

LEHIGH TOWNSHIP BOARD OF SUPERVISORS

April 28, 2026

- I. CALL TO ORDER. The Lehigh Township Board of Supervisors held their second monthly meeting on Tuesday, April 28, 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  
David Hess  
Mike Jones  
Janet Sheats  
Jerry Pritchard  
David Backenstoe  
Alice Rehrig

II. APPROVAL OF THE MINUTES

- A. April 14, 2026. Janet Sheats made a motion to approve the minutes. Cindy Miller seconded the motion. All voted aye. Motion carried.

III. APPROVAL OF THE BILLS

- A. General Fund Checks 29526 to 29556. Cindy Miller made a motion to approve the bills. David Hess seconded the motion. Katherine Mack questioned what the bill was for Keystone Consulting. Cindy Miller commented they are our Technology Consultants. All voted aye. Motion carried.

IV. PLANNING RELATED ITEMS

- A. Resolution 2026-17, Adoption of Resolution Amending Act 537 Plan to connect Walnutport Mobile Park to public sewer system. Jason Newhart of Spotts, Stevens, and McCoy was present to discuss the resolution. About a year ago, Carl Becker entered into an agreement with the Walnutport Authority to take over the operations of his water and sewer systems for the park. DEP has approved the transfer of the water system over to the Authority and they are now operating the system. Because the sewer system was being abandoned and the flows were going from Lehigh Township to Walnutport to the Slatington treatment plant, DEP required him to go through Act 537 Planning. They are basically treating this like it was a development.

Jerry Pritchard made a motion to adopt Resolution 2026-17. David Hess seconded the motion. Mary Trexler questioned if this will be for both Section 1 and Section 2. Jason Newhart commented Section 2 was connected to water when the development was initially constructed. It was connected to the public system around 2011 when the Hills of Greenock was developed. Tom Szoke questioned if this will cause any complications to the Township. Jason Newhart commented it will not. The costs of

this have been paid for by the Authority. This module was also advertised for 30 days and in checking with Alice Rehrig, there were no comments on this. All voted aye. Motion carried.

V. OLD BUSINESS

A. Approval of Application and Permit for Consumption of Alcohol in Parks. Attorney Backenstoe reviewed the application and permit and felt they were okay, but suggested that they be sent to the insurance company to see if they have any comments. Janet Sheats made a motion to approve the application and permit pending review by the insurance company. David Hess seconded the motion. Jerry Pritchard commented we need to check the signs at the park to make sure they are consistent with the ordinance. All voted aye. Motion carried.

VI. NEW BUSINESS

A. Sale of Vehicles

1. 2002 Freightliner Truck. Cindy Miller made a motion to accept the bid from Richard Libbey in the amount of \$7,300.00. David Hess seconded the motion. All voted aye. Motion carried.
2. 2007 Ford F-350 Pickup Truck and 2008 Ford F-350 Pickup Truck. Cindy Miller made a motion to accept the bids from Justin Kwasnoski in the amount of \$2,500.00 for the 2007 Pickup Truck and \$2,800.00 for the 2008 Pickup Truck. David Hess seconded the motion. All voted aye. Motion carried.
3. 2016 Dodge Charger. Cindy Miller made a motion to accept of bid from Carl Kresge in the amount of \$1,550.00. David Hess seconded the motion. All vote aye. Motion carried.

B. Letter of Resignation. Cindy Miller made a motion to accept the letter of resignation and that the manager sign any related separation documents. Janet Sheats seconded the motion. Wendy Kleintop questioned who resigned. Mike Jones commented it was one of the police officers. All voted aye. Motion carried.

C. Resolution 2026-18, Authorization to apply to DCNR for grant funding. Cindy Miller commented she has been working on the DCNR grant for a recreation consultant which is due Thursday. In speaking with the DCNR consultant, the budgetary area was changed and she will try to get everything worked out. In addition, a resolution of support from the Board for the application of the grant is needed. She also has letters of support coming from Legislators. Janet Sheats made a motion to approve Resolution 2026-18. Jerry Pritchard seconded the motion. All voted aye. Motion carried.

- D. Ordinance 2026-2, Data Centers. The Planning Commission developed an ordinance which can be used as a stop gap until the new Zoning Ordinance is completed. At this point, Attorney Backenstoe has not fully reviewed the ordinance and a revised copy will be needed from Mike Muffley to change the setback requirements to 250 feet. If the Board is in agreement with the ordinance, they could make a motion to authorize it to be advertised and sent to the Lehigh Valley Planning Commission for their review and comments.

Janet Sheats made a motion to authorize the advertisement of Ordinance 2026-2. David Hess seconded the motion. Janet Sheats commented she has looked at ordinances in other Townships and most of them have a minimum of 10 acres and it is based on the type of tier and size of the data center. Janet Sheats commented she also would like to see something included for site decommissioning and a bond. She suggested that the ordinance require it to be a closed loop system. Attorney Backenstoe commented the Board should discuss what they would want to include in the ordinance and let him and Mike Muffley look at the ordinance and bring it back to the Board next meeting. Cindy Miller commented all of these items were discussed at the Planning Meeting. The solicitor and the engineer suggested that the ordinance be kept loose since it is a conditional use and these items can be required as part of the conditions of improvement. It would give the Board more flexibility when setting the conditions. The ordinance is a living document so it can be amended as needed. Janet Sheats commented the other item she saw in ordinances was that there be an inspection by the Fire Marshall pre and post development and a list of haz mat response requirements. Cindy Miller commented this too can be a condition. Attorney Backenstoe noted when it comes to Data Centers, technology changes as fast as the ordinances are written. There are no State regulations at this point, but there is a House Bill pending which would put this under the control of the PUC and there is a Legislative Bill pending which would regulate the day to day operation of this. They could potentially preempt Township regulation on certain aspects. The important thing now is to have an ordinance addressing the use. Cindy Miller commented with everything changing as quickly as it is, that is one of the reasons for keeping the ordinance somewhat loose. At PSATS, Dave McCormick spoke and he started with we need AI, we need technology, and we need data centers and then at the same time local government was saying they need to protect their communities. There were four different sessions on data centers at PSATS. This was the largest topic of the convention. One Township has 11 applications for data centers. Janet Sheats amended her motion to table this until Attorney Backenstoe and Mike Muffley have had an opportunity to review the ordinance. Cindy Miller seconded the motion. Katherine Mack questioned what area of the Township will be zoned for Data Centers. Cindy Miller commented it will be the Industrial District as a conditional use. Katherine Mack questioned if it will become a problem in the future because our

Industrial area is so small and there are a lot of other uses provided for in the district and most require high acreage. Will we be able to accommodate the uses in the future? Cindy Miller commented that is why this will be a living document. Things may need to be amended in the future. Attorney Backenstoe commented de facto zoning is something you need to keep in mind. Tom Szoke questioned how much the State or Federal can override the Township ordinances. Attorney Backenstoe commented they could adopt legislation that could completely preempt Township regulation, but most of the legislation he has seen was to provide general standards. All voted aye. Motion carried.

E. Pennsville Garage Roof. Mike Jones commented a resident, Adam Holencik, owner of Adam Holencik Exteriors, was kind enough to provide the labor and materials to replace the roof on the storage building at Indiantrail Park. He felt it would be appropriate to either place an ad for him in the newsletter or place a sign at the park. Janet Sheats made a motion to thank Mr. Holencik by placing an ad in the Township Newsletter. Mike Jones seconded the motion. All voted aye. Motion carried.

F. Manager's Report. Alice Rehrig did not have anything specific to report.

G. Solicitor's Report. Attorney Backenstoe did not have anything specific to report.

VII. PUBLIC COMMENT. Lisa Pignatero questioned how long the fire tax was going to be in place. Mike Jones commented it will be an ongoing tax because of the cost of replacing the fire trucks. The amount was set based on the replacement plan for the large pieces of equipment. Cindy Miller commented it is her understanding that the Feds are starting to look at the costs of the equipment because the larger companies bought up the smaller companies almost creating a monopoly. Since COVID, the price of the firetrucks have increased astronomically. Rick Hildebrand commented the cost of the equipment is currently rising at a rate around 12 percent per year. Ten year's ago, a ladder truck would have cost \$1,000,000 and an engine would have been \$500,000. Now, the ladder truck is over \$2,000,000 and an engine is \$1,500,000. The fire company also pays over \$100,000 per year for the maintenance of the trucks. The cost of the maintenance comes out of their fund raising efforts; it doesn't come out of the tax money.

Monica Brown wanted to thank the Board. The shelters are up at the dog park and the benches by the entrance have been moved further down the fence line.

Zach Szoke commented as part of the land preservation push by Mike Hock and himself, they are in the process of finalizing one of three presentations that will be on Facebook. It will be similar to what was presented to the Supervisors and also at the meeting at the Fire Company. They are also working on their own newsletter and a town hall meeting. Their goal is to get this on the November ballot.

Board of Supervisors Minutes  
April 28, 2026

Wendy Kleintop commented she met with two people from the Northampton County Land Preservation Office to get information on preservation. She learned that two percent of the tax on tobacco sales in Pennsylvania goes towards funding land preservation. As an individual, she is not against farmland preservation, but it opposed to the Township funding of land preservation. She is planning on meeting with the tax collector in Moore Township and how their tax money funds open space. As she learns more, she will let everyone know.

- VIII. EXECUTIVE SESSION. The Board went into Executive Session to discuss Collective Bargaining.
- IX. ADJOURN. Janet Sheats made a motion to adjourn. David Hess seconded the motion. All voted aye. Motion carried.