

WEISENBERG TOWNSHIP BOARD OF SUPERVISORS' MINUTES

September 9, 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 August 12, 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 August 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

August 31, 2024

General Fund Expenses – 8/01/24 – 8/12/24	157,882.21
General Fund Expenses – 8/13/24 – 8/31/24	54,016.96
State Fund Expenses – 8/12/2024	-
Equipment Fund – 8/12/24	432.00
Fire Tax Fund Expenses 8/12/2024	23,494.32

Balance as 8/31/2024

General Fund Checking	241,729.14	
General Fund CD	1,557,235.03	Matures on 02/13/2025
General Fund CD	2,134,629.41	Matures on 09/06/2024
General Fund CD	1,000,000.00	Matures on 05/14/2025
State Fund Checking	-0-	
State Fund Money Market	42,538.99	
Equipment Fund Money Market	4,867.33	
Equipment Fund Money Market CD	139,000.00	Matures on 05/14/2025
Equipment Fund Money Market CD	78,729.72	Matures on 08/05/2024
Equipment Fund Money Market-CD	160,889.49	Matures on 09/06/2024
Arcadia Industrial Park Signalization Repair Fund	54,956.37	
Arcadia Industrial Park Signalization Repair Fund CD	91,170.71	Matures on 09/06/2024
Recreational Fund	5,289.68	
Fire Tax Fund	17,215.39	
Fire Tax – CD	236,580.52	Matures on 09/06/2024
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	171,860.39	
Misc Escrow Accounts	54,048.27	
Conservation District Fund	1,020.74	
Open Space Money Market Fund	5,684.46	
Yard Waste Money Market Fund	4,817.21	
Yard Waste Money Market Fund CD	278,413.80	Matures on 08/05/2024
Hailey Ct Homeowners Fund	16,144.43	
Hailey Ct Homeowners Fund CD	26,814.92	Matures on 09/06/2024
Community Center Fund	<u>226,282.25</u>	
TOTAL ASSETS	7,341,516.41	

VISA Account Reconciliation – Brian

Beginning Balance			4,719.22
Payments			(4,719.22)
Purchases			
	1&1	Internet Email	57.26
	1 800 Got Junk	Litter Clean-up	1,741.30
	USPS	Postage	19.75
	Staples	Office Supplies	278.35
	Amazon	Cordless Tool	619.99
	Lathem Time	Monthly Time Clock	54.00
	Zoom	Monthly Fee	15.99
			<u>2,786.64</u>
Ending Balance			<u><u>2,786.64</u></u>

VISA Account Reconciliation – Tony

Beginning Balance			3,069.00
Payments			(3,069.00)
Purchases			
			<u>0.00</u>
Ending Balance			<u><u>0.00</u></u>

Subdivisions & Land Development**David Miles – Minor Subdivision – Utility Easement Waiver Request (7673 Herber Road, New Tripoli, PA 18066)**

Rob Haines of Berks Surveying and the applicant David Miles were before the Board regarding a waiver request of SALDO Section: Section 425-45 (Driveways to meet requirements of Chapter 413, Article I, and Driveway Section 413-4J: 10 ft. setback between edge of driveway and property line (Lot 1). The applicant is proposing to create one new lot for a single-family detached dwelling. In order to comply with Act 319 regulations, this new lot must be no greater than 2 acres and a 25ft. wide strip of land is required so that the Residue will be one contiguous parcel of land exceeding 10 acers. The Township Ordinance requires a 20 ft. utility easement along lot lines, generally providing 10 ft. on either side of the line. Since the Residue is preserved land, this would require the full 20 ft. utility easement to be entirely on the new lot (Lot 1). They are asking for a waiver of the utility easement requirement. They are also requesting relief of the setback of the new driveway which requires a 10ft. setback. The proposed lot layout is designed to meet the 2 acre maximum permitted by Act 319 while providing access using the existing farm lane off of Herber Road as this is the optimal location to achieve safe sight distance for the driveway access.

Motion was made by Anthony Werley, seconded by Richard Bleiler to grant the utility easement waiver requested by the applicant. Motion carried. The driveway waiver is not necessary because the driveway for the house will be 10' from the property line. The farm lane that connects the barn to the driveway is not subject to the 10' setback.

Sheetz – Electric Vehicle Chargers – Waiver of Land Development Request (2298 Golden Key Road, Kutztown PA 19530)

Brian Carl presented to the Board a proposed plan that shows the addition of a new paved 28 ft. wide 2-way parking aisle on the north end of the site with access to the existing Sheetz parking lot and driveway accessing Commerce Circle with a

total of (14) new parking spaces. Ten (10) of these additional parking spaces are proposed to allow electric vehicle charging. There are (5) units with 2 terminals to charge on a single unit. They will only be able to charge in the designated spots as other parking spots are too far away for charging capabilities. There will be an emergency shut off button located by the dumpster area. They are requesting a waiver of land development since no new structures are being proposed.

Motion was made by Richard Bleiler, seconded by Anthony Werley to grant the waiver of land development for the EV chargers and parking lot expansion at Sheetz located at 2298 Golden Key Road, Kutztown PA. Motion carried. They will still be required to submit an E&S plan, submit stormwater design and apply for applicable building permits.

Old Business

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

Peter Lehr gave a brief overview of the current status on the cell tower lease. His office sent a “Notice of Default” to AT&T regarding unpaid lease payments. After 20 days if his office doesn’t hear anything from them, we are able to file a complaint regarding breach of contract and default on lease payments with accelerated payments to the full term of the lease.

Motion made by Anthony Werley, seconded by Richard Bleiler approving Peter to file a complaint if we do not hear anything from AT&T. Motion carried.

Zoning Ordinance & Official Map – Draft Update

Brian Carl provided an update on the Zoning Ordinance and Official Map. Billboard requirements (shielding) will now be added. Adequate onsite parking for Vineyards must be on an approved surface/area. Agritourism activities must have adequate onsite parking because it happens less frequently (low impact) and could be done on grass areas. Agritourism events are prohibited from selling alcohol. Home Occupation will be divided into (3) categories. (1) No impact business – anywhere. (2) Our existing definition of home occupation with lots 1 acre and greater. (3) Home Occupation providing offsite services – minimum lot size is 1 ¼ acres with equipment being stored in a building.

New Business

Budget Workshop Dates - October 14th @ 4pm & November 11th @ 5pm

Motion made by Richard Bleiler, seconded by Anthony Werley to approve the advertisement of the Budget Workshop meetings. Motion carried. 3-0

Community Center Bid Award

Brian informed the Board that bids were opened and we are in the process of vetting bidders and gathering additional pricing and information. We will wait till the October Board meeting to award the contract.

Katie Furman – Girl Scout Silver Award Project – Township Sign Rehab

Katie Furman presented to the Board her plan to re-plant the Township’s sign flower bed to earn a girl scout silver award to showcase leadership, budgeting and teamwork skills. She provided (2) optional plans locating new native plants, fabric and stone surrounding the existing Township monument. Katie Furman will be fundraising for the cost of the flowers and supplies. Motion was made by Linda Gorgas, seconded by Anthony Werley to approve the girl scout project along with any cost occurred that is needed to complete the project up to \$1,314.00. Motion carried.

Public Comment

None

Weisenberg Volunteer Fire Department Comments

Matt Krapf, Fire Chief, informed the Board that they ran 188 calls so far for the year 2024. He reviewed his comment letter dated 9/9/2024 regarding the activity of the fire department and their members. The Weisenberg Volunteer Fire Department will be holding a “Community Day” event that is scheduled for September 14th from 1-6pm @ Weisenberg Field (9504 Bachelor Road, Kutztown, PA.)

EAC Comments

Marty stated that the EAC will be helping out with the upcoming Community Day on September 14, 2024.

Roadmaster's Comments

Anthony Werley stated the roadcrew helped set-up/ tear-down Night-in-the-Country. They helped Heidelberg Township with a paving project and oil & chip. They are also mowing grass and cutting shoulders.

Engineer's Comments

None

Attorney's Comments

Peter Lehr addressed the Board with an update on 2103 Independent Road. His office filed for injunction relief so the property can be cleaned up.

Treasurer's Comments

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the transfer of \$50K from the fire tax fund to the Weisenberg Township Volunteer Fire Department account. Motion carried.

Jeff Strauss reviewed the upcoming CDs that are becoming mature. Motion made by Richard Bleiler, seconded by Anthony Werley to renew the CDs at the best possible rate and time frame. Motion carried. 3-0

Basile and Associates still have not completed the 2023 audit. Brian Carl will contact auditing firms so that we can complete the audit for 2023 and submit the DCED report. Peter's office will send a notice to Christopher Basile regarding non-performance.

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the cost of a new auditor to preform the 2023 audit up to \$12,000.00. Motion carried.

Supervisor's Comments

Richard Bleiler reported that "Night in the Country" on August 17th still had a reasonable profit despite the rain. They also located the septic tanks at the Rec Fields. The rec commission held discussion on the upcoming 250 Anniversary Parade and the route it would take.

Township Manager's Comments

LCATO Summer Convention will be held on September 12th, 9-3pm @ Lone Lane Park @ Upper Macungie Township. The administrative office will be closed, all Township employees will be attending. The junk that was dumped on Run Road was cleaned up by 1-800-GOT JUNK and the invoice will be forwarded to the property owner for payment.

Executive Session

None

Chairperson, Linda Gorgas adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Brian C. Carl, Township Manager