
MINUTES

November 10, 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, September 8, 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
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
Michael Marks, Police Chief (Absent)
Mark Bilder, Fire Chief
Elisa Highly for Frank J. Clark, Engineer, KCE
Lee Rackus, PZ&D (Absent)
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 men and women serving in harms way at home and abroad.

President SLONAKER read the statement on fair housing as required.

APPROVAL OF MINUTES

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

Regular Public Meeting – October 13, 2025

Seven Commissioners were present and voted “yes”. Motion carried.

B. COURTESY OF THE FLOOR

David Rivera of 4230 Belmont Circle stated concern of the amount of money the residents of the Belmont Glen Association will have to pay.

Joni Todesko of 424 4th Street stated she would like the Board to utilize microphones during Workshop

and Budget meetings. She also asked that the Township offer more shredding events. Lastly, she wished a Happy 250th Birthday to the Marine Corp and also Happy Veterans Day to all that served.

Andrew Kopeck of 3763 Dogwood Drive asked what the tax increase is and voiced concern with situation at Jordan Parkway.

C. PUBLIC HEARING AND VOTING ON ORDINANCES

1. BILL NO. 34-2025 (SECOND HEARING)
TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF WHITEHALL TOWNSHIP BY REZONING AN APPROXIMATELY 1.235 ACRE PARCEL OWNED BY CATAWBA ASSOCIATES-ALLENTOWN, LLC FROM OP, OFFICE PARK, TO C-2, REGIONAL/COMMUNITY COMMERCIAL

President SLONAKER read Bill No. 34-2025 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SCAFARO

Affidavit of Posting from the Zoning Officer was provided for the record.

Brian Gasda of Lehigh Engineering and Naomi Centrella of Fitzpatrick Lentz & Bubba were present representing the applicant.

Commissioner SNYDER verified with the representatives that all 3 parcels are owned by the same Corporation. He asked what use was intended for the vacant parcel. There is no specific proposal at this time. The idea is to try to match the use to the other two parcels. Lee Rackus explained that when the two current restaurants were built they were permitted under the OP zoning district. Since then, that has changed and to have a restaurant on the vacant parcel would require a zoning variance, which is why this zoning district change to C-2 is being requested. Commissioner SNYDER voiced his concern that under C-2 there are more uses permitted by right.

SEVEN Commissioners were present and six voting “yes” and one voting “no” (SNYDER). Bill No 34-2025 was approved.

2. BILL NO. 36-2025 (SECOND HEARING)
TITLE: AN ORDINANCE OF WHITEHALL TOWNSHIP, LEHIGH COUNTY, COMMONWEALTH OF PENNSYLVANIA, ELECTING TO AMEND ITS NON-UNIFORM PENSION PLAN ADMINISTERED BY THE PENNSYLVANIA MUNICIPAL RETIREMENT SYSTEM PURSUANT TO ARTICLE IV OF THE PENNSYLVANIA MUNICIPAL RETIREMENT LAW; AGREEING TO BE BOUND BY ALL PROVISIONS OF THE PENNSYLVANIA MUNICIPAL RETIREMENT LAW AS AMENDED AND AS APPLICABLE TO MEMBER MUNICIPALITIES. IT IS HEREBY ORDAINED BY WHITEHALL TOWNSHIP, LEHIGH COUNTY

President SLONAKER read Bill No. 36-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner SNYDER

SEVEN Commissioners were present and voting “yes”. Bill No 31-2025 was approved.

3. BILL NO. 37-2025

TITLE: AN ORDINANCE DEFERRING THE REQUIRED INSTALLATION OF CURBING AND SIDEWALKS FOR 193 FEET ALONG THE NORTH SIXTH STREET FRONTAGE OF 1055 N. SIXTH STREET, AS REQUIRED IN CHAPTER 21, SECTION 21-16 OF THE CODIFIED ORDINANCES OF WHITEHALL TOWNSHIP. (DEVELOP)

President SLONAKER read Bill No. 37-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner SCARFARO
Commissioner WARREN stated that the owner is granting a right of way to accommodate future widening of N. 6th Street. He feels a waiver should be granted as there will be sidewalks installed when the widening takes place.

SEVEN Commissioners were present and voting “yes”. Bill No 37-2025 was approved.

- Due to the Mayor having a prior commitment, he will present his Mayors Report at this time. Mayor MARX read the Marine Corp 250th Birthday Proclamation. He wished the United States Army and Navy a belated Happy Birthday and also the Air Force and Coast Guard, Merchant Marines and Space Force. He also reminded all of the Veterans Day Ceremonies. He also thanked Deputy Mayor Jack MEYERS for his hard work on the budget and explained that that the tax increase for most homeowners will be between \$130 to \$150 a year due to the rising costs such as health care and pension obligations, as well as costs for vehicles such as a fire pumper has doubled, salt for the roadways and staff is working at a minimum. Lastly, he complimented the Police Bargaining Unit for being fair and understanding negotiating their Contract.

4. BILL NO. 41-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF A SWIFT WATER RESCUE BOAT FOR THE WHITEHALL FIRE DEPARTMENT IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (FIRE)

President SLONAKER read Bill No. 41-2025 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SNYDER

SEVEN Commissioners were present and voting “yes”. Bill No 41-2025 was approved.

5. BILL NO. 42-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF REPLACEMENT SELF-CONTAINED BREATHING APPARATUS GEAR FOR THE WHITEHALL FIRE DEPARTMENT IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (NFIRE)

President SLONAKER read Bill No. 42-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and voting “yes”. Bill No 42-2025 was approved.

6. BILL NO. 43-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF THE FIVE YEAR AXON SUITE MASTER SERVICES AND PURCHASING AGREEMENT IN ACCORDANCE WITH SECTION 3.20 IN THE HOME RULE CHARTER WHICH REQUIRES AUTHORIZATION OF ACQUISITIONS IN EXCESS OF \$25,000 BY ORDINANCE. (POLICE)

President SLONAKER read Bill No. 43-2025 to the Board.

Commissioner SCARFARO moved to approve, seconded by Commissioner ATIYEH

SEVEN Commissioners were present and voting “yes”. Bill No 43-2025 was approved.

7. BILL NO. 44-2025

TITLE: AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FOR PURCHASE OF TWO 2024 FORD F350 4X4 TRUCKS FOR THE PUBLIC WORKS DEPARTMENT, 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. 38-2025 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and voting “yes”. Bill No. 44-2025

D. PUBLIC HEARING AND VOTING ON RESOLUTIONS

1. RESOLUTION NO. 3400

TITLE: A RESOLUTION CONDITIONALLY APPROVING THE LAND DEVELOPMENT PLAN OF PLAZA ON SIXTH STREET EXTENSION, LOCATED AT 1055 NORTH SIXTH STREET, INDEX NO. 2027-23A.

President SLONAKER read Resolution No. 3400 to the Board.

Commissioner GINDER moved to approve, seconded by Commissioner SCARFARO

SEVEN Commissioners were present and voting “yes”. Resolution No. 3400 was approved.

2. RESOLUTION NO. 3402

TITLE: A RESOLUTION CONDITIONALLY APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF FULLERTON TERMINALS, LOCATED AT 2625 RANGE ROAD, INDEX NO. 2057-25A.

President SLONAKER read Resolution No. 3402 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner SCARFARO. Commissioner GINDER asked that the representatives explain how the tractor trailer turning movements at Schadt Avenue and MacArthur Road will work. It was stated that both travel lanes will need to be utilized to complete the turning movement. Peter Terry of Benchmark Engineering explained that it will be difficult maneuvering the jughandles and traffic will be interrupted as it does occur occasionally already. The Pidcock Company presented a video showing a demonstration of a tractor-trailer maneuvering jughandles at MacArthur Road & Schadt Avenue as well as MacArthur Road & Eberhart Road. At all turning movements, the truck needed to cross over the double line to negotiate the turn onto the jug handle and would also encroach into the oncoming lane making the turn onto Schadt and Eberhart. Commissioner WARREN questioned the time and day the video was taken as there doesn't appear to much traffic. The video was done on a Sunday morning at 6:30am. Rocco Caraccoli from Jaindl Land Co. stated that these routes are 4% or less of where truck traffic will go. Commissioner SCARFARO stated that she has rarely seen a tractor trailer utilizing the jughandles. Commissioner SLONAKER asked how they will enforce the truck route. Mr. Caraccoli explained that when this property is leased, they will be told what the truck routes are and need to be adhered to and will continue to monitor it. They will also have signage as to where the trucks should turn. Commissioner SNYDER verified that the plan meets all the requirements and noted that traffic issues are already a problem and it is not a property owner's responsibility to handle issues a mile away from their property. Mr. Caraccoli also noted that there is an after study required as per the Conditional Use approval. Commissioner GINDER asked what improvements will be made at Range and Eberhart Roads. There will be a relocation of a PPL pole and widening of that intersection. Level of service of that intersection will remain a "C". Eberhart and MacArthur performs at an "F" currently. MacArthur and Schadt was not studied as that is not the projected truck traffic route. Commissioner SLONAKER asked what happens when GPS is used and goes by the route given. Representatives will reach out to GPS and see what can be done.

LoriAnn Fehnel voiced her concerns with the truck traffic on the jughandles.

Commissioner WARREN verified with Peter Terry that there is a stormwater inlet coming off the Eberhart Road jughandle as well as a sign that could potentially be impacted as the trucks are shown mounting the curbs. Mr. Terry stated yes, that will most likely occur.

Commissioners agreed that the plan meets the requirements of the ordinance, but are very concerned with how traffic will be affected.

SEVEN Commissioners were present and four voting "yes" (SNYDER, SCARFARO, GINDER & ATIYEH and three voting "no" WARREN, FOX & SLONAKER). Resolution No. 3402 was approved.

3. RESOLUTION NO. 3403

TITLE: A RESOLUTION CONDITIONALLY APPROVING THE LAND DEVELOPMENT PLAN OF THE HOMETOWN AUTO SPA ADDITION, LOCATED AT 3318 SEVENTH STREET, INDEX NO. 2041-24A.

President SLONAKER read Resolution No. 3403 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner ATIYEH

Commissioner WARREN noted that this facility is well kept and very clean.

Commissioner SNYDER verified that zoning issues were resolved.

SEVEN Commissioners were present and voting “yes”. Resolution No. 3403 was approved.

4. RESOLUTION NO. 3404

TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF
COMMUNITY AND ECONOMIC DEVELOPMENT COMMONWEALTH FINANCE
AUTHORITY STATEWIDE LOCAL SHARE ASSESSMENT GRANT FOR THE
PURCHASE OF AN ASPHALT MILLING MACHINE.

President SLONAKER read Resolution No. 3404 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner GINDER

SEVEN Commissioners were present and voting “yes”. Resolution No. 3404 was approved

5. RESOLUTION NO. 3405

TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF
COMMUNITY AND ECONOMIC DEVELOPMENT COMMONWEALTH FINANCE
AUTHORITY STATEWIDE LOCAL SHARE ASSESSMENT GRANT FOR THE
MICKLEY PRYDUN FARM IMPORVEMENTS.

President SLONAKER read Resolution No. 3405 to the Board.

Commissioner WARREN moved to table, seconded by Commissioner FOX

SEVEN Commissioners were present and voting “yes”. Resolution No. 3405 was tabled.

6. RESOLUTION NO. 3406

TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF
COMMUNITY AND ECONOMIC DEVELOPMENT COMMONWEALTH FINANCE
AUTHORITY STATEWIDE LOCAL SHARE ASSESSMENT GRANT FOR THE
PURCHASE OF A RESCUE PUMPER FIRE TRUCK.

President SLONAKER read Resolution No. 3406 to the Board.

Commissioner WARREN moved to approve, seconded by Commissioner FOX

Commissioner ATIYEH verified that the deadline for these grants is the end of November.

SEVEN Commissioners were present and voting “yes”. Resolution No. 3406 was approved.

***E. OTHER
MOTIONS***

1. MOTION – to approve the appointment of Christa Sterner to serve as a member of the Whitehall

Township Fire Police.

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

F. REPORTS OF PUBLIC OFFICIALS

Commissioner SNYDER generally reviewed the workshop discussion items:

Update on Rec Center Cost (K. Snyder) had healthy discussion and will be held for new Board

Recreation Virtual Meeting (K. Snyder) receptive to all items discussed

WTICDA issue needs to be determined

Hokendauqua funds reallocated to W. Catasauqua – some confusion on this and will be determined by
next meeting (approval of Budget)

Commissioner GINDER gave many thanks to Veterans and also to Lee Rackus for putting together the video played earlier.

Commissioner WARREN also gave thanks to Veterans. He noted that the Hunger Initiative served 2,320 households as of October and asked if the allocation could be increased from \$2500 to \$5000. Lastly, if the Board would be amenable, he would like to celebrate America 250 with banners for MacArthur Road.

Commissioner ATIYEH expressed concern with Presidential Dr & Mauch Chunk Rd Intersection.

This intersection has been discussed in the past as this falls under South Whitehall. Letter to South Whitehall was suggested. He added a Happy Veterans Day and Thanksgiving as well.

Commissioner SCARFARO thanked Veterans and also wished all a Happy Thanksgiving. She gave a shout out to American Tire as they offer a free tire patch and rotation. Also gave a shout out to Whitehall Coin & Jewelry on Schadt Avenue

Commissioner FOX offered Happy Thanksgiving as well as Happy Veterans Day.

Treasurer KOREN stated that she submitted her report to the Board. Per Capita and Business Privilege collection is down.

G. ADJOURNMENT

MOTION – Commissioner ATIYEH moved, seconded by Commissioner SCARFARO to adjourn the meeting at 8:52 PM.