

WEISENBERG TOWNSHIP BOARD OF SUPERVISORS' MINUTES

October 14, 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 – Vice chairman Linda Gorgas opened the meeting at 7:00 pm with the pledge to the Flag.

Approval of Minutes – The minutes of the September 9, 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 September 30, 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

September 30, 2024

General Fund Expenses – 9/01/24 – 9/09/24	127,257.14
General Fund Expenses – 9/10/24 – 9/30/24	101,528.50
State Fund Expenses – 9/09/2024	7,012.50
Equipment Fund – 9/09/24	4,800.00
Fire Tax Fund Expenses 9/09/2024	57,905.20

Balance as 9/30/2024

General Fund Checking	584,928.14	
General Fund CD	1,557,235.03	Matures on 02/13/2025
General Fund CD	1,843,102.47	Matures on 10/13/2025
General Fund CD	1,000,000.00	Matures on 05/14/2025
State Fund Checking	-0-	
State Fund Money Market	35,553.59	
Equipment Fund Money Market	102,602.62	
Equipment Fund Money Market CD	139,000.00	Matures on 05/14/2025
Equipment Fund Money Market CD	78,729.72	Matures on 02/03/2025
Equipment Fund Money Market-CD	60,000.00	Matures on 10/13/2025
Arcadia Industrial Park Signalization Repair Fund	16,511.48	
Arcadia Industrial Park Signalization Repair Fund CD	130,000.00	Matures on 10/13/2025
Recreational Fund	5,293.47	
Fire Tax Fund	199,961.96	
Fire Tax – CD	451,598.16	Matures on 02/13/2025
Fire Tax – CD	340,000.00	Matures on 05/14/2025
Capital Projects Fund	171,998.08	
Misc Escrow Accounts	57,197.77	
Conservation District Fund	1,021.47	
Open Space Money Market Fund	5,688.54	
Yard Waste Money Market Fund	4,820.66	
Yard Waste Money Market Fund CD	278,413.80	Matures on 02/03/2025
Hailey Ct Homeowners Fund	13,376.15	
Hailey Ct Homeowners Fund CD	30,000.00	Matures on 10/13/2025
Community Center Fund	230,224.13	
Community Center Fund – CD	<u>950,000.00</u>	Matures on 12/12/2024

TOTAL ASSETS 8,287,257.24

VISA Account Reconciliation – Brian

Beginning Balance			2,786.64
Payments			(2,786.64)
Purchases			
	1&1	Internet Email	57.26
	Tires Easy	Loader Tires	2,369.25
	Staples	Office Supplies	16.88
	Lathem Time	Monthly Time Clock	54.00
	Zoom	Monthly Fee	15.99
			<u>2,513.38</u>
Ending Balance			<u><u>2,513.38</u></u>

VISA Account Reconciliation – Tony

Beginning Balance			0.00
Payments			(0.00)
Purchases			
			<u>0.00</u>
Ending Balance			<u><u>0.00</u></u>

Subdivisions & Land Development

Craig Shreve – Minor Subdivision – 1 Lot – Sketch Plan Lot Waiver Request – Dated 8/27/2024 (2341 Apple Road, Fogelsville PA)

Brian Carl reviewed the minor subdivision sketch plan and waiver requests that was before the last Planning Commission meeting on September 26, 2024. The Planning Commission recommended to the Board to deny the sketch plan and waivers. Craig Shreve wishes to create one new flag lot off of Mohr Lane. Weisenberg Township SALDO §425-46.C states that no new flag lots are permitted. He is also requesting a waiver on street improvements to Apple Road and Mohr Lane.

Motion was made by Anthony Werley, seconded by Richard Bleiler to deny the waiver request of §425-46.C Flag Lots and §425.44 street improvements that require widening on Apple Road and Mohr Lane. This sketch plan was denied in its entirety. Motion carried. 3-0

Weathered Vineyards and Winery Building – Land Development – Final Plan 9/4/2024 (7618 Carpet Road, New Tripoli PA)

Richard Woolley (owner) and Christopher McLean (Fitzpatrick Lentz & Bubba, P.C.) were present to answer any questions the Board has. Mr. Woolley proposes the construction of a 2,880-square foot tasting room, retail store, and storage building for Weathered Vineyards and Winery.

Motion was made by Richard Bleiler, seconded by Anthony Werley to conditionally approve the final Land Development plan based on Barry Isett’s comment letter dated September 24, 2024, clarify that the parking calculation was used on the most similar kind of use as restaurant/tavern, remove all other references to restaurant or tavern use on the land development plan, removal of all references on the land development plan set to the overflow grass parking area and installation of no parking signs on Carpet Road and reimbursement of Township incurred expenses related to the adoption of a no parking ordinance as was discussed during the preliminary plan stage and has not yet been completed. Motion carried. 3-0

Old Business

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

Peter Lehr stated he was in contact with AT&T. AT&T mailed the lease payments to New Tripoli Bank instead of direct deposit into our accounts. The missing payment will be taken care of this week. Peter will then reach out regarding renewing the lease on the cell tower.

Zoning Ordinance & Official Map – Draft Update

Brian Carl informed the Board that the Zoning Ordinance and Official Map were reviewed by LVPC and have been advertised for a public hearing to be held on the November 11th 2024 Board of Supervisors meeting for public comments and adoption.

Parkland Library Membership - Update

Brian Carl stated that he has been in contact with the Parkland Library in order for our residents to use their library. It was decided that it was not feasible for Weisenberg Township to join Parkland Library at a cost of approximately \$5.00 per resident. Currently only 19 residents have a membership with Parkland Library. Residents of Weisenberg Township can join the Parkland Library at an annual cost of \$40.00 for a family membership.

Talago Driveway – 4787 Winding Road – Waiver Request

Mr. Talago was present in order to request a driveway waiver for his property. Mr. Talago supplied easements from the neighboring property owners in order to construct the driveway. Peter Lehr had an opportunity to review the documents and found them to be satisfactory.

Motion made by Anthony Werley, seconded by Richard Bleiler to grant the waiver in order for Mr. Talago to construct a driveway for a new single-family dwelling. Motion carried. 3-0

2023 Audit Update

Brian Carl stated that he reached out to Buckno, Lisicky & Company to preform our 2023 audit. The audit has now been completed in an expedited time frame and is scheduled for advertising.

New Business

Joint Salt Bid – Eastern Salt @ \$81.50/ton

The joint bid for salt this year was completed by North Whitehall. The lowest bid was received by Eastern Salt Company, Inc at \$81.50/ton. Motion made by Anthony Werley, seconded by Richard Bleiler to approve Weisenberg Township's portion of 400 ton at the cost of \$81.50/ton. Motion carried. 3-0

Emergency Operations Plan

Frank Bartholomew presented the updated emergency operations plan.

Resolution #2024-9 adopting the updated Emergency Operations Plan for Weisenberg Township was made by Richard Bleiler, seconded by Anthony Werley. Motion carried. 3-0

Walking Trail – Payment app. # 3 & Maintenance Bond

Brian Carl stated that he received the final payment invoice due on the walking trail. There are still some minor corrections that need to be made and then he will release the payment once the Maintenance Bond is also received. Motion was made by Anthony Werley, seconded by Richard Bleiler to conditionally approve the final payment upon receiving the maintenance bond and the contractor making the corrections satisfactory to Brian Carl. Motion carried. 3-0

Approval to Advertise for 2024 Auditor

Brian Carl stated that we technically don't have to advertise for this again so pricing will be discussed at the next Board meeting.

Public Comment

None

Weisenberg Volunteer Fire Department Comments

Brian Wagner, President, informed the Board that they ran 215 calls so far for the year 2024. He reviewed his comment letter dated 10/14/2024 regarding the activity of the fire department and their members. The Weisenberg Volunteer Fire Department voted on the 2025 Budget and it is attached for your review. The annual Christmas party at the Glassburn Inn is scheduled for December 2nd @ 6:30pm.

EAC Comments

None

Roadmaster's Comments

Anthony Werley stated they were cutting shoulders and cleaning out pipes. The salt shed is stocked and ready for the winter. Grass mowing is completed, and they will start boom mowing this week. They milled the bumps off of Kecks Road and the snow fencing will be installed in the next couple of weeks.

Tiger Mower Purchase Deere Country - John Deere - 6M-125 cab tractor – \$131,142.00 and the Tiger Mower attachment from Stephens Equipment Inc - \$123,915.12 for a total of \$255,057.12.

Motion made by Richard Bleiler, seconded by Linda Gorgas to approve the purchase/order for a new tractor and mower attachment for \$255,057.12. Motion carried. 3-0

Loader Broom Purchase Pali ton Model # 22197 (\$23,555.00) Motion made by Linda Gorgas, seconded by Richard Bleiler to purchase the replacement boom and installation for our existing loader. Motion carried. 3-0

Engineer's Comments

Stan Wojciechowski stated that there are (3) agenda items for the upcoming Planning Commission meeting on October 31st that his office is reviewing. Brian will contact Palram regarding employees parking on the grass.

Attorney's Comments

Peter Lehr addressed the Board with an update on 2103 Independent Road. A default judgement against the owner is scheduled for October 31st at the Lehigh County Courthouse for the removal of the junk. Brian Carl will be present at this hearing as he has knowledge of the ongoing issue.

The Civil Complaint regarding Mary Ann Mickus has been discontinued/ended per notification received on October 7th. Jeff Strauss stated that he believes the property has been sold.

Treasurer's Comments

Jeff Strauss stated that he has been in contact with AT&T like Peter Lehr mentioned regarding direct deposit for the cell tower lease payments and agreed that we should see the payments this week. He stated that he is currently working with Brian regarding the 2025 Budget.

Supervisor's Comments

Richard Bleiler reported final numbers for “Night in the Country” have not been finalized yet.

Township Manager's Comments

Community Center Update

Brian Carl stated that one of our donors has reached out regarding relocating the building to the park on Lyon Valley Road. He agreed that the location was their 1st choice, however it was not planned for that site due to increase site work and because the Township office was not there, and it would be more difficult to keep an eye on. The donor is pledging additional money to cover the sitework and the majority of costs for construction of a Township office addition to the building. The balance would be covered by the sale of our existing office. Budget numbers have been received and it appears to be feasible. The Board agreed to advertise bids for the new location. The work that was done at the old location would be slightly modified to allow for exterior recreation if the building is moved.

Eastbound 1-78 & 863 signal Update

Brian Carl stated that he was out with Tony to observe the new signal (arrow) to keep traffic moving. He and Tony agreed that it seems to be working smoothly.

Executive Session

None

Chairperson, Linda Gorgas adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Brian C. Carl, Township Manager