

LEHIGH TOWNSHIP BOARD OF SUPERVISORS

June 10, 2025

- I. CALL TO ORDER. The Lehigh Township Board of Supervisors held their regular monthly meeting on Tuesday, June 10, 2025, at 7:00 p.m. The meeting was held at the Lehigh Township Municipal Building, 1069 Municipal Road, Walnutport, Pa. 18088. Chairman Mike Jones called the meeting to order with the Pledge of Allegiance and roll call.

Present: Cindy Miller
Janet Sheats
Jerry Pritchard
David Hess
Mike Jones
Alice Rehrig
Attorney David Backenstoe
Mike Muffley
Scott Fogel
Frank Zamadics

II. APPROVAL OF THE MINUTES

- A. May 27, 2025. Janet Sheats made a motion to approve these minutes. David Hess seconded the motion. All voted aye. Motion carried.

III. APPROVAL OF BILLS

- A. General Fund Checks 28755 to 28788. Cindy Miller made a motion to approve these bills. Janet Sheats seconded the motion. Cindy Miller questioned Check 25756 regarding the toddler swings and which park had the swings. Alice Rehrig commented there was a swing at Danielsville and Indiantrail Park that needed to be replaced and the third swing is a spare. All voted aye. Motion carried.

IV. PLANNING RELATED ITEMS

A. Extension of Time for Plan Approval

1. Melostone Estates. Mark Leuthe was present to represent this plan. The developer provided the Board with an extension of time until January 31, 2026. They are in the process of working through their PennDOT permitting and the DEP planning module. They have already complied with the Township Engineer's comments. Cindy Miller made a motion to accept the extension of time until January 31, 2026. David Hess seconded the motion. All voted aye. Motion carried.
2. Quince Road Subdivision. Joe Rentko was present to represent this plan. The developer provided the Board with an extension of time until September 30, 2025. The Developer has resubmitted the plans to the Planning Commission for the

July meeting and they are anticipating that they will receive conditional approval at that meeting. Cindy Miller made a motion to accept the extension of time until September 30, 2025. Janet Sheats seconded the motion. All voted aye. Motion carried.

3. 3641 Magnolia Drive, Billy Carter Minor Subdivision. Billy Carter was present to represent this plan. The developer provided the Board with an extension of time until October 31, 2025. He needs the additional time in order to complete the necessary revisions to the plan. Cindy Miller made a motion to accept the extension of time until October 31, 2025. Janet Sheats seconded the motion. All voted aye. Motion carried.

B. Extension of Time for Plan Recording

1. M & U International, Sedler Design & Redevelopment. Joe Sedler was present to represent this plan. The developer has had site meetings with Mike Muffley, their engineers, and the Northampton County Conservation District and are now on track to submit a better designed plan. They have also received confirmation from PennDOT that their submittal has been accepted.

Mike Muffley noted this site has multiple violations resulting from construction without permits. They are now back on track and ready to move the site forward and come back with a better plan. He is recommending a 90 day extension of time so that the project can be monitored. He also believes there will be additional extensions needed until the project is complete.

Cindy Miller made a motion to grant an extension of time to record this plan until September 30, 2025. Janet Sheats seconded the motion. Paul Nikisher questioned what type of business this is. Joe Sedler commented they deal in perfumes. It is non-toxic. This building serves as a holding facility for the main office which they are operating out of. All voted aye. Motion carried.

2. Timothy Pitts Land Development. Mark Leuthe was present to represent this plan. The developer is requesting an extension of time until October 31, 2025, for the recording of this plan. There have been delays in the approval of the sewage planning module. They need a variety of agreements with all the entities that are involved.

Steve Arnold, Chairman of LTMA, commented that the NPDES permit for this project was filed under the different names of all the LLCs that are involved in the overall Northwoods project. DEP is making them reapply for the planning module under all the different LLCs that were involved with the NPDES permitting.

Cindy Miller made a motion to grant an extension of time until October 31 2025, for plan recording. David Hess seconded the motion. All voted aye. Motion carried.

3. Lehigh Valley Resort & Spa. Adam Jaindl, Joe Zator, and Nicole Gallio were present to represent this plan. The developers are asking for an extension of time for recording the plan until August 26, 2026. Adam Jaindl noted they are very close to completing the project. There have been some site modifications with the event barn and as a result they have received a minor NPDES amendment. In addition, they have had to make adjustments to the interior design of the resort. They are planning on starting the sewer plant expansion very soon. It will be completed in phases starting with the wet well. This is expected to take place later this year. They will also be addressing some existing conditions with the roof and façade of the seminary. There still are some additional decisions they will need to make on the project design, particularly with the architectural design and the operational components. They have been working with LTMA on the upgrades to the treatment plant and meeting the conditions of the land development approval. If granted the extension, they will continue with their six month updates. Jerry Pritchard made a motion to grant the one year extension of time to record the plan until August 26, 2026. Janet Sheats seconded the motion. All voted aye. Motion carried.

Jerry Pritchard noted that recreation has become a big topic of discussion, especially regarding the lack of playground equipment in the Township. He was wondering what Mr. Jaindl's plans were for fulfilling the commitments in the agreements. Joe Zator commented Mr. Jaindl is committed to honoring the agreements he made with the Township. This has been one of the most complex projects that he has worked on. LTMA and Mr. Jaindl have been successful in obtaining three grants which have a significant impact on kick starting this project. With these grants, they will be investing \$4 million into the project this fall. Their plan is to have the bids on the project out on the market by August and start working on the project in September and October. As part of these plans, they would like to start a dialog with the Township with regard to several items:

1. The Township had previously agreed to transfer a 1.9 acre parcel to the Municipal Authority. The lot line adjustment plan has been recorded, but the land has not yet been transferred. It is now to the point where this transfer needs to take place. In advance of that transfer of property, they will need authorization to access the property with a drilling rig to check the depth of rock.

2. The LTMA land development plan needs to be recorded. He believes the conditions of plan approval can easily be accomplished and they recognize they will need to provide updated cost estimates to the Township Engineer and appropriate financial security.

There is an existing easement for the Kohl Road Pump station which crosses the Township Park. This easement is 20 feet wide and contains a sewer line. They will also be needing to put a sewer line in there and because of the nature of the work that needs to be done, a temporary construction easement will be needed to access the lines.

3. There were two agreements that Mr. Jaindl had entered into with regard to this project. One agreement has to do with the residential component which they are not there yet. The second pertains to the Resort and Spa. It addresses the conveyance of the 1.9 acres and a financial contribution or an in kind contribution. The Township will need to make a choice or two with regard to this. He would suggest the Board look at the agreement and speak with the solicitor regarding it. Mr. Jaindl remains committed to providing what the Township wants within the framework of the agreement. Jerry Pritchard questioned if the in kind is separate from the financial contribution. Attorney Zator commented there are two components to recreation within the one agreement. There is a financial contribution requirement of \$25,400 as a fee. That is something that can be paid in cash or used as an in kind contribution towards improvements that the Township chooses to have. There is also an obligation to playground equipment Indiantrail Park. The Township will need to make a decision as to what they want for the park.

The nature of the work that they will be doing this fall will not affect the use of the baseball field, but by spring 2026, it will not be usable.

Jerry Pritchard questioned which items were considered to be in kind or cash. Attorney Zator commented the intention of the agreement was that it would be in kind because they can get things done more cost effectively than the Township and they are glad to do that. The Board can also choose to use the \$25,400 towards that if they want to do that. It would be the Board's choice. He is just requesting that the Board start thinking about this and what they would like to accomplish. These items were technically part of the approval of the Jaindl project. They are really looking to move forward with the LTMA Treatment plan, but in the spirit of moving ahead, they want to collaborate and keep the ball rolling. The Board will need to collaborate with the Rec Board as to what they are looking for.

- C. Engineer's Report. Mike Muffley commented the Planning Commission met last evening and granted the Melostone Subdivision conditional approval.

He is working on reviewing the final draft of the zoning ordinance as quickly as he can. There is a lot of information to review to make sure that the consultant has incorporated all the information from the meetings and the notes of the meeting. He is anticipating that he can complete the review over the next several days. Cindy Miller commented the Planning Commission is still intending to hold the Ad Hoc meeting on June 25. They decided that they would still hold the meeting even if the entire draft is not completed. They will review whatever information is available. They want to meet this month so they can continue to work through the process for adoption of the ordinance.

V. DEPARTMENTAL/ORGANIZATIONAL REPORT

- A. Recreation Report. Sandy Hopkins reported the Rec Board met on May 19 and discussed the Danielsville tennis courts and the costs associated with them. They agreed to reach out to local contractors to see if they can help with the project. No specific decisions were made.

They also discussed the possibility of having a balled 12 feet tree donated, but there were concerns about the Public Works Department having the time to properly shape the tree over the next six months. They also discussed an adopt a tree program for the public to decorate. The trees would most likely be located in the track area. They would like to get this advertised in the newsletter. They will also be speaking with Frank Zamadics regarding the tree stands and electrical cords.

The Rec Board had a lengthy discussion regarding the idea of hiring a Recreation Consultant to develop a comprehensive park plan. At the conclusion of the discussion, the recommendation was to suggest to the Board to move forward with a consultant to get pricing and apply for grants.

There was also a request by Monica Brown that additional mats be added to the large dog park in the area where people are sitting and the dogs tend to congregate. This is something that the Rec Board will be looking into as far as pricing and other solutions.

The Rec Board also discussed a digital sign for Berlinsville Park. There was nothing determined at this point. They are looking into pricing and what would be required as far as programming of the sign.

Mike Jones commented he spoke with Mr. Merkle from the Palmerton Borough Maintenance Department. They have 50 pre-made metal tree stands that they would

be willing to sell to the Township at a rate of \$14 each, which is what they paid for them. The Borough recently made new electrical boxes for the trees and could offer guidance to the Road Crew. Mr. Merkle also does the lights at Becky's and is willing to donate his time for decorating our tree for the tree lighting. The Board had no objection if he was willing to donate this service. Mr. Merkle also suggested that we could reach out to Boy Scouts to help with setting up the trees. Janet Sheats also noted Bethany Wesleyan has a youth group who is usually looking for projects. This may be something they could help with. Mike Jones also noted that an individual from the Lions would be willing to help with the trees on the track.

Sandy Hopkins commented she reached out to Palmerton Door regarding replacing the garage door on the Berlinsville snack stand. She is waiting for someone to get back to her.

Mike Jones noted that there have been complaints about the birds getting under the pavilion and making a mess of the tables. He requested Frank Zamadics get pricing for soffit and concreting the area under the pavilions.

Monica Brown commented the area where she is requesting the mats is about 18 feet by 25 feet. Her hope is that if there are mats placed in this area, it will keep the area from getting muddy and having to be closed in early spring. Katherine Mack suggested interlocking mats to prevent them from slipping. Linda Roman commented there could also be consideration given to adding turf to the dog park, then mowing would not be required.

Katherine Mack commented she read the Rec minutes and saw that there was supposed to be pricing from Andrejacks for the shelters and wondered where that stood. David Hess commented he still hasn't received the pricing and will have to reach out to them again.

- B. Public Works Report. Frank Zamadics reported the new pickup truck was received yesterday. The single axle truck that was ordered in 2024 is expected to be received by the end of the month. The Maintenance Department will be starting to do the prep work that is needed for the oil and chip project.

Mike Jones commented he just noticed that the mowers are rear discharge and was wondering the benefit of that. Frank Zamadics commented the thought was so that the mowers wouldn't throw grass into the parking lots, the track or potentially picking something up, fly out the side and hitting someone. The decision to go with a rear discharge mower was for safety and the application of their use. The down side to the machines are that they do leave a row behind the mower when the grass is wet.

Jerry Pritchard questioned the trees that were checked at Indiantrail Park. Frank Zamadics commented there are three or four trees that will need to come down. One is near the building that the Fire Company built and the others are by Pavilions 2 and 3. He will need to get quotes from tree companies because of how high the trees are and their location near the structures. Linda Roman commented there are trees on Mangrove that should be checked. They were trimmed back under the power lines and are now dead.

Zach Szoke commented the culvert by Luke Szoke's house on Timberline Road is starting to erode and should also be looked at.

Jerry Pritchard questioned if the roadside mowing has started. Frank Zamadics commented they did start the mowing and are out about three days per week. Linda Roman noted that it is difficult to pull out of Chinchona Road onto Indiantrail Road. Paul Nikisher commented that the brush in the area of Almond Road and Long Lane Road is hindering the site distance.

Rick Hildebrand requested the white stop bars be reinstated at the intersection of Wood Drive and Blue Mountain Drive and also Ironwood Road and Willow Road at Blue Mountain Drive.

Jerry Pritchard commented the speed limit on Cashew Drive looks like it is ready to fall down.

1. Hiring. Janet Sheats made a motion to advertise for at least one full time maintenance employee. Cindy Miller seconded the motion. Mike Jones commented he would like to hire at least one, but if there are two good candidates, he doesn't want to eliminate the possibility of hiring a second individual. He doesn't want to lose out on a good opportunity. All voted aye. Motion carried.
- C. Zoning Report. Alice Rehrig reported in May, there were 30 new permit applications received and 27 permits were issued. There were also seven new complaints received.

There were three applications before the Zoning Hearing Board in May. One was for a variance for an accessory solar array which was in excess of the maximum kilowatts. This application was granted. There was an expansion of a non-conforming use for Gap View Community. They were looking to add an additional unit. This application was granted with conditions. The third application was for variance and special exception to have a kennel in a garage. This application was

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granted with conditions. In June, there is one hearing scheduled which is for a special exception and variance for an accessory apartment.

Cindy Miller questioned how things were going in light of the current situation. Alice Rehrig commented it is slow. The office is doing the best they can. Lori Lambert is processing the permits and complaints and getting the information out to Scott Brown. It a matter of him getting out to check on complaints and setbacks. It's working, but it is not ideal.

- D. Police Report. Chief Fogel commented there were 416 calls for the past month which is actually lower than the previous months. There is still an officer who is out injured. Officer Surjan is now off the schedule for the department. They do have three applicants for whom they started the background checks. There were four, but one had accepted a position with another department. He is hoping to have the backgrounds, polygraph, and testing completed in the next three weeks. They are also working on the Department's reaccreditation which is also due in the next week or two. The Detective, who is the accreditation officer, is also inundated with cases right now.

Janet Sheats questioned what the pros and cons are of accreditation. Chief Fogel commented the standards of accreditation provide the outline for the operation of the department. The manual gives the officers a one stop place if there is something an officer needs to know. There are standards for most every situation they may encounter and how to deal with it in the best possible way.

The process of reapplying for accreditation is time consuming. There are companies that provide this service and there also are grants available for that service, but he has had limited time to work on these grants.

Chief Fogel commented he is also working on a traffic study on Walnut Drive between the park and Elm Road. The current speed limit is posted at 45 miles per hour. The average speed has been 35 to 37 miles per hour. Out of 1,000 vehicles, he only had four vehicles going over 45 miles per hour. Based on these preliminary speeds, it looks like it would be appropriate to reduce the speed limit to 35 miles per hour, especially with the number of homes in the area and the park.

As of June 5th, the new cell phone law went into effect. The law is written that drivers get a 12 month grace period where they get a warning if they are caught in violation of the law. The law does not prohibit someone from safety making a phone call to report an issue on the road. They are trying to avoid people looking down or manipulating their phone while driving. He read an article that indicated that distracted driving is the leading cause of accidents in 2023. Linda Roman questioned

how the law would work with someone using it as a GPS. Chief Fogel commented if the phone is being used solely as a GPS, it is excluded. As a rule of thumb, if the phone is mounted so you can use it as a GPS or Bluetooth, you are permitted one touch to answer or activate something. You cannot sit there and repeatedly use it or hold it.

Marc Kerscmar questioned if there was any update regarding National Night Out. Chief Fogel commented the Department will be taking the year off. They just don't have the staff to do it. It's getting hard to get volunteers for the event. The Road Crew comes out and does a phenomenal job with getting the park ready for them, but they just don't have the time right now either. He is planning on trying to do some movies in the park, or possibly a concert in the park.

Jerry Pritchard commented he has had residents approach him about large trucks using Old Post Road to avoid the no truck signs for Cherryville Road. Chief Fogel commented he can look at it. They may need to add an additional no truck sign. Rick Hildebrand commented there are a lot of trucks running on Cherryville Road right now. They are also running on Indiantrail Road.

1. Probationary Period of Officers
 - a. Collin Haupt. Officer Haupt has been exposed to a lot of situations and has good decision making abilities. He has the demeanor necessary to deal with the public and has done that well. He is often able to handle things without asking questions, but when it is necessary to ask a question, he does. He would recommend that Officer Haupt be released from his probationary period. Janet Sheats made a motion to release Officer Haupt from probationary status. Cindy Miller seconded the motion. All voted aye. Motion carried.
 - b. Richard Houser. The recommendation for Officer Houser would be to extend his probationary period for six months to give him the opportunity for more exposure to different things. There was no objection to the extension.
- E. Fire Company Report. Rick Hildebrand reported the fire at 375 Cherryville Road is still burning. It has now been 11 weeks since the initial fire. At some point, they will need to discuss what restitution may be placed on the property owner. There are still areas that need to be cleaned up because they had to place material on another property. They still continue to monitor the site on a daily basis.
- F. Municipal Authority Report. There was no report from the Municipal Authority.

VI. OLD BUSINESS

A. Quarter Midget Lease Agreement. The addendum to the lease that was before the Board was structured the same way as it was in the past with the addition of requiring the Quarter Midgets to pay the fire tax at the appropriate rate for that year. Janet Sheats made a motion to approve the addendum to the lease for the Quarter Midget Association for another 10 years with the including of the payment of the fire tax at the appropriate rate for each year. Jerry Pritchard seconded the motion. Cindy Miller wanted to have some discussion on the terms only because the Board is considering bringing on a parks and recreation consultant. She is not sure that 10 years would be appropriate and would like to propose no more than a three year lease since the consultant would be reviewing everything that we have in the parks and what goes on in the parks. Since we don't know what type of recommendations they may be making, she doesn't want to lock the Township into something they may not be thinking of and other changes may need to be made. Janet Sheats commented she is staying with her motion because she has no intentions of getting rid of the Quarter Midget track. It has been in this community for years and years. Jerry Pritchard commented he doesn't want to see a consultant come in and say we are getting rid of the track. Cindy Miller commented that is not what she said. She said we don't know that type of recommendations they would make for changes. Janet Sheats commented we can consider the recommendations later down the road. Cindy Miller questioned why lock in for 10 years. Why not three years and see what the recommendations are from the consultant? Bryfogle Park is landlocked. We have no more parking. People want to put up pavilions. We are asked to do certain things by the Lions and we keep saying no because we don't have room or capacity. She is not saying that is right or wrong, but that is what we are faced with right now. She is going to be looking at the consultant and saying what kind of recommendations can you make for Bryfogle. Janet Sheats commented this is for the kids. Cindy Miller commented there are only six kids out of 54 that are from the Township that use it. What if the consultant comes back and says we should be charging more than \$1? Mike Jones commented if we do that, then we would have to pay tax on it. Cindy Miller noted we are renting out the farm field at Delps Park for \$3,000 per year. Are we paying tax on that? Mike Jones commented he is not changing it to charge more than \$1. Why didn't we look to do that with LTAA? If we are going to do that to one, we should do it to all. Cindy Miller commented she doesn't want to hear the Board complain where will they get money for recreation or we don't have room for this or for that. David Hess commented it is one thing to charge the farmer who is making money from the field, but not the kids. Cindy Miller commented there is just over a 10 percent participation by kids in the Township. We require baseball to have 25 percent from the Township to get a discounted rate. We are doing this for baseball; we should be doing it for everyone. Janet Sheats commented a few months ago, the complaint was that everyone is going out of Lehigh Township for recreation. She thinks it is great that we are able to provide a midget track here in the Township.

There are a lot of residents who go there to sit and watch and they don't have a kid in racing. They just like to go there. Cindy Miller commented she is not saying we shouldn't have it; she is just saying to only do a three year lease. Zach Szoke commented at the last meeting, it was stated that the LTAA property wouldn't be included with the study by the consultant because there is a lease on it. Why wouldn't this part be excluded? Jerry Pritchard commented he doesn't think we should be tearing down the fibers of our institutional recreation. They have been here for years. He doesn't see the goal here. Rick Hildebrand commented if it is not costing the Township money, he doesn't know why you would want to go after it. You are bringing a lot of people into the community weekly and there are economic benefits that come with that. They are visiting gas stations, getting food. There are other businesses that benefit from that; you are doing good for the community and it doesn't cost the Township anything. It is good quality and clean fun. David Hess commented you are getting the kids out of their house and away from the TV, regardless of which community they come from. Cindy Miller commented our tax payers are paying for people to come in from other communities. She is not saying she doesn't support the Midget track; she does. All she was suggesting was looking at the term of the lease since everything will be reviewed by the consultant. A gentleman who is the Vice President of the Quarter Midgets commented they are a non-profit organization that raises money from outside the Township that goes back into the Township. They have donated to the Fire Company and the Police Department. The kids love this and it is a known track since 1987. Besides money going to local businesses, there is money going back to the Township, to emergency services. As an organization, they look to give back to the area. Last year, they participated in National Night Out. The Township still owns the property. A ten year lease has been going on since 1987. Why not just let well enough alone. They always look for an organization within Lehigh Township to contribute to before they look outside. Four years ago, they donated to an organization for children with cancer; there were two kids from the area. Cindy Miller commented she does not have an issue with the track or the organization. This is something the kids hold in their hearts. Preston Henry Sr. commented when he first came to the Supervisors and asked if they had any land he could use to build a small race track, the Board of Supervisors said they had no use for the land where the track is; it was a slanted field. Leo Livengood put \$40,000 to \$50,000 into leveling the area and didn't charge him a nickel for the work. The Township said all they had to do was give \$1 per year lease and if he can make something for the kids, he should do it. Initially, it was done by a handshake. Janet Sheats commented she thinks we need to honor that moving forward. Preston Henry commented he attended five meetings until he got it approved. There was a group, the Concerned Residents, and he even had to go through them to get the track in. There is no kid at that track without their parent. Parents are not allowed to drop their kids off and leave. They have been successful

all these years; he doesn't know why all of a sudden, they are being picked on. Cindy Miller commented it is not that they are being picked on; the lease is up and she was asking questions. Preston Henry commented he didn't think there was a problem there. All voted aye. Motion carried.

- B. Recreation Consultant. Mike Jones commented he believes everything that was required to be changed was changed in the most recent draft. Cindy Miller commented she contacted the Regional Director for DCNR. When we work on a DCNR grant, we are assigned a regional director and we must work with them on moving forward. She contacted him and discussed our RFP to make sure we have everything in there that they are looking for. We don't want to put it out to bid and have something be missed in the RFP. In speaking with him, he gave her a few suggestions for the RFP. He provided her with the guidelines of what they look for when the grant application is submitted and we need to make sure that the consultant covers all that. Most consultants would probably include the information because they have worked with DCNR in the past, but we want to make sure we don't miss anything on our end. The suggestions that were made were under B, Parks and Facilities Management on Page 6, they request that the Township provide a map that breaks things down by tracts or neighborhoods. They want locations of indoor or outdoor recreation facilities regardless of who owns them. We really don't have anything here, but we must provide a map of facilities. Under C, Public Participation, they really look for community involvement in the planning process. He suggested that we include that we are requesting a meeting with residents and a citizen's survey. On Page 7, an "F" needs to be created which would be called a Maintenance Analysis. They want the consultant to review current maintenance of the parks and make reasonable recommendations for the funding of improvements in an analysis. Other than these items, he said the RFP is good. Once these changes are made, we would send it back over to him for one final review before it is advertised. Now that we are hooked in with the regional director, if we are successful in getting the planning grant, it will help with additional grants going forward. The time frame for the grants for DCNR is due around April 3, 2026, and DCED's grant is Greenway Trails and that one is due between February and May of 2026. The applications for the grants are very in depth and detailed, so we want to work on this in advance.

V. NEW BUSINESS

- A. Sale of Repository Properties H2SW1 5 3 and J2 7 5A. These two properties have been sitting in the County Repository for the last three or four years because they were not sold at a judicial sale. An individual has made an offer of \$100 for these properties and the County is recommending that the properties be sold so that they can come out of the repository and back onto the tax rolls.

Cindy Miller commented she pulled the tax records on these properties. One will generate \$14 and the other will pay \$5.63. She doesn't know why the County doesn't offer the properties to the adjoining neighbors. She really doesn't want to accept these bids. The guy lives in York, Pa. He doesn't even live around here and the properties are tiny. Why not ask the neighboring property owners and give them the opportunity to purchase it for \$100? Janet Sheats commented when you look at the sheets that were provided, it says convey to adjacent property owner. It seems like they may have spoken with the adjacent property owner.

Attorney Backenstoe commented these properties were in default and were not sold at a Sheriff Sale and then went to a Judicial sale where they would have been sold free and clear. They were not sold at the Judicial sale which is why they ended up sitting there which by default goes into the County repository. The County doesn't market the properties. People just find them and bid on them and all the municipal entities have to agree on the sale. The theory is that you are getting them back onto the tax rolls.

Jerry Pritchard questioned if the Township doesn't go through with this, will they have to spend more time later revisiting this.

Cindy Miller commented she believes the neighboring property owners should be contacted. Attorney Backenstoe commented they may not want the property. Cindy Miller commented they may not, but we have no way of knowing if the County tried to contact them. The adjacent property owners don't even know most of the time that these parcels are even available for purchase. Most people don't pay attention to what is going at the County or if a property is going up for Sheriff sale.

Attorney Backenstoe commented it would be his recommendation to get rid of the properties. The County is not going to go out and ask the neighbors. They don't have the manpower to do that.

Cindy Miller commented people come in and buy these properties and then you end up in a situation like we had with the woman who bought the property on Cottonwood Road where they only have a third of an acre and want to put a trailer on it and the neighbors are all up in arms. It happens all the time.

Jerry Pritchard made a motion to accept the bids for these two parcels. Janet Sheats seconded the motion. Paul Nikisher questioned why not contact the neighbors to see if they are interested in the property. If he were a neighbor, he would be upset if it was sold without his knowledge. Attorney Backenstoe commented the properties were up for Sheriff sale and no one wanted them. Then they went to Judicial sale and no one bid on them so they just ended up sitting in the County repository until

someone makes an offer on the land. The Township is not selling the property. The County, School, and Township must agree to accept the price that was offered.

Katherine Mack commented when a property goes up for sale, there is a sign on the property. If it goes up for Sheriff sale, people may not want to pay the encumbrances that are on that property. It is possibly that a neighboring property may not know what is taking place with the property as signs go up and down. She believes it would be a kind thing to let the neighbors know that they can bid on the property. Mike Jones commented the Township does not know when the properties are going to be sold until the County notifies them that they have an offer on the property. Katherine Mack commented the Board could decide not to agree to the sale. Attorney Backenstoe commented when a property doesn't get sold at a Sheriff sale and it goes to the Judicial sale, it is free and clear and someone only needs to bid \$1 to purchase the property. If it doesn't sell for \$1, then it just sits in the Repository until someone makes an offer to purchase the property. When that happens, the County happily accepts the offer to they can get it off their books. Mike Jones questioned if the property is posted for Sheriff and Judicial Sale. Attorney Backenstoe commented there is no requirement for posting the properties for a Judicial Sale. Mike Jones questioned if people had ample opportunity to purchase the property if they wanted. Attorney Backenstoe commented they did. Cindy Miller commented it takes three years before they start the process of selling the property. She is looking at this and sees one is next to the IU unit. They may want it. Mike Jones, Janet Sheats, and Jerry Pritchard voted aye. Cindy Miller and David Hess were opposed. Motion carried.

- B. Letter of Support for Lehigh Valley Planning Commission Grant Application. The Lehigh Valley Planning Commission is applying for a Safe Cities and Roads Planning grant through the US Department of Transportation and is asking the Municipalities they serve for a letter of support. Cindy Miller noted their request really did not tell the Board anything about the grant that they are applying for or the particulars of the grant. They want the Township's support, but every time the Township goes for something with transportation, they give the Township a hard time and they are the ones who control the money. No motion was made in reference to this.
- C. Senate Bill 349, Decommissioning of Solar Energy Facilities. Cindy Miller noted the State Senate is proposing a bill to standardize the decommissioning of solar energy facilities for all municipalities across the State. Right now, the Township requires a decommissioning plan from the developer. This bill takes away the rights for the Township and pushes it to the State and County. The Township will be superseded by the County and State. As time passes, they could walk away from the project and we have no say in the decommissioning. Attorney Backenstoe commented the concern with the bill is that Townships are giving up their rights to regulate this. What if the County missing something? Right now, the Township Engineer reviews

everything and things are kept on file. Mike Muffley commented this will be a one size fits everything approach, not specific to a site or Township. Cindy Miller commented she brought this up because she believes everyone needs to contact their Senator and Representative, and if they are also concerned about this, voice their opposition so that this is kept at the local level. It's just another item where the State is taking away the local rights.

Katherine Mack commented she has read the bill and it states that the developer needs to provide proof of financial assurance to the County Recorder of Deeds. What kind of controlling authority will the County Recorder of deeds have? Attorney Backenstoe commented they do not have any; it is just the place where it is recorded. Katherine Mack commented she didn't read in the bill where the County was going to be in charge or control our zoning or our rules. She knows the State will be setting the parameters. She was of the understanding that they wanted to make things uniform because the decommissioning plans are all over the place. Cindy Miller commented she thought they were passing it to the County. It doesn't specifically state as to who is in control. Katherine Mack commented it is a guideline on how to do it. Cindy Miller commented she believes that a lot of municipalities are upset over this because they have already expended their time and money paying their solicitors and engineers to create ordinances, review plans, and develop decommissioning agreements, and after everything has been spent, the State is now coming in saying this is how you do it.

Janet Sheats commented she thinks we need to find out more about this bill. It states on Page 9, any county, municipal, or local ordinance that materially impedes the purpose of this chapter shall be preempted and shall be without force and effect. Cindy Miller commented then the State will be controlling it.

Jerry Pritchard commented he doesn't agree with the State holding the cards for something like this. They don't know who we are or what our area is like. This is not something that should be left for the state to control.

- D. Manager's Report. Alice Rehrig reported two applications have been received for the Zoning Officer position and questioned if the Board wanted to bring any of them in for an interview. The Board requested the ad be run again.

Cindy Miller commented in reading the letter that was received from Labor and Industry, it appears that Lehigh Valley Inspection has made a lot of mistakes during their inspection process and feels they should be removed from our list of inspectors for both the commercial and residential inspections. The Board agreed that they should be removed from the list of inspectors.

1. Yard Waste Cards. When the cards were initially set up, the Board had them set up as an annual fee of \$10 and there was a question at a prior meeting if the Board was going to keep it as an annual fee or just a one-time fee. The Board agreed it would be a cost of \$10 for the card. If the card is lost, then it would be another \$10 to get a new card.

VI. PUBLIC COMMENT. Cindy Miller commented she wanted to wish our police safety, especially on Saturday, with all these rallies and events that are going on across the country. She knows there will be events in Bethlehem, Easton, and Carbon County. She wants them to be safe if they get pulled into this. Jerry Pritchard commented he has seen people bussed to these events like this with the purpose of causing chaos. Janet Sheats commented there was a directive given by the State Police that all troopers are to be carrying their riot gear and they have also brought in additional officers for the weekend. Municipalities should consider this as well. If residents see something, they should report it.

Marc Kerscmar wanted to thank the Board for opening the yard waste site on Sundays. Sometimes Sunday is the only day people can get there.

Marc Kerscmar questioned if there has been any additional thought or conversation regarding not having more than one Board member on the other Boards because of a possible conflict of interest or having two fifths of a board made of up of supervisors. Janet Sheats commented this should have been discussed many years ago when it first happened. Mike Jones commented there has not been discussion. He also noted there are times when there are no other applicants. Marc Kerscmar commented there were two applicants this past January, maybe the other individual is still interested. Janet Sheats commented either of the two supervisors were up for reappointment in January. Marc Kerscmar commented with two supervisors on one Board, things could get swayed. Mike Jones commented at the end of the day, the final decision is made by the Board of Supervisors because the other boards are advisory. Jerry Pritchard commented he was on the Rec Board prior to being a supervisor as well as David Hess. They didn't go on the Rec Board to upset anything. David Hess questioned why this is coming up now. Marc Kerscmar commented he is just asking in general, not about any specific Board or person. Janet Sheats commented the comment was made because the Supervisors were not in agreement with the Recreation Consultant several meetings ago. The issue has worked itself out because the Board has discussed it. Marc Kerscmar commented he is just following up on it in general. David Hess commented he and Jerry Pritchard don't always agree. He feels like this is being brought up because of one issue. Jerry Pritchard commented when someone cares about something, they put in a lot of effort. He has put in a lot of effort to recreation because he cares. It doesn't matter that he is a supervisor because when you care, you care. Just like Cindy Miller has been on Planning. It is because she cares about it and has been entrenched in what she does. What does it matter

if someone is a supervisor? Mike Jones commented he would rather see a supervisor who cares on a board rather than a random individual who may not care or have the experience. Marc Kersmar commented the Board may want to look into preventing three or more supervisors from being on a Board. There is nothing to prevent that from happening. Janet Sheats commented when you are entrenched in the Township, you

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would want to come to meetings to find out what is going on. Just like if you want to be a supervisor, you should be here to find out what is going on. If you truly want to know what is going on, you would go to the advisory boards as well.

Katherine Mack commented she knows the Township received a large amount of money through the COVID relief funding. Has it all be spent? Mike Jones commented it has been allocated. Katherine Mack questioned if there is a place where a resident could look to see what it was spent on? Janet Sheats commented it was mostly allocated through the Capital Improvements. Katherine Mack questioned if it will show up in the 2026 budget. Alice Rehrig commented only what was spent in 2026 would be included in the 2026 budget. The money that was spent in prior years would have appeared in that year's budget. Katherine Mack questioned how a resident could find out what the expenses were. Alice Rehrig commented she would have to print a list of the projects.

Zack Szoke commented he and Mike Hock has been working on putting together a public presentation for land preservation. A meeting has been set up at the Fire Company on June 18th at 7:00 p.m. They would like to see as many people as possible come out to it, regardless of whether they are for or against it. He also questioned if he needs permission to put up signs at the Fire Company or at a park. The Board commented they don't need special permission from the Township to put out signs, but the signs cannot go on Township property. Zach Szoke questioned what the metric would be that they need to meet as far as receiving positive feedback. Janet Sheats commented she plans on attending the event and will report back to the Board what she observes. Zach Szoke commented he will try to get a total number of people to attend and a breakdown of the number for and the number against.

- VII. ADJOURN. David Hess made a motion to adjourn. Janet Sheats seconded the motion. All voted aye. Motion carried.