s) to the satisfaction of the Township Engineer.

Applicant shall reimburse Township for all expenses related to the preparation and adoption of a No Parking Ordinance for Carpet Rd. in the area of Weathered Vineyards. Applicant shall install all required no parking signs as described in the Ordinance.

This motion was made by Anthony Werley, seconded by Richard Bleiler to approve the preliminary land development plan. Motion carried.

**Weathered Vineyards and Winery Building – Land Development Planning Module Component 2**

Motion was made by Richard Bleiler, seconded by Anthony Werley to approve **RESOLUTION #2024-8** the planning module component 2 subject to Chris Noll's letter dated 4/24/24 for the Weathered Vineyards sewer planning module. Motion carried. 3-0

**Old Business**

**Senate Bill 1126 Letter of Opposition**

Motion made by Anthony Werley, seconded by Richard Bleiler to have Brian Carl send a letter of opposition regarding Senate Bill 1126. Motion carried. 3-0

#### **Solicitation Ordinance**

Tabled until the July meeting.

#### **New Business**

##### **Jordan Woods – Alternate Planning Commission Member**

Motion made by Anthony Werley, seconded by Richard Bleiler to appoint Jordan Woods as an alternate to the Planning Commission Board. Motion carried. 2-0 Linda Gorgas abstained because she is a direct relative of Jordan.

##### **Blacksmith Road – Cell Tower – Lease Renewal w/ AT&T**

Brian Carl stated he received a letter from the AT&T Director of Network Planning. Peter Lehr will look over the letter and report back to the Supervisors at the July meeting. Jeff Strauss stated that they have paid the LOCAL taxes on the cell tower but have not paid the COUNTY real estate taxes and we have not received the monthly lease payment on the cell tower.

#### **Public Comment**

A resident addressed the Board to inquire about Weisenberg Township partnering with Parkland Library in order for the Weisenberg Township residents to access their library. She will give Brian Carl the contact information to the director of the Parkland Library in order to gather more information for the July meeting.

#### **Weisenberg Volunteer Fire Department Comments**

Matt Krapf, Fire Chief for the fire department, informed the Board that they ran 108 calls for the year 2024. He reviewed his comment letter dated 6/10/2024 regarding the activity of the fire department and their members. The department summer picnic will be held on July 15<sup>th</sup>.

#### **EAC Comments**

Brian Carl stated that Mike McCartney and the EAC members were refreshing the flower beds at the parks. Photos of the work completed were shown.

#### **Roadmaster's Comments**

Anthony Werley stated they worked on the parking lot across the street from the Township building. They closed Tercha Road per the Ordinance. They started oil and chipping roads within the Township and the West Hills paving project was completed. Half of the line painting was completed. The other half will be done when oil and chipping is completed.

#### **Engineer's Comments**

None

#### **Attorney's Comments**

None

#### **Treasurer's Comments**

Jeff Strauss stated 94% of the local taxes have been paid. Jeff reviewed funds that can be either renewed or established for CD at either 4.51% - 6 month or 4.76% - 11-month terms.

Motion made by Anthony Werley, seconded by Richard Bleiler (Approved also by Matt Krapf) to establish an 11-month CD @ 4.76% with \$346,000.00 funds that are currently in the Fire Tax Fund Account. Motion carried 3-0

Motion made Richard Bleiler, seconded by Anthony Werley to establish an 11-month CD @ 4.76% with \$139,000.00 funds that are currently in the Equipment Fund Account. Motion carried 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to establish an 11-month CD @ 4.76% with \$1,000,000.00 funds that are currently in the General Fund Account. Motion carried 3-0

The two other CD's maturing in the next 3 months will go back into the General Fund Account when they mature.

Brian Carl will reach out to Keystone Consulting regarding emailed bills and hard copy bills.

### **Supervisor's Comments**

Richard Bleiler reported that the insurance shopping for the Northwestern Rec fields is in process. Linda Gorgas asked where the Wickett property stands on enforcement. Brian will call the Magistrates office and inquire about a new constable to deliver the citations. Brian stated that Mrs. Wickett has been making payments on other violations. Linda suggested someone call the Department of Health.

### **Township Manager's Comments**

#### **Community Center Update**

Brian Carl provided photos of the proposed Community Center with (2) pickle ball courts, a classroom, bathrooms with a turf area approximately 60' x 100' with a walking trail around the turf area. New bids on the pavilion at the ballfield will be advertised this week. There will be a workshop with the Planning Commission members and the Board of Supervisors on June 27<sup>th</sup> @ 6:30pm to discuss the Zoning Ordinance and Official Map. The painting of the maintenance buildings is almost completed. The new updated website is up and running. The exit interview for the pension audit will be completed this week. Jan Sutermeister from Northwestern Swim & Fitness is requesting an updated letter of support from the Township for the pool project. The Board authorized Brian to update the previous letter of support that was issued so Jan can submit for grants however the Township is not pledging any financial support.

### **Executive Session**

None

Chairperson, Linda Gorgas adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Brian C. Carl, Township Manager