MINUTES

SEPTEMBER 14, 2026

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 14, 2026 held at the Whitehall Township Public Meeting Room, with the following in attendance:

COMMISSIONERS	TOWNSHIP PERSONNEL
Jeffrey J. Warren, President	Joseph J. Marx, Jr., Mayor
Thomas Slonaker, Vice President	John D. Meyers, Deputy Mayor
Randy Atiyeh, Secretary	Jack Gross, Esq., Township Solicitor
Ken Snyder	Larissa Bruder, Executive Assistant
Elizabeth J. Fox	
Lee A. Christman	Elisa Highly, Township Engineer - KCE
Taylor A. Stakes	Tina J. Koren, Tax Collector

The meeting was formally opened with the Pledge of Allegiance to the Flag and a moment of silence to honor those that are serving our country home and abroad, and also for the 25th Anniversary of 9/11.

President WARREN read the statement on fair housing as required.

Mayor MARX stated that the Township will be honoring Private First Class Howard G. Krapf who Served in World War II and has been missing in action for 82 years. He will be laid to rest on September 21 starting at 10:00am at the Township Veterans Memorial, with a procession past his childhood home on Front Street in Fullerton and then to his final resting place at Fairview Cemetery where a funeral with full military honors will begin at 11am. The public is invited to join in this historic homecoming.

APPROVAL OF MINUTES

Commissioner SLONAKER moved, seconded by Commissioner STAKES to approve the Minutes of the following meeting:

Regular Public Meeting – August 10, 2026

SEVEN Commissioners were present and all voted "yes". Motion carried.

B. ***PUBLIC HEARING AND VOTING ON LIQUOR LICENSE TRANSFER***

A RESOLUTION APPROVING THE TRANSFER OF PENNSYLVANIA RESTAURANT CASA CATRINA LIQUOR LICENSE NO. R-20715 WHITEHALL STORE OF PENNSYLVANIA INC., FOR USE AT 4117 MAIN STREET, WHITEHALL TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA (BOC)

John McCreesh, Esq. and Manish Patel were present. The applicant is requesting an approval for a restaurant liquor license transfer from Casa Catrina, 1905 Brookside Road, Macungie to the Whitehall Store located at 4117 Main Street, Whitehall.
The applicant advised that the current use will continue and he will be adding the sale of hot and cold sandwiches and only intends on selling beer. The current hours of operation is 6am to 10pm. The applicant agreed to cease selling at 9pm.

Commissioner SNYDER had the following concerns:
- selling alcohol along side a pharmacy
- that tables and chairs have been added to the location without any approvals,
- not providing a complete application before the Workshop Meeting with all information needed.

Commissioner STAKES verified that although the table and chairs have been added, the establishment is not operating as a restaurant.

President WARREN has concerns with the number of seats required versus the parking that's available.

Applicant agreed he would obtain any type of permits or zoning approvals, if required.

Attorney Jack GROSS explained numerous times that the Board is only approving the transfer. The Liquor Control Board will then give final approval based on their requirements of what is needed at the establishment and if the applicant cannot provide that they are doing it at their own risk.

Although the restaurant license permits the sale of beer, wine and liquor, the Applicant agreed to only sell beer and wine, which will be made a condition of approval, along with closing at 9pm and complying with all Township Ordinances and Regulations.

Commissioner STAKES moved to approve, seconded by Commissioner CHRISTMAN

SEVEN Commissioners were present and four voting "yes" (STAKES, CHRISTMAN, ATIYEH & FOX) and three voting "no" (SNYDER, SLONAKER & WARREN). Resolution No. 3462 was approved.

NOTE: The above represents a brief summation of this Liquor License Transfer hearing. A complete, verbatim transcript of the proceeding can be viewed upon request at the Township Municipal Building, 3219 MacArthur Road, Whitehall, PA.

CONDITIONAL USE APPROVAL

INDEX #2083-26A – WS PROPERTY HOLDINGS, LLC – 801 STOKES MILL ROAD, STROUDSBURG, PA 18360. LOCATION: 720 PARK STREET, WHITEHALL PA 18052, PIN 42077C0163F, THE SUBJECT PROPERTY IS LOCATED IN THE C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT. APPLICANT IS REQUESTING CONDITIONAL USE APPROVAL REGARDING THE CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING

COMPRISED OF 2 SEPARATE AND DISTINCT STRUCTURES INTO APARTMENTS, PURSUANT TO SEC. 27-78(D)(1) AND SEC. 27-44(D)(1) OF THE WHITEHALL TOWNSHIP ZONING ORDINANCE.

William Hutcheson III, Esq and William Snyder of WS Property Holdings were present as well as Township Solicitor Jack Gross and Zoning Officer Christopher Gittinger.

The parcel is located within the C-1 Neighborhood Commercial Zoning District which includes apartments as a Conditional Use. On or about December 19, 2018, the Applicant purchased the property and recorded the deed. The property contains two distinct residential structures, specifically a pair of units identified as 720 Front and 720 Rear. There is no common corridor between the two units. Each unit has its own water, sewer and electric meters. These separate utility connections pre-existed the applicants purchase of the property. Since acquiring the property, the applicant has received Certificates of Occupancy from the Township and received a business privilege license. In 2025 It was determined through a certificate of occupancy request the property was designated as a Single family dwelling in the Lehigh County Tax Assessment Office an the CO was denied. The Applicant is pursuing Conditional Use Approval to have the property comply with laws and regulations associated with two units.

Commissioner SNYDER moved to approve, seconded by Commissioner CHRISTMAN

SEVEN Commissioners were present and all voting "yes". Conditional Use was approved.

NOTE: The above represents a brief summation of this Conditional Use Hearing. A complete, verbatim transcript of the proceeding can be viewed upon request at the Township Municipal Building, 3219 MacArthur Road, Whitehall, PA.

C. COURTESY OF THE FLOOR

Andrea Hoagland of 51 Kimmet Avenue suggested numerous policy changes.

Anthony Kopack of 3763 Dogwood Drive stated concerns with the LVHN proposal.

Steve Morekin of 531 Lincoln Avenue noted issues with paving at the Cementon Bridge.

D. PUBLIC HEARING AND VOTING ON ORDINANCES

1. BILL NO. 15-2026 (SECOND HEARING)

   TITLE: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF WHITEHALL TOWNSHIP BY REZONING AN APPROXIMATELY 147.326 ACRE PARCEL OWNED BY LEHIGH VALLEY HOSPITAL, INC FROM R-2, LOW DENSITY RESIDENTIAL, AND R-4, MEDIUM DENSITY RESIDENTIAL, TO R-3, LOW/MEDIUM DENSITY RESIDENTIAL; AND AMENDING CHAPTER 27, SECTIONS 27-72, 27-81 AND 27-194 OF THE WHITEHALL TOWNSHIP ZONING ORDINANCE, AS AMENDED

   President WARREN read Bill No. 21-2026 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner WARREN

Dan Quay of Lehigh Valley Health Network, Attorney Graham Simmons, and representatives from Pidcock Company were present.

Attorney Simmons stated that there would be no presentation as this is a second hearing and nothing has changed from the previous presentations.

Commissioner STAKES noted his surprise that there were no changes made considering the number of suggestions that were made previously and also the 5-0 denial from the Planning Commission. It does not appear that the concerns of the residents were addressed. Attorney Simmons stated that LVPC is in favor of the zoning amendment and most of residents' concerns were land development related. Commissioner STAKES moved to the size of the LVHN LED digital sign that will be placed at MacArthur Road and the bypass road, which is also adjacent to a residential neighborhood. It will be the largest sign on MacArthur Road and currently goes against the zoning ordinance. Attorney Simmons advised that the sign was reduced to 40 feet.

Commissioner CHRISTMAN also stated his displeasure with the sign size.

Scott Pidcock advised that the sign needs to be size that it is to communicate a message to the public over a distance so that drivers can safely navigate the turn needed to reach the hospital.

Commissioner SNYDER has no issue with the sign as he is under the assumption that the sign will be angled and could be pointed away from the residential homes and would have less illumination. Commissioner STAKES disagreed due to the curve in the road and also stated that other hospitals Of the same size do not use large LED signs to direct them, especially when adjacent to residential neighborhoods and is very concerned that LVHN will not budge on this issue.

Commissioner STAKES added that this development will increase traffic on MacArthur Road. Scott Pidcock stated that Mechanicsville Road will get better with the bypass road and this is the only way the bypass road gets built. They have provided traffic studies that PennDOT has reviewed and noted that they are reliable studies.

Karen Poshefco verified that a helipad is still part of this proposal with an estimate of 8 flights a year.

Anthony Kopack questioned the amount of parking spaces and Mr. Pidcock advised 1 to 2,000 will be provided.

Brent Fenstermaker stated that he does not see that the bypass road will alleviate traffic but will invite more traffic.

Howard Lieberman expressed the need for a hospital in the township.

SEVEN Commissioners were present and six voting "yes" and one voting "no" (STAKES). Bill 21-2026 was approved.

2. BILL NO. 21-2026
   TITLE: AN ORDINANCE DEFERRING THE REQUIRED INSTALLATION OF SIDEWALKS FOR APPROXIMATELY 800 FEET ALONG THE SOUTHEASTERN SIDE OF SILO DRIVE, AS REQUIRED IN CHAPTER 21, SECTION 21-16 OF THE CODIFIED ORDINANCES OF

WHITEHALL TOWNSHIP. (DEVELOP)

President WARREN read Bill No. 21-2026 to the Board.

Commissioner SNYDER moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and all voting "yes". Bill 21-2026 was approved.

E. PUBLIC HEARING AND VOTING ON RESOLUTIONS

1. RESOLUTION NO. 3457
   TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT COMMONWEALTH FINANCE AUTHORITY MULTIMODAL TRANSPORTATION FUND GRANT FOR THE WHITEHALL TOWNSHIP PEDESTRIAN SAFETY AND CONNECTIVITY IMPROVEMENTS PROJECT.

   President WARREN read Resolution No. 3457 to the Board.

   Commissioner STAKES moved to approve, seconded by Commissioner FOX

   SEVEN Commissioners were present and all voting "yes". Resolution No. 3457 was approved.

2. RESOLUTION NO. 3458
   TITLE: A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR AND WHITEHALL TOWNSHIP TO ENTER INTO A SETTLEMENT AGREEMENT REGARDING THE TAX ASSESSMENT APPEAL OF HOME DEPOT USA INC 4108 AND THE PROPERTY KNOWN AS 1350 MACARTHUR ROAD. (ADMINISTRATION)

   President WARREN read Resolution No. 3458 to the Board.

   Commissioner SNYDER moved to approve, seconded by Commissioner CHRISTMAN

   SEVEN Commissioners were present and all voting "yes". Resolution No. 3458 was approved.

3. RESOLUTION NO. 3459
   TITLE: A RESOLUTION OF WHITEHALL TOWNSHIP, AUTHORIZING THE PLACEMENT OF BANNERS ACROSS PENNSYLVANIA STATE ROUTE 145.

   President WARREN read Resolution No. 3459 to the Board.

   Commissioner FOX moved to approve, seconded by Commissioner STAKES

   SEVEN Commissioners were present and all voting "yes". Resolution No. 3459 was approved.

4. RESOLUTION NO. 3460
   TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF COMMUNITY

AND ECONOMIC DEVELOPMENT COMMONWEALTH FINANCE AUTHORITY NORTHAMPTON/LEHIGH LOCAL SHARE ASSESSMENT GRANT FOR THE PURCHASE OF AN SUV FOR USE BY THE POLICE DEPARTMENT

President WARREN read Resolution No. 3460 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner FOX

SEVEN Commissioners were present and all voting "yes". Resolution No. 3460 was approved.

5. RESOLUTION NO. 3461
   TITLE: A RESOLUTION REQUESTING A PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT COMMONWEALTH FINANCE AUTHORITY NORTHAMPTON/LEHIGH LOCAL SHARE ASSESSMENT GRANT FOR THE PURCHASE OF A GRASS CUTTING MACHINE FOR THE RECREATION DEPARTMENT

President WARREN read Resolution No. 3461 to the Board.

Commissioner SLONAKER moved to approve, seconded by Commissioner CHRISTMAN

SEVEN Commissioners were present and all voting "yes". Resolution No. 3461 was approved.

F. OTHER

MOTIONS

1. MOTION - to designate Friday, October 30, 2026, from 6:00 pm to 8:00 pm, as the official Trick or Treat night in Whitehall Township with a rain date of Saturday, October 31, 2026.

   Seven Commissioners were present and six voting "yes" and one voting "no" (WARREN). Motion was approved.

2. MOTION - to appoint Kyle Bartosh a current Regular Member to an Alternate Member of the Whitehall Township Planning Commission, term to expire December 31, 2030.

   Seven Commissioners were present and voting "yes". Motion was approved.

3. MOTION – to appoint Rocky Scarl as a Regular Member of the Whitehall Township Environmental Advisory Council, term to expire December 31, 2029.

   Seven Commissioners were present and voting "yes". Motion was approved.

4. MOTION – to appoint Ryan Griffith as a Regular Member of the Whitehall Township Recreation Commission, term to expire on September 30, 2029.

   Seven Commissioners were present and voting "yes". Motion was approved.

5. MOTION – to appoint Dan Rohe as an Alternate Member of the Whitehall Township Zoning Hearing Board, term to expire on December 31, 2030.

Seven Commissioners were present and voting "yes". Motion was approved.

6. MOTION – to appoint Robert Falkenstein as a Regular Member of the Whitehall Township Planning Commission, term to expire on December 31, 2028.

   Seven Commissioners were present and voting "yes". Motion was approved.

DISCUSSION ITEM

1. Range Road Property – St. Lukes Sports Center (J. Warren) Commissioner SNYDER will be assessing the property with Recreation Director Brandon Hibler
2. Lighting Ordinance Update (J. Warren) – wants to regulations for LED wraps along MacArthur Road since there already are a few. Commissioners will review current ordinance and discuss at next meeting.
3. Treasurer Referendum (K. Snyder) advised will be on November ballot.
4. MacArthur Road Enterprise Zone (K. Snyder) Attorney Gross to forward examples and will discuss at next meeting.
5. Water Street- Review of KCE Documents & Costs of Improvements (K. Snyder) everything is moving forward. If necessary, a resolution will be placed on next month's agenda for appropriating money.

President WARREN discussed the Coplay Creek sinkhole and the necessity to get this moving. After some conversation, it was suggested that a Resolution be placed on the agenda for further review and discussion by the Board.

G. REPORTS OF PUBLIC OFFICIALS

Commissioner CHRISTMAN has major concerns with motorized bikes and lack of enforcement capabilities.

Commissioner STAKES thanked Mayor MARX for working with PennDOT on starting to get numerous issues addressed.

President WARREN noted that Mayor MARX will need to give approval to move forward with LTAP's review of Mickley Road.

Mayor MARX noted the following: met with representative from PennDOT and viewed and discussed all issues in the Township that need to be addressed. Staff is working on the Board's livestreaming of meeting request. Fullerton building heating unit was looked at by Meisner and a 10 ton unit will be sufficient. Rep. McNeill reached out for pertinent information on MacArthur & Mechanicsville Roads. He will be working with her trying to compel PennDOT to improve the issues at that location. Police Department has been successful in reaching National Accrediation. A lot of hard work went into receiving this from the leadership in the Department. Remainder of LED lighting upgrades starting at Stiles, W. Catty and Fullerton. Senator Miller approved $50,000 to upgrade kitchen at Senior Center. Press Release for the Krapf Ceremony was released today.

H. ADJOURNMENT

MOTION – Commissioner STAKES moved, seconded by Commissioner FOX to adjourn the meeting at 11:38 PM.