



Wednesday, March 20, 2024

**Board of Commissioners AGENDA-MINUTES – 7:00 PM**

**1. CALL TO ORDER**

**A. Roll Call**

**Attendees:**

Commissioner Diane Kelly, President  
Commissioner Monica Hodges, Vice President  
Commissioner Jacob Roth, Assist. Twp. Secretary  
Commissioner Tom Johns  
Commissioner Chris Peischl  
Joseph A. Zator, Twp. Solicitor, Zator Law  
Anthony Tallarida, Twp. Engineer, The Pidcock Co.

Tom Petrucci, Township Manager  
Herb Bender, Dir. of Twp. Operations  
Mike Elias, PW Utility & MS4 Coordinator \*  
Tricia Dickert, Director of Finance\*  
Chief Glen Dorney, SWT-PD  
Captain Stephen G. Brown, SWT-PD  
Dave Manhardt, Director, Community Development Dept.  
Chris Stroehler, Long-Range Planner, CD Dept.  
Gregg Adams, Planner, Community Development Dept.  
John Frantz, Fire Marshal, Building Code Official \*  
Tom Harper, Code Enforcement Program Manager \*  
Rob Fehnel, IT Projects Manager \*  
Tracy Fehnel, Exec. Assistant  
**Absent\***      **Attended Virtually \*\***

**2. PLEDGE OF ALLEGIANCE**

**3. ANNOUNCEMENTS**

**A. All public sessions of the South Whitehall Township Board of Commissioners are electronically recorded, filed, and posted on the Township’s Website for Public access.**

**B. Public /Virtual Meeting Rules**

**C. Board of Commissioners Met in Executive Session on the following dates to discuss legal and personnel Matters: March 20, 2024, before this evening’s meeting.**

**4. COURTESY OF THE FLOOR - Public Comment on Non-Agenda Items – NONE**

**5. PRESENTATION**

**A. Chief of Police, Glen A. Dorney – Resignation.**

President Kelly wanted to take the time to highlight Chief Glen Dorney’s service to our Community and the Township. A dedicated public servant with 29 years of law enforcement experience, Glen Dorney became the Chief of Police of SWT on April 9, 2018, following a 21-year career with the Allentown PD.

In his 6 years leading the SWT-PD, Chief Dorney focused on ensuring that the PD had the necessary resources to achieve the principles set forth in the Department’s Mission Statement. During his tenure, the Department added two police canine units, and designated two additional officers to become School Resource Officers to meet the needs of the PSD, and endeavored to maintain full departmental staffing. Chief Dorney placed a strong emphasis on departmental training and excelled in organization and structure. He instituted mandatory monthly training requirements, developed internal instructions, and ensured that the command structure of the department was focused on the tasks and assignments necessary to carry out its mission effectively and efficiently.

A strong proponent of community policing concepts, and maintaining a positive relationship with the community, new programs oriented towards improving community relations were created under his

leadership. These Programs include the Youth Academy, Advanced Youth Academy, Citizens' Police Academy, and a dedicated Community relations liaison position, which centralized all community relations programs and activities. Chief Dorney demonstrated strong interpersonal skills in his relationships that he built within the PD and within the Community. Internally, he was available to the members of the Department and maintained an open-door policy. In the Community, he excelled at creating and maintaining partnerships by improving lines of communication and developing strong interpersonal relationships which will continue to benefit our Community.

SWT is appreciative of Chief Glen Dorney's service to the Community, and we wish him well in his future endeavors.

**Presentation of Distinguished Service Award.** President Kelly next presented Chief Glen Dorney a Distinguished Service Award for his years of service to SWT and its residents.

Chief Dorney in closing thanked all the men and women in blue, his Department, and said that he worked with many individuals throughout his career. He said this group is the best of the best—dedicated, top-notch, who have gone above and beyond, and are true members of this community, who do the right thing all the time. He challenged the group to continue this work ethic and integrity. Take pride in your badge, as he will forever, and continue to go home to your family every single night. He added that this department is in good hands moving forward. The command structure from top to bottom are phenomenal. He gives his full support to the soon-to-be Interim/Acting Chief, Stephen Brown, who has come up through the SWT ranks. He has gone through all the leadership schools, and has done fantastic as my #2 the last two years, and is someone I could always count on. Chief Dorney said this group has done the work. And, even though he is leaving, the Department will not skip a beat. It will continue to move forward; it will continue to serve this Community, because you deserve it, and they deserve the respect that they have earned over the years. He thanked everyone for this opportunity and said it has been a great career.

(Photos taken at this time.)

#### **B. Financial Summary Report – Kristin Blahnik, Financial Reporting & Fund Balance Specialist**

Township Manager, Tom Petrucci explained that the numbers in the report are as of end of February 2024. Given the fact that the Township has not yet received Real Estate Tax revenue, some of the funds look like they are underwater, which is customary at this time of the fiscal year—the Township uses its reserves to make it through until the revenue is received.

	<u>Actual</u>
General Fund:	(\$526,976.10)
Fire Tax Fund:	(\$88,751.38)
Water Fund:	\$195,740.31
Sewer Fund:	\$79,335.33
Refuse/Recycling:	\$526,604.08
Capital Fund:	\$20,198.34
State Highway Aid Fund:	(\$136,718.21)

The enterprise funds, which operate based on fees received on a quarterly basis, do have healthy balances at this time. Regarding the Capital fund, we have not yet gone into the bulk of our Capital expenditure programs, but will do so once the Tax Revenue starts to come in. State Highway Aid Fund numbers listed are primarily related to street lighting. The more detailed financial statements can be found on the Township Website.

## 6. MINUTES

### A. **March 6, 2024 – Board of Commissioners Meeting Minutes**

A MOTION was made by Commissioners Roth and Hodges to approve the March 6, 2024, BOC Meeting Minutes as presented. All in favor; none opposed. Vote 5:0. Motion carried.

## 7. ORDINANCES – NONE.

## 8. RESOLUTIONS

### A. **A Resolution Appointing Captain Stephen G. Brown to the Position of Interim/Acting Chief of Police for South Whitehall Township.**

Township Manager Tom Petrucci explained that Chief Glen Dorney has submitted his resignation with an effective date of March 22, 2024. Pursuant to Section 1402 of the First Class Township Code, the Board of Commissioners must now appoint and designate a successor. It is appropriate, prudent and necessary to appoint Captain Stephen G. Brown to the position of Interim/Acting Chief of Police at this time.

Captain Brown has served in his current role since February 1, 2023. Starting as a Patrol Officer, in February 2007, Captain Brown steadily progressed through the Civil Service Commission ranks during his career as a Corporal/Sergeant (Patrol), Sergeant of Administration, Lieutenant of Administration, and then Captain.

Captain Brown is a veteran of the Armed Forces (Navy) and has obtained numerous education/certifications that include, but not limited to the following:

- BA with High Distinction in Law and Society, Pennsylvania State University
- School of Police Staff and Command #484, Northwestern University Center for Public Safety
- FBI-LEEDA (multiple certifications)
- Pennsylvania State Police's 7th Leadership Development Program

A MOTION was made by Commissioners Peischl and Roth to approve adoption of said Resolution appointing Captain Stephen G. Brown to the position of Interim/Acting Chief of Police for SWT. All in favor; none opposed. Vote 5:0. Motion carried.

Interim/Acting Chief Stephen Brown thanked the Board for this opportunity. President Kelly said that the Board looks forward to working with Interim/Acting Chief Stephen Brown as he steps into this new role.

### B. **A Resolution Extending the Conditional Preliminary/Final Approval Granted to a Major Plan Entitled "Proposed Parking Lot Improvements 798 Hausman Road"**

Gregg Adams, Planner, Community Development Department explained that this is an application to further develop the property located at 798 Hausman Road. The plan proposes the construction of a new driveway aisle and the elimination of 13 parking spaces, stormwater management improvements, and the installation of a new water line all on a 0.81-acre portion of the 6.072-acre site. The property is zoned IC-1 Industrial-Commercial-1 (Special Height Limitation). LV Health Network is the owner and applicant.

BOC granted conditional P/F approval on February 17, 2021, with 12 conditions. Additionally, extensions were given on February 15, 2023, March 15, 2023, June 7, 2023, September 6, 2023, and December 20, 2023. The Applicant is requesting additional time to complete the easement, the agreements, the opinion of record title for the easement, to address the applicant's self-insurance, and to record the plan and necessary documentation. Applicant is requesting a two-month extension to May 21, 2024. Applicant is also requesting the continuation of the aforementioned previously approved SALDO waivers. Staff is recommending a four-month extension to July 21, 2024. The Applicant has signed the Acceptance of Conditions. Attorney Anthony Brichta, of Norris McLaughlin, was in attendance to answer any questions.

Attorney Brichta said significant progress was made since December—obtained letter of credit, last couple of issues being worked on were related to the self-insured status. Requested and made some

modifications to the agreement, and waiting for our client to get final approval on that. Also working on some policy documents as well. President Kelly asked Attorney Brichta if the four-month extension to July 21, 2024, was acceptable, and Attorney Brichta said it was. Attorney Zator did not have any additional questions for Attorney Brichta and said that everything he said was accurate and has no objection to this extension.

A MOTION was made by Commissioners Roth and Kelly to approve adoption of said resolution granting four-month extension (to July 21, 2024) for Plan Entitled "Proposed Parking Lot Improvements 798 Hausman Road". All in favor; none opposed. Vote 4:0, with 1 Abstention-Commissioner Peischl. Motion carried.

### **C. A Resolution Granting Final Approval To An Amended Major Plan Entitled "Dorney Park Project 2024"**

Gregg Adams, Planner, CD Department, explained that this is an amended application to further develop the property located at 3830 Dorney Park Road. The plan proposes to construct a new 161.67-foot attraction on the site of the Stinger Roller Coaster just north of the intersection of Lincoln Avenue and Dorney Park Road. The Amendment by the Park recently was to construct an additional 450 SQF addition to Chef's Grille, and construct an approximately 300 SQF concession stand to the immediate east of the Main Midway.

The original application was submitted on January 11, 2023. At the February 16, 2023, PC meeting, the PC reviewed and recommended P/F plan approval. And, the BOC reviewed and approved the original application at their April 19, 2023 meeting. Since then, the Applicant has been diligently working to address the comments, and have addressed almost all of them at this point. However, when they brought the amendments in, Staff reviewed the amendments and determined it was sufficient to take back to the PC before bringing back to the BOC. In the interim, DP has withdrawn the additions to Chef's Grille. So the only thing the BOC is looking at is the addition of the Coke Refresh stand.

The PC did review this particular plan on March 14, 2024, and recommended approval to the BOC with 5 conditions and 9 favorably recommended waiver and deferral requests. The DP team was in attendance to answer any questions. They have agreed and signed the Acceptance of Conditions.

Solicitor Zator said he has no comments. The summary given by Mr. Adams was accurate and no objections to this request. Township Engineer, Tony Tallarida said very little engineering with this plan. Nothing more to add.

The Applicant requests Final Plan Approval. Staff has no objections to this request.

A MOTION was made by Commissioners Johns and Hodges to approve adoption of said resolution granting final approval to an amended Major Plan Entitled "Dorney Park Project 2024". All in favor; none opposed. Vote 5:0. Motion carried.

### **D. A Resolution Granting Preliminary/Final Approval To A Major Plan Entitled "1429 Eck Road Outdoor Storage"**

Gregg Adams, Planner, CD Department, explained that this is an application to develop the property located at 1429 Eck Road. The plan proposes to construct a 79 trailer parking space area (12 of which are to be utilized as 16 reserve standard parking spaces) with 8 standard parking spaces (and 16 aforementioned reserved standard parking spaces) and a guard shack on the 5.11-acre parcel. The property is to be served by public water and public sewer and is zoned Industrial Commercial-1 (Special Height Limitation) IC-1. Triple Net Investments CI, LLC is the equitable owner and applicant. Applicant is here to request conditional P/F Plan approval. Staff has no objections to this request. Applicant has signed the

Acceptance of Conditions. Applicant's Attorney and Engineer were both in attendance to answer any questions.

Alternate Township Solicitor Lisa Pereira of Broughal & DeVito was in attendance. Attorney Pereira had no additional comments; she has reviewed the resolution and has no objections to its approval.

Township Engineer Tony Tallarida explained this has been vetted over a fair amount of time—has no objection to its approval.

Attorney Stephanie Kobal of Fitzpatrick Lentz & Bubba, PC, said on behalf of her client, she did not have anything else to add at this time.

A MOTION was made by Commissioners Roth and Johns to approve adoption of said Resolution granting Preliminary/Final approval to a Major Plan Entitled: "1429 Eck Road Outdoor Storage". All in favor; none opposed.

## **9. MOTIONS**

### **A. Motion to Proceed with Capital Purchase of Police Body Cameras and In-Car Cameras.**

Township Manager Tom Petrucci explained that the SWT-PD has been in the process of upgrading our Body Worn Camera's (BWC) along with the In Car Camera's for the past few months. This is necessary due to our current Watch Guard cameras being outdated, unsupported and having no replacements due to the sale of the company. A quote for the new upgraded system was obtained from Island Tech Services utilizing COSTARS pricing. SWT-PD is requesting the purchase of the Getac Camera Systems sold by Island Tech Services which include body worn, in car video devices, as well as all associated software/hardware. The package will cover a 5-year period. The project will be utilizing grant funding to cover the majority of this expense. The overall total cost for the Getac Camera System utilizing COSTARS pricing is \$466,904. An SRT Body Worn Camera Grant was awarded to SWT-PD in the amount of \$100,000. A PCCD Grant was awarded to SWT-PD in the amount of \$300,099. Total amount of Grant money for this project is \$400,099. The balance (\$66,805) of the amount will be paid for utilizing ARPA Funding.

SWT-PD is requesting BOC approval by motion, the capital purchase of the Getac Camera Systems sold by Island Tech Services in the total amount of \$466,904 by way of COSTARS contract #012-E22-267.

30410003-40761(Capital Reserve Fund-Body Worn & In Car Camera Systems): \$1,073,705.27 was originally budgeted.

\$66,805 - ARPA Funds

\$400,099 - Grant Funding

Total Project Cost - \$466,904

Both Township Manager and President Kelly thanked PD/Purchasing and all other Staff for their efforts on this purchase.

A MOTION was made by Commissioners Hodges and Roth to approve Capital Purchase of the Getac Camera Systems sold by Island Tech Services in the Total amount of \$466,904 by way of COSTARS contract #012-E22-267 utilizing the funding allocation. All in favor; none opposed. Vote 5:0. Motion carried.

### **B. Purchase of Handguns and Associated Equipment for South Whitehall Township Police Department**

Interim/Acting Chief Stephen Brown explained this is a request to upgrade their handguns and associated equipment/holsters for officers to fall within the industry standard guidelines, which is between 10,000 to 12,000 rounds or 7-10 years. Due to the wear and tear, and increased round count, the PD Plan was to upgrade the firearms for Budget year 2025. However, with accessible ARPA money available, it was decided to upgrade with that available money to avoid using general funds for the purchase in 2025. Due

to increased firearms training over the past 5 years, officers shoot approximately 1,000 to 1,500 rounds a year to increase proficiency. Our current firearms were purchased in 2016 and in need of replacement.

A MOTION was made by Commissioners Roth and Kelly to approve transfer from the Capital Reserve Fund 30410003-40761 line item (for body cameras/in-car cameras) to a newly created Capital Reserve Fund 30410003-40797 line item (for weapons) in the amount of \$41,216.30. All in favor; none opposed. Vote 5:0. Motion carried.

A MOTION was made by Commissioners Hodges and Kelly to approve Capital purchase of Handguns and associated equipment for the SWT-PD. All in favor; none opposed. Vote 5:0. Motion carried.

## **10. CORRESPONDENCE AND INFORMATION ITEMS**

### **A. Boards and Commissions – Informational Items/Vacancies**

**11. DIRECTION/DISCUSSION ITEMS** – NONE.

**12. OLD BUSINESS** - NONE

**13. COURTESY OF THE FLOOR** - Public Comment on Non-Agenda Items – NONE.

## **14. MOTION TO AUTHORIZE PAYMENT OF INVOICES & DISBURSEMENTS**

### **A. Invoices and Disbursements**

A MOTION was made by Commissioners Peischl and Roth to authorize the payment of Invoices & Disbursements. All in favor; none opposed. Vote 5:0. Motion carried.

## **15. EXECUTIVE SESSION**

**A. Scheduled Accordingly** – NONE.

## **16. ADJOURNMENT**

**A. Motion to Adjourn** – At 7:39P a MOTION was made by Commissioners Peischl and Hodges to adjourn. All in favor; none opposed. Vote 5:0. Motion carried.

**17. APPROVED**: On Wednesday, April 3, 2024, a MOTION was made by Commissioners Roth and Kelly to approve the March 20, 2024 – Board of Commissioners Meeting Minutes as presented. All in favor; none opposed. Vote 5:0. Motion carried.