

## **COPLAY WHITEHALL SEWER AUTHORITY**

**THE REGULAR MEETING of the Coplay-Whitehall Sewer Authority was called to order by Chairman James Hahn at 7:30 p.m. on the 15th day of September 2022.**

**BOARD MEMBERS present were:**

**Paul F. Geissinger  
James Hahn  
Dennis Wehr, Jr**

**Paul D. Boyle  
Joseph J. Marx**

**Joseph Bonshak  
James Roth (absent)**

**MANAGER: Matthew Harleman**

**BUSINESS MANAGER: Anita Smith**

**AUTHORITY SOLICITOR: Andrew Schantz, Davison & McCarthy P C**

**ENGINEER: NONE**

**LIAISONS: NONE**

**PRESS: Jim Weber, Times News**

**CITIZENS present: Robert Kayal, 3012 MacArthur Rd, Whitehall, PA  
Haifa Kayal, 3012 MacArthur Rd, Whitehall, PA  
Attorney Alex Elliker, Law Office of Alexander J. Elliker, Kutztown, PA  
Leu Rauch, Lehigh Engineering  
Michael Melosky, Operations Manager**

**CHAIRMAN James Hahn called the meeting to order.**

**Mr. Hahn called for the Pledge of Allegiance to the Flag.**

**Mr. Hahn called for the reading of the minutes of the Regular Meeting of August 18, 2022.**

**MOTION WAS MADE BY MR. MARX, SECOND BY MR. WEHR, APPROVING THE MINUTES OF THE REGULAR MEETING AUGUST 18, 2022 WITH ANY AND ALL ADDITIONS /DELETIONS AS NOTED, DISPENSING WITH READING OF SAME. 5 AYES, 0 NAYES, 1 ABSENT 1 ABSTAINED. MOTION CARRIED.**

**Mr. Hahn asked if anyone would like to address the board.**

**Attorney Alex Elliker stepped up to address the board. He is representing Mr. & Mrs. Kayal who owns the Auto Sales Business at 3012 MacArthur Rd, Whitehall, PA. The Board had reviewed at the August meeting, a request for a change in a right of way in the rear of Mr. Kayal's property which abuts a residential property. Since the request was not formally presented at the last meeting, they asked for Mr. Kayal to attend this meeting to discuss his intentions with the right of way.**

**Mr. Robert Kayal said I have been in business in Whitehall for 52 years. My goals and interests are to serve the people of Whitehall. We owned the Diner in the 1970s to the 1990s. I bought the corner property where the Auto Sales Business is located in the 1989. I have had many jobs in my life as a salesman and school teacher. I want to maintain goodwill and serve people. I have a 21 year old running the auto sales business. I have spent a lot of money bringing the auto sales building and lot up to new standards for a commercial lot. One of the reasons for the change I would like to make to the right of way is the neighbor behind the property will complain should the grass be high on the right of way, he also calls the cops should we park on the grass. Another reason for the change in**

*the right of way is during the winter time when we have to plow we try to leave a three space opening to push the snow removal. I have learned a lot about pervious and porous pavement and know that this will allow water to be absorbed sometimes better than grass. This will help and beautify the property along with solving an argument with a neighbor. I want to pave about 4,500 square feet, 30% is new and 70% is already paved. This is an investment of about \$40,000 to help with the safety and drainage of the property.*

*Attorney Elliker said does the board have any concerns or questions?*

*Mr. Geissinger said if an agreement with the assistance of our Attorney Andrew Schantz could be done that could address all the concerns and all costs associated with the agreement to be paid for and be the responsibility of the property owner, Mr. Kayal. This agreement would be filed with the deed so that it would stay with the property should it be sold. We will table this until the next meeting when an agreement will be drawn up.*

**MOTION MADE BY MR. GEISSINGER, SECOND BY MR. BONSHAK, TO TABLE THE MOTION UNTIL THE OCTOBER 20, 2022 MEETING REGARDING THE CHANGES TO THE RIGHT OF WAY TO BE SET FORTH IN AN AGREEMENT FOR ALL COSTS AND RESPONSIBILITY OF THE AGREEMENT, RIGHT OF WAY AND ALL OTHER CONCERNS TO BE PAID BY THE PROPERTY OWNER OF 3012 MACARTHUR RD. THIS AGREEMENT WOULD BE FILED WITH THE DEED IN CASE THE PROPERTY IS SOLD. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

*Mr. Geissinger said that Attorneys Schantz and Elliker will work on the agreement for the next meeting.*

*Mr. Kayal said thank you.*

*Mr. Rauch from Lehigh Engineering stepped forward to address the board. He said the he wants to talk about the Whitehall Farms development off of Lehigh Street. This property would have 44 single lot homes. All lots would be gravity fed directly into the Coplay Creek Interceptor or to the sewer main in Lehigh Street depending on the elevation. Whitehall Township has tabled the approval until their October meeting.*

*Mr. Hahn said we will wait to approve this information until the Township has approved the Whitehall Farms development.*

*Mr. Harleman said I have looked at the information and made comments about some of the manholes.*

*Mr. Rauch said they are working on the comments Mr. Harleman had given them and a planning module must still be done.*

#### **A. FIELD REPORT**

##### **1. Written –**

**MOTION MADE BY MR. BONSHAK, SECOND BY MR. GEISSINGER, TO ACCEPT THE AUGUST 2022 MANAGER'S FIELD REPORT AS PRESENTED AND TO MAKE THE WRITTEN REPORT PART OF THE OFFICIAL MINUTES. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

##### **2. Verbal-**

*Mr. Harleman said that he had one item to review. The backup float and bubbler has been installed. Envirep must come and hook it up to the system.*

*Mr. Melosky said we are waiting for the touch screen control panel which they said would be here in two weeks. It could be more time.*



**B. ADMINISTRATIVE REPORTS - Monthly Financial Report presented for Board review after general review:**

**MOTION MADE BY MR. MARX, SECOND BY MR. WEHR TO APPROVE THE AUGUST 2022 FINANCIAL REPORT AS PRESENTED BY THE TREASURER. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

*See attached listings for the invoices listed to be paid.*

**MOTION MADE BY MR. GEISSINGER, SECOND BY MR. BOYLE TO APPROVE THE AUGUST 2022 INVOICES FOR THE 1<sup>ST</sup> NORTHERN BANK ACCOUNT AS PRESENTED BY THE TREASURER. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

**C. CORRESPONDENCE AND OTHER MISCELLANEOUS DATA**

1. **Memo dated September 15, 2022 regarding the 2023 Minimum Municipal Obligation (MMO) CWSA Pension Plan (Total \$96,859.00 due 1/2023)**

**MOTION MADE BY MR. BOYLE, SECOND BY MR. BONSHAK TO APPROVE THE 2023 MINIMUM MUNICIPAL OBLIGATION (MMO) CWSA PENSION PLAN FOR 2023 WHICH TOTALS \$96,859.00. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

2. **Letter of intent from Lehigh Engineering Associates to the CWSA board regarding the Whitehall Farms Subdivision**
3. **Warranty on new Farm Tractor (tabled last meeting so covered under old business)**

**Operations Committee** -- Mr. Boyle reported normal operations.

**Administrative Committee** – Mr. Marx reported normal operations.

**Financial Committee**-- Mr. Wehr reported normal operations.

**Clear Water Committee**—Mr. Geissinger reported normal operations.

**Safety Committee**—Mr. Bonshak reported normal operations.

**OLD BUSINESS –**

**Mr. Boyle said the Operations Committee has discussed the farm tractor warranty and have decided to make a motion for the warranty option of 60 months with 2000 hours at a cost of \$2689.00 with a zero dollar deductible.**

**MOTION MADE BY MR. BOYLE, SECOND BY MR. MARX TO APPROVE THE FARM TRACTOR WARRANTY OPTION FOR 60 MONTHS FOR 2000 HOURS WITH A ZERO DOLLAR DEDUCTIBLE AT A COST OF \$2,689.00. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

**NEW BUSINESS –**

**ADJOURNMENT –**

**MOTION MADE BY MR. BONSHAK, SECOND BY MR. MARX TO ADJOURN THE MEETING. 6 AYES, 0 NAYES, 1 ABSENT. MOTION CARRIED.**

**The meeting was adjourned at 8:04 PM.**



**Respectfully submitted,  
Paul Geissinger, Secretary**