

WEISENBERG TOWNSHIP BOARD OF SUPERVISORS' MINUTES

November 10, 2025

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, Attorney Peter Lehr, Engineer Stan Wojciechowski and Engineer Matthew Rieger, Manager Brian Carl and Treasurer Jeff Strauss were present.

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

Approval of Minutes – The minutes of the October 13, 2025 Board of Supervisors meeting were approved by motion made by Richard Bleiler, seconded by Anthony Werley. Motion carried. 3-0

Treasurer's Report – The treasurer's report of October 31, 2025 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

October 31, 2025

General Fund Expenses – 10/01/25 – 10/13/25	353,460.28
General Fund Expenses – 10/14/25 – 10/31/25	27,748.43
State Fund Expenses – 10/13/25	6,110.63
Equipment Fund – 10/13/2025	138,945.00
Fire Fund Expenses – 10/13/25	52,824.69
Community Center Expenses - 10/13/2025	201,974.00

Balance as 10/31/2025

General Fund Checking	1,128,829.80	
General Fund CD	1,632,684.06	matures 12/15/2025
General Fund CD	1,943,788.05	matures 04/13/2026
General Fund CD	750,000.00	matures 12/13/2025
State Fund Checking	-0-	
State Fund Money Market	23,466.43	
Equipment Fund Money Market	42,207.28	
Equipment Fund Money Market-CD	163,301.65	matures 04/13/2026
Arcadia Industrial Park Signalization Repair Fund	5,804.13	
Arcadia Industrial Park Signalization Repair Fund CD	137,086.12	matures 04/13/2006
Recreational Fund	21,285.55	
Fire Tax Fund	376,685.57	
Fire Tax – CD	466,973.75	matures 12/15/2025
Fire Tax – CD	358,501.19	matures 11/12/2025
Capital Projects Fund	152,003.76	
Capital Projects Fund – CD	287,880.36	matures 12/06/2025
Misc Escrow Accounts	32,036.07	
Conservation District Fund	1,030.89	
Open Space Money Market Fund	3,731.05	
Hailey Ct Homeowners Fund	16,737.56	
Hailey Ct Homeowners Fund CD	31,636.77	matures 04/13/2026
Community Center Fund	681,437.84	
Community Center Fund – CD	600,000.00	matures 12/12/2025

TOTAL ASSETS 8,857,107.88

VISA Account Reconciliation – Brian

Beginning Balance			265.52
Payments			(265.52)
Purchases			
	1&1	Internet email	63.11
	Staples	Office Supplies	199.32
	Lathem Time	Monthly Time Clock	54.00
	Staples	Office Supplies	365.75
	American Fence	Baseball Field Fence Repair	859.68
	Heeby's	Community Center	743.96
	AD Moyer	Community Center	731.80
	PSU Extension	Seminar – Tony & Jim	170.00
	UCC	Permit Surcharge	211.50
	Zoom	Monthly Fee	15.99
			<u>3,415.12</u>
Ending Balance			<u><u>3,415.12</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**Glenn & Donna Wagner – Minor Subdivision – Prel./Final – 1 New Lot – Plan Dated 8-28-25****(5064 Sweitzer Road, New Tripoli PA)****Glenn & Donna Wagner – Waiver Requests**

Engineer Stan Wojciechowski and Engineer Matthew Rieger reviewed their comment letter dated October 27, 2025 regarding the prel./final plan with the Board of Supervisors and the applicants Mr. & Mrs. Wagner. The plan proposes subdividing two existing parcels into three new lots. The existing parcels are currently vacant agricultural land. Mr. & Mrs. Wagner had no issues with the comment letter and their Engineer is currently working on the required updates.

The following is in reference to the waivers that were requested.

- 1.) Motion made by Richard Bleiler, seconded by Anthony Werley to grant the waiver request of SALDO Section §425-34,C.B.1 – Allowing the plan to be drawn at 1" = 100' as we are dealing with large tracks of land and all pertinent features are legible on the drawings. Motion carried. 3-0
- 2.) Motion made by Richard Bleiler, seconded by Anthony Werley to grant the waiver request of SALDO Section §425-52.A. – Requirement of street trees to be planted outside the right-of-way along Lot #1 and Lot #3 as they are existing farmland. Street trees are to be planted long Lot #2 the newly created residential lot. Motion carried. 3-0

3.) Motion made by Richard Bleiler, seconded by Anthony Werley to grant the limited waiver request of SALDO Section §425-34C.B.35 Benchmark elevation. A benchmark will not be shown on this minor subdivision plan but will show a benchmark on the grading plan when that is submitted. Motion carried. 3-0

4.) Motion made by Richard Bleiler, seconded by Anthony Werley to deny the waiver request of SALDO Section §25-35.A. that requires a Township right-of-way along Werleys Corner Road and Sweitzer Road. Motion carried. 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the minor subdivision prel./final plan for Glenn & Donna Wagner conditional upon the completion of Barry Isett's review letter dated October 27, 2025. Motion carried. 3-0

**8159 Carpet Road – Northampton Farms – Minor Subdivision – Final Plan – 1 New Lot – Plan Dated 9-30-25
(8159 Carpet Road, New Tripoli PA)**

8159 Carpet Road – Northampton Farms – Waiver Requests

The applicant requested this be tabled to the December 2025 Board of Supervisors meeting.

Jonathan Nederostek & Michael & Paula Yanders – Lot Line Adjustment – No New Development. Plan Dated 10-3-2025

(9040 & 9048 Airfield Court, Kempton PA)

Jonathan Nederostek & Michael & Paula Yanders – Waiver Requests

Engineer Stan Wojciechowski and Engineer Matthew Rieger reviewed their comment letter dated October 28, 2025 regarding the lot line adjustment between neighboring parcels. This adjustment will result in a lot line conveyance of equal areas (0.722 acres) between the two residential parcels. Engineer Robert E. Hoppes Jr. and Mr. Nederostek were present at the meeting and they have no issues with any of the comments on the review letter.

The following is in reference to the waivers that were requested.

Motion was made by Richard Bleiler, seconded by Anthony Werley to approve the waiver requests of:

SALDO Section §425-34.C.B. 28 – to not show underground utilities on the plan.

SALDO Section §425-34.C.B. 30 – to not show drainage patterns, streams ponds, floodplains, etc.

SALDO Section §425-34.C.B. 31 – to not depict soil type locations and descriptions.

SALDO Section §425-34.C.B. 33 – to not delineate slope areas 15% and over.

SALDO Section §425-34.C.B. 34 – to not depict contour lines.

SALDO Section §425-34.C.B. 35 – to not provide a benchmark elevation and location based on USGS datum.

Motion carried. 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the lot line adjustment revised plan dated November 4, 2025, reviewed by Barry Isett, as well as their comment letter dated October 28, 2025. Motion carried. 3-0

**Onvo Travel Center – New Smithville – Lot Consolidation – Prel./Final – Plan Dated 10-8-25, Revised 11-3-2025
(2277 Golden Key Road, Kutztown PA)**

Engineer Matthew Rieger reviewed with the applicant Dan Naylar (Onvo) and the Board of Supervisors. This is a lot consolidation of 6 parcels for the creation of the new Onvo Travel Center. The only outstanding requirement needed is closure calculations along Golden Key Road.

Motion made by Richard Bleiler, seconded by Anthony Werley to approve the Lot Consolidation -Prel./Final Plan for the Onvo Travel Center conditional upon Barry Isett receiving closure calculations along Golden Key Road. Motion carried. 3-0

Onvo Travel Center – New Smithville – Sewer Facility Planning Module – Approval for Increase Flow

Township Manager Brian Carl stated that Onvo is requesting a minor modification to their approved Sewer Facilities Planning Module for increase flow of approximately 600 gallons per day. Onvo will be serviced by Lehigh County Authority treatment plant.

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the request from Onvo Travel Center regarding the increase flow to their existing Sewer Facility Planning Module. Motion carried. 3-0

Old Business

Gloria Zimmerman – AG Security

Resolution # 2025-8 – AG Security – Gloria Zimmerman – 62.195 acres

Motion was made by Anthony Werley, seconded by Richard Bleiler accepting the addition of 62.195 acres into the Township's existing Agricultural Security Area for Gloria Zimmerman. Motion carried. 3-0

Gloria Zimmerman – Request for AG Preservation Funding

The Township received a request for additional preservation funding from Diane Matthews-Gehring through the Lehigh County AG Preservation Program for Gloria Zimmerman as her land exceeded the \$6,000.00/acre cap. It was discussed and decided that additional funds over the allotted \$200.00/per acre is not sustainable and would not be fair to other property owners. Motion made by Anthony Werley, seconded by Richard Bleiler to deny the additional fund request for the Lehigh County AG Preservation Program. Motion carried. 3-0

Blacksmith Road Culvert – Structure Purchase/Bid

Motion made by Richard Bleiler, seconded by Anthony Werley to proceed with acquiring bids for the purchase of the Blacksmith Road culvert "structure only". Motion carried. 3-0

2026 Sanctuary at Haafsville Contract

A motion was made by Anthony Werley, seconded by Richard Bleiler to approve the 2026 contract with Haafsville Sanctuary. Motion carried. 3-0

New Business

Eagle Scout Project – Ben Hawk – Dog Park

Ben Hawk presented an Eagle Scout project to the Board of Supervisors. His proposal is to construct a dog park area (60' x 60') 4' split-rail vinyl fenced dog park located at 2195 Seipstown Road. Access to the dog park would be off of Folk Road and residents can use the existing parking lot. Discussion was held regarding the height of fence as well as a leasing area prior to entering the fenced in dog park. It was suggested that Ben Hawk visit other surrounding dog parks with concerns to the height of the fencing. Motion was made by Richard Bleiler, seconded by Anthony Werley to approve the Eagle Scout Project proposed by Ben Hawk. Motion carried. 3-0

Escrow Reduction – Morgan Hills

Stan Wojciechowski informed the Board that this will be table till the December meeting.

2026 Budget – Approval to Advertise

Motion was made by Anthony Werley, seconded by Richard Bleiler to approve the advertisement of the draft 2026 budget.

Public Comment

Gerry Rusinko (1609 Kramer Road) Gerry asked Peter Lehr for an update on where 2103 Independent Road stands. Peter explained where the Township is in the way of enforcement and pending court hearings coming up. The owners are currently in contempt of court because the property still isn't cleaned up. The Township is currently seeking reimbursement of Attorney fees.

Weisenberg Volunteer Fire Department Comments

Justin Oswald, Fire Chief, informed the Board that they ran 21 calls for the month of October 2025. He reviewed the Fire Department's comment letter dated 11/10/2025 regarding the activity of the fire department for the month of October and upcoming events, grants and membership. They are currently visiting vendors to refurbish the existing ladder truck. (Quint 51) The 2026 operating and capital budget was presented and approved by the fire department and is attached to their monthly report for the Supervisors to review.

Weisenberg Community Center – Advisory Committee Comments

Payment App#4

Motion made by Richard Bleiler, seconded by Anthony Werley to approve the payment release of \$247,605.00 for work performed through 10/31/2025 to Conestoga Buildings. Motion carried. 3-0

Change Order#3

Brian Carl reviewed with the Board of Supervisors the change order. Motion made by Anthony Werley, seconded by Richard Bleiler to approve the change order #3. Motion carried. 3-0

Project Update, Logo Contest, Newsletter

Brian Carl stated that he is working with Hometown Press to start the newsletter and let all the residents know of the upcoming Community Center. The logo contest was held and there were (3) finalists that were picked. The committee asked the (3) finalist to do some revisions to them and they will choose one in December. The interior colors for flooring, doors, carpet and tile colors were picked.

EAC Comments

None

Roadmaster's Comments

Anthony Werley informed the Board that they are boom mowing with both tractors. Scratch paved a little bit on Kecks Road and they are working at the Community Center.

Engineer's Comments

Stan Wojciechowski stated that he is resigning from Barry Isett and it was a pleasure working for Weisenberg Township. Matthew Rieger will be our new contact.

Attorney's Comments

None

Treasurer's Comments

Jeff Strauss informed Justin Oswald of a Fire Tax CD that is maturing on 11/12/2025 for \$358,501.19. Justin Oswald stated that the CD can be renewed for another 6 months 3.70%.

Motion made by Richard Bleiler, seconded by Anthony Werley to approve the renewal of the Fire Tax CD for an additional 6 months. Motion carried. 3-0

Supervisor's Comments

None

Township Manager's Comments

Brian Carl informed the Board that the Weisenberg/Lowhill Historical Society is having a Cookie & Soup sale as well as their Christmas Magic Goodies event which will be held on Saturday, December 6th from 4-8m.

The upcoming Northwestern Lehigh 2025 Tree Lighting Ceremony will once again happen at Ontelaunee Park on November 30th from 4:40 – 7:30pm where Township staff and Weisenberg Fire Department members will be handing out hot coco for all that attend. There will be a Community Center table at both event to answer questions regarding the center.

Executive Session

None

Motion made by Richard Bleiler, seconded by Anthony Werley to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Brian C. Carl, Township Manager