

WEISENBERG TOWNSHIP BOARD OF SUPERVISORS' MINUTES

April 14, 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, Engineer Stan Wojciechowski, Manager Brian Carl, Solicitor Peter Lehr were present. Treasurer Jeff Strauss attended via zoom.

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 March 10, 2025 Board of Supervisors meeting were approved by motion made by Anthony Werley, seconded by Richard Bleiler.

Treasurer's Report – The treasurer's report of March 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

March 31, 2025

General Fund Expenses – 3/01/25 – 3/10/25	126,635.56
General Fund Expenses – 3/11/25 – 3/31/25	101,256.28
State Fund Expenses – 3/10/ 2025	13,071.43
Equipment Fund Expenses – 3/10/25	45,000.00
Fire Fund Expenses – 3/10/25	2,760.48

Balance as 3/31/2025

General Fund Checking	413,076.81	
General Fund CD	1,595,508.65	Matures on 09/15/2025
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	342,599.68	
Equipment Fund Money Market	118,647.52	
Equipment Fund Money Market CD	139,000.00	Matures on 05/14/2025
Equipment Fund Money Market-CD	60,000.00	Matures on 10/13/2025
Arcadia Industrial Park Signalization Repair Fund	15,664.42	
Arcadia Industrial Park Signalization Repair Fund CD	130,000.00	Matures on 10/13/2025
Recreational Fund	5,315.82	
Fire Tax Fund	172,859.88	
Fire Tax – CD	462,697.51	Matures on 05/16/2025
Fire Tax – CD	340,000.00	Matures on 05/14/2025
Capital Projects Fund	172,859.88	
Misc Escrow Accounts	44,918.50	
Conservation District Fund	1,025.80	
Open Space Money Market Fund	5,712.58	
Yard Waste Money Market Fund	4,841.02	
Yard Waste Money Market Fund CD	285,215.62	Matures on 05/07/2025
Hailey Ct Homeowners Fund	15,299.25	
Hailey Ct Homeowners Fund CD	30,000.00	Matures on 10/13/2025
Community Center Fund	222,688.28	
Community Center Fund – CD	<u>961,596.10</u>	Matures on 9/12/2025

TOTAL ASSETS 8,382,579.70

VISA Account Reconciliation – Brian

Beginning Balance		1,039.21
Payments		(1,039.21)
Purchases		
1&1	Internet Email	57.26
Lathem Time	Monthly Fee	54.00
Zoom	Monthly Fee	15.99
Amazon		202.98
Staples	Office Supplies	45.08
Post Office	Postage – ZHB	259.55
Lehigh Valley Planning		140.56
Edible Arrangements		89.99
		<u>865.41</u>
Ending Balance		<u><u>865.41</u></u>

VISA Account Reconciliation – Tony

Beginning Balance		779.38
Payments		(779.38)
Purchases		
	Appalachian Hardware	32.50
		<u>32.50</u>
Ending Balance		<u><u>32.50</u></u>

Hearing

A hearing was held at 7:01 pm to take comments from the public regarding the proposed zoning amendment ordinance. There was no public comment, so the hearing was closed at 7:02pm.

Subdivisions & Land Development**Diane L. Gaumer – Minor Subdivision – Lot Line Adjustment/Lot Consolidation – Prel./Final Plan – Plan Dated 11/25/2025) (4291 Werleys Corner Road, 8374 & 8382 Carpet Road, New Tripoli PA)**

Michael Houston from (AASA land Surveyors) was in attendance to present the preliminary/final plan to the Board of Supervisors. The proposed plan is consolidating (3) existing lots into (2) lots in order to make Lot#2 conforming. Mr. Houston stated that he has no objections to the comment letter received by Barry Isett and his client (Diane Gaumer) is in agreement that the second stone driveway (off of Carpet Road) to the existing detached structure on Lot #1 will be removed and noted on the plan. Stan Wojciechowski stated they must show the location of the new driveway for Lot#2 to confirm they have site distance.

Motion made by Anthony Werley, seconded by Richard Bleiler to conditionally approve the Minor Subdivision – Lot Line Adjustment/Lot Consolidation upon completion of Barry Isett’s comment letter dated March 26, 2025. The stone driveway on Lot#1 off of Carpet Road shall be removed, noted on the plan, and they must show the new location of the driveway for Lot#2. Motion carried. 3-0

Extension of Time – Super 8 & Ice Cream Shop (2160 Golden Key Road)

Motion made by Richard Bleiler, seconded by Anthony Werley to grant the extension of time for the Super 8 Land Development Plan and the Ice Cream Shop Land Development Plan. Motion carried. 3-0

Old Business

Ordinance 2025-3 – Zoning Ordinance – Amendment Adoption

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the amendment to the Zoning Ordinance to include Agriculture Low-Impact Uses and Vacation Resort definitions. Motion carried. 3-0

AG Preservation Easement – Tercha Farm – 192.67 Acres

Brian Carl stated that he is still working with Rocco Beltrami and Kate Tercha to finalize the agreement. This is tabled until May's meeting.

Ordinance # 2025-4 – Sweitzer Road Speed Limit Reduction – 25mph

Setting the speed limit of Sweitzer Road (T-850) between Werleys Corner Road (SR-4019) and Herber Road (T-638) at 25 miles per hour was approved by motion made by Richard Bleiler, seconded by Anthony Werley. Motion carried. 3-0

Weisenberg Park Pavilion Grant Update – Transfer location to Seipstown Road Park

Brian Carl stated that he reached out to DCED regarding the grants received on the pavilion. He was notified that one of the grants will be able to be transferred to the new location and the other one will not. He has a question into them regarding making the pavilion smaller (without the attached shed) in order to cut down on the costs. He will let the Board know of their response.

New Business

DRAFT – Ordinance 2025-5 – Animal Control Ordinance – Exotic Animals

Motion made by Anthony Werley, seconded by Richard Bleiler to approve the advertisement of the draft ordinance amending Chapter 191, Article 1, of the Weisenberg Township Code to add a new definition for "Wild or Exotic Animals" prohibiting the keeping of a wild or exotic animal in any place within the Township other than in an animal hospital or veterinary clinic. Also prohibiting the disposal, abandonment, or release within the Township of any animal. Motion carried. 3-0

2025 Road Materials Bid

Motion made by Anthony Werley, seconded by Richard Bleiler to award a contract to **New Enterprise Stone & Lime Co., Inc.** for Items 1 through 12 for their bid on road materials. No bids were received for Item #13 & #14 (hauling per ton & per hour) Motion carried. 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to award a contract to **Lehigh Fuels** for their low bid on Item #15 (diesel fuel) and item #16 (89 octane gasoline). Motion carried 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to award a contract to **Asphalt Maintenance Solutions, Inc.** for Item #17, for their low bid on crack seal. Motion carried. 3-0

Joint Oil & Line Painting Bid

Motion made by Anthony Werley, seconded by Richard Bleiler to award our portion (50,000 gallons) of the Joint Oil Bid to Asphalt Maintenance Solutions, LLC for their lowest bid of \$2.49/ gallon. Motion carried. 3-0

Motion made by Anthony Werley, seconded by Richard Bleiler to award our portion of the Joint Line Painting to A-1 Traffic Control Products, LLC for their bid of \$578.16/mile of double yellow lines (50 miles) and \$316.80/mile of single white edge line (10 miles). Motion carried. 3-0

Fee Schedule – Section F Amendment

Resolution # 2025-7 approving the additional fee for a continuation or rescheduling of a Zoning Hearing Board meeting at a cost of 50% of the original fee was approved by motion made by Richard Bleiler, seconded by Anthony Werley. Motion carried. 3-0

Upper Macungie Pickup Truck

Brian Carl informed the Board that Upper Macungie is selling a 2018 F-350 pickup truck with approx. 34K miles for \$30,500.00. There are rust issues on the 2009 F-350 that Brian drives with 110K miles. The 2015 F-350 that Anthony Werley drives has 90K miles on it. Motion was made by Anthony Werley, seconded by Richard Bleiler to approve the purchase of the 2018 F-350 pickup truck from Upper Macungie Township for \$30,500. Motion carried. 3-0 The 2009 pickup truck will be sold on Municibid after the UMT truck is received.

Public Comment

Stephanie Volpetti (8914 Clearwater Ct.) inquired about the property across the street from the Township building since the community center is now being relocated to Lyon Valley Park. She expressed interest in a playground. Brian Carl stated that a playground is possible by the community center in the future. This won't take place until the community center is completed. He stated that potential items to be built across the street are a dog park, outdoor basketball court or pickle ball court.

Mr. Erv McLain (McLaine Associates, Bethlehem PA) addressed the Board as he represents his clients Ms. Wickett and Mr. Hoffman of (2103 Independent Road) regarding their violation of accumulated junk in the yard. Mr. McLain is looking to determine what the status of any additional inspections of the property will be since there has been some clean-up. Brian stated that the property was not in compliance as of this meeting. When the property owner and their attorney is confident that the property is in compliance, they should contact Brian to set up a site inspection.

Weisenberg Volunteer Fire Department Comments

Justin Oswald, Fire Chief, informed the Board that they ran 66 calls for the month of March 2025. He reviewed his comment letter dated 4/14/2025 regarding the activity of the fire department for the month of March and upcoming events, grants and membership. Justin also requested a transfer of \$50K out of the Fire Tax Fund for operating expenses. Motion made by Linda Gorgas, seconded by Richard Bleiler to approve the transfer from the Fire Tax Fund to the Fire Department for \$50K. Motion carried. 3-0

EAC Comments

Earth Day clean-up event is scheduled for April 22, 2025. Brian has been in contact with Palram and Waste Management regarding litter and trash leaving their properties.

Roadmaster's Comments

Anthony Werley stated that all the roads were swept. The dirt roads were re-graded and stoned. Boom mowing is completed. Shoulders were done and they did some cold patching.

Engineer's Comments

Stan Wojciechowski stated they had a meeting last Monday with Brian, Tony and the Dirt & Gravel Road representatives regarding the Blacksmith Road culvert so they could start the survey work and start the analysis.

Attorney's Comments

None

Treasurer's Comments

Jeff Strauss stated that the DCED audit was completed and submitted on time. The auditors would like to know if they should do a full audit for 2024 or is the required DCED report/audit sufficient for this year. The last full audit was performed in 2022. The Board decided to just do the DCED audit for 2024 and discuss what they would like for the 2025 audit. The Real estate tax bills were sent out.

Supervisor's Comments

None

Township Manager's Comments

Community Center Update

Brian stated that site work will begin on Monday at Lyon Valley Park in preparation of the construction of the Community Center. Brian also shared updated drawings of the Community Center.

Formation of Community Center Activities & Events Committee

Brian stated that we should form an advisory committee for upcoming activities for the community center. The Board was in favor of this committee.

Zoning Hearing Board – United Truck & Trailer – Decision

United Truck & Trailer tabled their Zoning Hearing Board meeting that was scheduled for April 9th.

Zoning Hearing Board – Beitler ZHB Application

William & Nancy Beitler are requesting a variance to change the 2nd floor office space @ 2368 & 2370 Seipstown Road into an apartment which would make this a duplex or a (2) family house. The Board agreed to have attorney representation at this hearing to defend the Township Ordinances.

Brian Carl informed the Board that we were notified by Girl Scouts of Eastern PA that (2) girl scouts recently completed requirements for the Girl Scout Gold Award which is the highest achievement in Girl Scouting. Letters of congratulatory achievement will be sent to Kathryn Griffith and Aine Demko.

Executive Session

None

Motion made by Anthony Werley, seconded by Richard Bleiler to adjourn the meeting at 8:06 p.m.

Respectfully submitted,

Brian C. Carl, Township Manager