

LEHIGH TOWNSHIP BOARD OF SUPERVISORS

July 14, 2026

- I. CALL TO ORDER. The Lehigh Township Board of Supervisors held their regular monthly meeting on Tuesday, July 14, 2026, at 7:00 p.m. The meeting was held at the Lehigh Township Municipal Building, 1069 Municipal Road, Walnutport. Chairman Mike Jones called the meeting to order with the Pledge of Allegiance and roll call.

Present: Cindy Miller
Mike Jones
Janet Sheats
David Hess
Jerry Pritchard
Alice Rehrig
David Backenstoe
Mike Muffley
Roxann Colfer
John Henry
Frank Zamadics

The Chairman announced the Board met in Executive Session prior to the meeting to interview candidates for the position of Sergeant. Janet Sheats made a motion to authorize the Chief to offer the position to the successful candidate. David Hess seconded the motion. All voted aye. Motion carried.

II. APPROVAL OF THE MINUTES

- A. June 23, 2026. Janet Sheats made a motion to approve these minutes. Cindy Miller seconded the motion. Cindy Miller commented on Page 2, second paragraph, during the Lehigh Valley Resort extension of time request, a comment was made that it has been seven years and she would like to see that added to the minutes. All voted aye. Motion carried.

III. APPROVAL OF THE BILLS

- A. General Fund Checks 29727 to 29790. Janet Sheats made a motion to approve these bills. Cindy Miller seconded the motion. Jerry Pritchard questioned if there are detailed invoices submitted for the engineering bills. Mike Muffley commented each invoice contains a description of tasks done and the charges for the individual tasks. All voted aye. Motion carried.
- B. State Fund Checks 1650 to 1654. Cindy Miller made a motion to approve these checks. Davis Hess seconded the motion. All voted aye. Motion carried.
- C. Pennonni Associates Bill from November 12, 2025. Pennoni has delivered a final draft of the proposed new zoning ordinance addressing the previous issues, but there are some additions that will need to be made to the ordinance. While Pennoni does not have an

issue with doing the additions to the ordinance, they are requesting to be paid for the outstanding invoice. Cindy Miller commented the Planning Commission discussed this at their meeting and decided to move forward with basically telling Pennoni they are finished with what was provided and take over the review and any changes that need to be done and have Pennoni move on with the SALDO. The Planning Commission has been going back and forth with reviews, having them make changes, reviewing, having them make changes. By having the Planning Commission do a review and make the changes, it seems like it would be the most expeditious way to get this completed and have them move on to completing the SALDO. Jerry Pritchard questioned why we would be doing this work and giving them more work to do and then paying for us to do their work. Cindy Miller commented they have done a lot of the work, but there is a lot of refining that needs to be done, but we cannot continue going back and forth like this. Roxann Colfer commented the remaining items are mostly formatting. The Planning Commission is doing a divide and conquer by each person taking two or three zoning districts and reviewing it to make sure everything matches. Alice Rehrig commented there has been work done on the SALDO. The original contract for Zoning and SALDO was about \$14,000. There was additional work that Pennoni needed to do so the contract was increased to \$18,000. Back in November, Pennoni had already incurred \$23,000 in expenses. That additional \$5,000 in cost was born by Pennoni, not the Township. Cindy Miller commented she also saw in an email about additional changes. She is questioning if these were changes that were supposed to have occurred or if it was additional changes that may be billing for. Mike Muffley commented he is not aware of any additional changes that were not previously discussed. Alice Rehrig commented with the adoption of a data center ordinance that will need to be incorporated into the zoning. Mike Muffley commented additions like this can be handled by Township staff. Alice Rehrig commented she asked Pennoni where they were with the SALDO. They indicated that they had most of it wrapped up in fall. They are going to be comparing what they have with the notes from Charlie Schmehl to make sure they have addressed everything. After that, they would have Mike review some of the technical aspects of the ordinance, then have the Solicitor review for compliance with the MPC, and a final review by staff. Alice Rehrig commented the Board could withhold a portion of the remaining balance since we have not yet received a document. The SALDO was about \$5,000 of the contract. The Board agreed that \$2,500 should be held from the balance of the contract. Janet Sheats made a motion to hold \$2,500 of the invoice until the SALDO is complete. David Hess seconded the motion. Jerry Pritchard commented he is concerned that they will be dragging their feet. Paul Nikisher questioned if Pennoni should be used for the SALDO. Cindy Miller commented the original contract was for both Zoning and SALDO. The Township is in a hard place. They took over for the original consultant who became seriously ill, they jumped in to complete the contract and did the best they could. Maybe things could have been handled differently, but the Board doesn't want to spend money on planning and yet we need to get it done. She knows no one wants to put out more money, but they will be asking for it which is why the Planners decided they will take over the Zoning so we can move this forward. Paul Nikisher questioned what the

Solicitor recommends. Attorney Backenstoe commented he believes they should be paid for the balance of the invoice less the \$2,500. The major components of the Zoning are complete, and the balance can be completed by a competent Planning Commission and the \$2,500 will secure the completion of the SALDO. All voted aye. Motion carried.

IV. PLANNING RELATED ITEMS

A. Plan for Approval

1. Kristopher & Samantha Pastier Lot Line Adjustment. Brad Rock was present to represent this plan. This is a lot line adjustment to adjust the property line between Lots 1 and 2 so that the driveway which is encroaching onto Lot 1 will not be entirely on Lot 2 where Mr. and Mrs. Pastier's home is located. Mike Muffely commented this plan was before the Planning Commission last month and there were only minor comments that need to be addressed and they recommended approval.

Cindy Miller made a motion to grant the waiver of SALDO Section 147-9.A.1 pertaining to the requirement to submit a title report. Jerry Pritchard seconded the motion. All voted aye. Motion carried.

Cindy Miller made a motion to grant this plan conditional approval subject to the items outlined in the Engineer's letter dated June 5, 2026, and the Planning Commission's letter dated June 15, 2026. David Hess seconded the motion. All voted aye. Motion carried.

B. Extension of Time for Plan Recording

1. Wasko Self Storage. Jeff Ott was present to represent this project. The deadline to record this plan was March 31, 2026. The prints and mylars were submitted prior to the deadline; however, there were issues with them. They resubmitted them and now are waiting on the developer's agreement and security. The developer is requesting an extension of time to record the plans until January 14, 2027. Jeff Ott commented this project was started seven years ago. Three years into the project, they decided to go with a different layout and have been working for the past four years to get all their permits in place. When they started putting the construction costs together for their security, they were surprised to see what the costs have risen to, making the financial feasibility of the project come into question. They would like to put a pause on the project to give them time to talk to other contractors to try to get better pricing. In the meantime, Mr. Wasko has placed the project for sale but was hesitant to place a sign on the property, although that time seems to be coming to get some market activity. He is hoping a contractor will come along and maybe purchase it and partner with the applicant to make the project a reality.

Cindy Miller questioned if the developer's agreement has been completed. Mike Muffely commented there is a draft of the agreement that was discussed with the applicant earlier today. He has reviewed and approved the cost estimate. There are some other housekeeping items to make sure all the approvals have been obtained.

Cindy Miller questioned if the Rec Fees have been paid. Mike Muffley commented the fees are part of the housekeeping items.

Cindy Miller commented the property was approved as a mini warehouse for storage and the Zoning Hearing Board granted approval for the storage of campers and boats. Now, it is stated that the property is for sale. What is the plan? Jeff Ott commented the project is for sale. Cindy Miller commented the advertisement for the sale of the property is for a warehouse, not a mini warehouse. There is also a concept drawing of the proposed warehouse. Mr. Ott commented they have been working with Glenn Fritz and he asked them to put together a concept plan for the warehouse, but it is not approved. They are looking to sell their approved project. They need more time to either sell the project or get a partner because of the costs of the project. Cindy Miller commented the advertisement for the property is focused on a warehouse and applications that may need rail access. The marketing does not match to what the project was approved for which is why she is trying to figure out what is going on with the property and what the Township should do.

Mike Muffley commented the plan that was approved was for self-storage units. The owner can either develop the property himself or transfer those development rights of this plan to another individual. He would also have the right to sell the property outright as an empty lot. He believes Cindy Miller's concern is that the advertisement for the property may be misleading to a buyer that the lot is approved to build another use or type of project. The Township has seen in the past where someone purchase a property and is not aware of what they can or can't do. It is the buyer's responsibility to do their due diligence, but often times the advertising is misleading. The concern would be that the sale of the property is done in such a manner that it is transparent as to what is approved or not.

Cindy Miller commented she realizes the developer has the right to ask for the extension, but the Township doesn't have to grant it. Jerry Pritchard commented he is not sure about the six months. Mike Muffley commented the Board is well in their right to deny the plan because the conditions set have not been met, but practically speaking, it won't change anything as far as completing the project or selling the land. They already have a plan that has been completed and approved. The denial would just be a setback for them because of having to resubmit the plan and go through the process again. Larger projects have been taking several years to complete, so a few months will not make a difference. Cindy Miller questioned if six months is reasonable. Mike Muffley commented it doesn't hurt to have them come back in three months for another approval or require a written report to the Board in three months and give them the extension for six months. Attorney Backenstoe commented the applicant has shown a good faith effort to comply, he would shorten the leash and have them come back in three months. If the Board finds that there is progress being made, give them another three months.

Cindy Miller made a motion to grant the plan an extension of time until October 31, 2026. Jerry Pritchard seconded the motion. Mike Jones questioned why not do a six month extension with a written report. Cindy Miller commented she doesn't like the idea of the written report. She would want to see them back in three months. Cindy Miller and Jerry Pritchard voted aye. David Hess, Mike Jones, and Janet Sheats were opposed.

Janet Sheats made a motion to grant an extension of time until January 14, 2027, provided that the applicant provides a written report with an update on the status of the plan. David Hess seconded the motion. Janet Sheats, Mike Jones, and David Hess voted aye. Jerry Pritchard and Cindy Miller were opposed. Motion carried.

- C. Engineer's Report. Mike Muffley reported the Planning Commission reviewed a new nine lot subdivision on Riverview Drive and a sketch plan for 500 Cypress Street for a landscaping business.

The proposed Data Center Ordinance was given its final review and approval by the Planning Commission. Attorney Backenstoe commented it was also sent to the Lehigh Valley Planning Commission and will be on the August 25th agenda for adoption.

The Timberline Road project field work has been completed and is ready to go out to bid.

V. DEPARTMENTAL/ORGANIZATIONAL REPORT

- A. Recreation Report. David Hess reported the Board discussed playground equipment for Indiantrail Park and a meeting with Lyons Recreation has been set up for next week.

Paul Nikisher questioned if the Township had a Legion Team. Mike Jones commented the Township does not field a legion team. The team would fall under LTAA.

Paul Nikisher also noted that the Lions donated \$14,700 towards the fencing in Berlinsville. As part of the donation, they had requested a sign be installed. When will this be happening? David Hess commented the Lions would need to come to the Rec Board with the sign they are proposing.

1. Park Signs. Alice Rehrig took pictures of the existing signs in the parks and compared the signs to what is listed in the ordinance. The signs and the ordinance were not completely in agreement. The Board will need to determine if they want one sign that is suitable for all the parks or continue with a slightly different sign for Delps Park since it is the only park which permits pets. It was also noted that the ordinance lists time that the park opens at 9:00 a.m. The Board agreed the opening time should be changed to dawn.

Mike Jones commented more and more, dogs are being treated like people and are taken everywhere. He suggested that the ordinance be changed to allow dogs at all parks on a leash. It was agreed that pets would be allowed at all the parks as long as they were on a leash. Linda Roman commented there are some dogs that are well behaved enough with a collar. Mike Jones commented the only way to guarantee a dog is under control is to have it on a leash. John Knoblach commented there should be a length set for the leash because some leashes are 20 feet long.

Linda Roman commented there are more and more people driving into the park to unload their items and not moving their vehicles. They are supposed to be removing their vehicles and parking in the designated parking areas.

Alice Rehrig was asked to draft the proposed ordinance changes and create sign language to match to the ordinance.

2. Lettering for fence in Berlinsville. Jerry Pritchard commented he met with Scribbles and Drips because he thought it would be a good idea to have “Lehigh Township” lettered on the green fence that was installed in the Berlinsville Ballfield. The Rec Board was also in agreement with this. The total cost of the lettering is \$1,490. He feels this is a good price and would like to see it get done for National Night Out.

Mike Jones questioned how large the actual letters will be. Jerry Pritchard commented they will be three feet. Mike Jones questioned how they would be attached. Jerry Pritchard commented he believes they will be riveted onto the fence. Mike Jones questioned if there was any type of warrantee that came with them and what was the expected life span since they will be out all year long. Jerry Pritchard wasn't sure, but Scribbles & Drips has been doing this type of work for a long time.

Merion Miller questioned if there would be funding available through the Bryfogle Trust. Mike Jones commented he wouldn't want to go back to them for additional funds after utilizing the funds for the fencing and the shed.

Paul Nikisher questioned if there was additional pricing available? If it is not going to be done by National Night Out, why rush through it.

David Hess commented Jerry Pritchard sent an email to the Rec Board with the type of letter and price; there was no objection. Cindy Miller commented the Rec Board shouldn't be voting over email. Jerry Pritchard commented he put it on this agenda to be voted on so it can be done by National Night Out. Mike Jones questioned when it will be done because if it is not done by National Night Out, then there is no need to rush this. Jerry Pritchard commented when he spoke with Scribbles and Drips, they said they could be out next week.

Linda Roman commented the sign is not necessary and believes it should be donated.

Jerry Pritchard made a motion to move forward with the lettering from Scribbles & Drips at a price of \$1,498 provided he can have it installed by National Night Out and there is a warrantee provided. David Hess seconded the motion. All voted aye.
Motion carried.

- B. Public Works Report. Frank Zamadics reported the Road Crew is continuing to move forward with preparing for the oil and chip project. They expect to be ready for the contractor by the end of the month. After that, they will be moving onto other small repairs throughout the Township.

Janet Sheats questioned if the Township had anything to do with the cutting of the grass at the old Truist Bank. Frank Zamadics commented the only mowing the Township would do would be cutting in the right of way along Cashew Drive with the roadside mower. Any internal mowing would have been done by the Owner.

Sherry Szoke questioned if any of the roads in the Township have the same issue with oil and chip like Moore Township did. Frank Zamadics commented the oil does bleed through when it gets hot like it did recently, but it is generally not a problem unless it was a newly completed application.

- C. Zoning Report. Roxann Colfer commented the property involved in the appeal of the Zoning Hearing Board's decision to the Court of Common Pleas has been sold and she has been trying to reach the new owners to find out what their intent is with the appeal. There are also two zoning hearings scheduled for this week, one is a special exception and the other is a variance. There was a third appeal; however, she is hoping to resolve it without going to the Zoning Hearing Board. She also had two code enforcement cases before the Magistrate this week and both were ruled in the Township's favor. There will also be a more complicated hearing coming up in September and she will be requesting Attorney Backenstoe to be present for the hearing.

Paul Nikisher questioned what was going on with Becky's Drive-In with the rocks. Roxann Colfer commented she and the engineer are working with the owners to get the proper permitting and get things into compliance. Paul Nikisher questioned when a permit is required if someone wants to put a wall up at their home. Roxann Colfer commented it is best to call the office with the specifics of what you are doing prior to starting the work so the proper guidance can be given. In this case, there are issues with the close proximity to the road, their septic system, and the height. Mike Muffley noted it also depends upon how much earth disturbance you are creating, how large a item is, and how close you are to property lines.

- D. Police Report. John Henry commented for the month of June, there was 457 calls, 5 reportable crashes, 4 non-reportable crashes, 34 summary traffic violation issued, 16 equipment repair orders issued and 2 individuals were processed through the booking

center. There were 11 arrests in the month of June which included confinement of dogs, DUIs, drug equipment violation with crash, misuse of 911, selling/furnishing liquor to minors, simple assault, resisting arrest, harassment, and unattended fire.

National Night Out will be held on Tuesday, August 4 from 6:00 p.m. to 8:00 p.m. at Berlinsville Park.

1. Letter of Resignation. Janet Sheats made a motion to accept the resignation of Christopher Molchan from the Police Department. Cindy Miller seconded the motion. All voted aye. Motion carried.

Chief Henry commented in light of this resignation, he would like to begin the background investigation on the next individual we have on our current list of candidates. There was no objection.

Zach Szoke questioned what the current number of police officers were for the Department. Mike Jones commented we are currently at 11, including the Chief. Zach Szoke questioned what the desired number of officers would be and if that is the recommendation based on the studies. Mike Jones commented we are currently budgeted for 13 officers including the Chief. Chief Henry commented he believes the studies indicated that there should be 14 to 16 officers, but he will be happy if we can get to the 13 officers.

- E. Fire Company Report. Rick Hildebrand commented their new reporting system is not yet up to where it needs to be so he was unable to provide a written report. To date, the department has responded to 44 dwelling fires, 45 motor vehicle accidents, 14 alarms, and 28 medical assistance calls. There have been a total of 263 calls for the year. This is close to the same amount, maybe slightly more, of calls as last year.

- VI. OLD BUSINESS. There was no old business.

- VII. NEW BUSINESS

- A. Manager's Report. Alice Rehrig did not have anything additional to report.

Katherine Mack commented the 2025 Audit was supposed to be sent into the State by the end of June and posted for public information. Has this been done? Alice Rehrig commented the required concise financial statement was advertised in either February or March and the audit was filed with the State by April 1.

- B. Solicitor's Report. Attorney Backenstoe did not have anything additional to report.

- VIII. PUBLIC COMMENT. Katherine Mack questioned the email the Zoning Hearing Board received regarding meeting with the Board to discuss their budget. They are more than

happy to meet, but if it is to discuss budget, she believes it should be at public meeting since it is a discussion about public funds. Mike Jones had responded to the email indicating that it was to be an informal meeting, but she doesn't know that it would be permitted under the sunshine law. Cindy Miller noted it would be no different than the meeting that was held several years ago. Attorney Backenstoe commented he believes an informal meeting would be permitted. You can have an informational discussion, but not deliberate or take official action. In the alternative, two members of each Board could also meet. Katherine Mack questioned why the Zoning Hearing Board would be involved in the budget discussion. They have no input or control over the budget. Cindy Miller commented there is control in that they select the solicitor. Katherine Mack commented the Zoning Hearing Board does not have any control over his billing and they don't see them at all. They have no way of knowing how many hearings will take place or how long they will last. Attorney Backenstoe commented the Board of Supervisors sets the budget and appropriates funds to administer all the expenses associated with the Zoning Hearing Board. The Zoning Hearing Board may contract for legal counsel and other staff as it deems necessary. The compensation of legal counsel, experts, and staff and sums expended for services shall not exceed the amount appropriate for by the governing body. Katherine Mack commented if there are questions regarding the bills, the Board should be discussing them with the person who wrote them which would be the solicitor himself. Jerry Pritchard commented he would like to ask a few questions pertaining to the details of the bills. Mike Jones commented if the Zoning Hearing Board has no input, then there is no need to hold a meeting with them. Lynn Tamarro commented it comes down to a question of legal billing and the components of the billing which are the hearings, long winded presentations which they can't control; long winded public comment which they cannot control and litigation which they cannot control. These are the only items that run up a solicitor's bill. They are not meeting with him outside the meetings so there are no additional costs there. Katherine Mack commented if there is a question of their solicitor's authenticity or reliability, the Supervisors should have their solicitor sit down and discuss his professionalism with him.

Merion Miller commented over the last several months, there has been a lot of discussion about land and the direction of the Township. The one thing that is being missed is people. Who wants to be a farmer? He's the son of a farmer. Farming is a slow road to bankruptcy. There used to be 10 dairy farms on the three mile stretch of South Cottonwood. Now the only dairy farm in the Township is Riverview Dairy. The cost of the corn for the cows is making it unaffordable. When you combine the costs of farming with two bad years of crops, then have someone burn down your barn, and have a half million dollar loss, the road to bankruptcy speeds up. The farmland is not disappearing, but the farmers are. We are lucky that there are still some people who are willing to operate the farms that remain. There is a lot of discussion about preservation, and he would say the county system has failed them. They have preserved the farms to save them for future generations, but they are gone. There is a lot more to this than just farmland preservation and local preservation. It's where this community is heading and it is changing fast. Experts on the internet claim to know about

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farming and the wonderful life associated with it. There are a lot of chemicals that are used in farming which are not good for people. There are a lot of good and bad associated with it. When speaking about preservation, you need to remember there are people involved.

Zachary Szoke, 4467 Timberline Road, wanted to remind everyone that their in person presentation will be taking place at Blue Mountain Fish and Game on Monday, July 20, at 7:00 p.m.

- IX. EXECUTIVE SESSION. The Board went into Executive Session to discuss personnel matters. No action was taken.
- X. ADJOURN. Janet Sheats made a motion to adjourn. Daid Hess seconded the motion. All voted aye. Motion carried.