

**TOWAMENSING TOWNSHIP BOARD OF SUPERVISORS MEETING  
TOWAMENSING TOWNSHIP BUILDING**

**Meeting Minutes  
November 6, 2025 -7:00 p.m.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Guy Seifert** – Chairperson, **John Kleintop** – V. Chairperson/Treasurer, **Scott Mosier** – Supervisor, **Thomas Nanovic** – Solicitor, **Patricia Kuehner** – Secretary, **Jim Melber** – Zoning Officer, **Greg Haas** – Engineer

Township and BRC recording.

Guy Seifert announced that there was an Executive Session you discuss legal issues and personnel issues.

**APPROVAL OF REPORTS:**

Towamensing Township Meeting Minutes October 2, 2025 Board of Supervisors Meeting – **Scott Mosier made motion to approve minutes – John Kleintop 2<sup>nd</sup> – AIF – Motion Carried. Guy Seifert abstained due to absence from October meeting.**

Bill List and Payroll from October 1, 2025 –October 31, 2025 – **Scott Mosier made motion to approve bill/payroll list. – John Kleintop 2<sup>nd</sup> – AIF – Motion Carried**

Towamensing Township Treasurer’s Report as of October 31, 2025 – **Scott Mosier made motion to approve Treasurer’s Report – John Kleintop 2<sup>nd</sup> – AIF – Motion Carried**

**PUBLIC PARTICIPATION - 5 MINUTE LIMIT:**

Elaine & Mike Bartholomew / 2355 Stagecoach Rd. – Elaine presented court papers showing that final from the court showing the apartment above a garage owned by their neighbor is illegal and no one is to reside in this apartment. Solicitor Tom Nanovic will be researching further but it was stated this has gone through the ZHB and enforcement notice from prior Zoning Officer Carl Faust. Mike provided information that there are 7 bedrooms and 8 people living in the house, questioning the septic. Guy Seifert advised our Solicitor Tom Nanovic, Zoning Officer Jim Melber and SEO Ian Farrell will research all this information, this will take some time and they should come to future meeting for updates.

Leszek Nawalany / 30 Halina Way – Leszek presented 2 issues. He claims his neighbor has a lot of construction equipment (snow blowers, trailers, snow plows, box trucks, cars) around his property. He stated he filled out a complaint on September 4<sup>th</sup> and it is now November 6<sup>th</sup> and nothing has happened. He claimed he called and texted Zoning Officer Jim Melber multiple times, with no response. Also mentioned Jim called him yesterday and stated he was out to the property. And that the best time to see all this equipment is on a Friday evening / Saturday morning. Leszek stated he has talked to his lawyer. Guy Seifert asked if there was a sign showing there is a business there or proof, he is running a business out of his property. Leszek advised no. Guy also showed a picture that Jim took and said that there are no violations on this property from what they see from this picture. There second issue, Leszek claimed there are 2 septic systems that are his neighbors that are partially on his property and has been for 20 years. Guy Seifert explained multiple times this is a civil issue. Guy also explained the neighbor that has all the equipment, Jim Melber will continue to investigate and see if they are violating any ordinances. Once Jim is done, he will provide a written report of his findings.

**PLANS & SUBDIVISION:**

Sunrise Leighton Group / Lakeside Self Storage (Development Agreement, Stormwater O&M Agreement and Site Improvement Bond)

Solicitor Nanovic stated that the forms (Development Agreement, Stormwater O&M) were approved last month with a condition. He advised that we are waiting for a security, Site Improvement Bond or Subdivision Bond. Tom thought they would have it this evening. Neal Metzger will send a form of the Site Improvement Bond that is satisfactory, when Tom receives that he will inform Neal to bring it to the office and then Supervisors can sign. He advised to table.

**Guy Seifert made a motion to table Sunrise Leighton Group / Lakeside Self Storage (Development Agreement, Stormwater O&M Agreement and Site Improvement Bond). Scott Mosier 2<sup>nd</sup> – AIF – Motion Carried.**

### Bollinger Solar, LLC. / Trachsville Hill

A Conditional Use Hearing needs to be scheduled before January 16<sup>th</sup>. John Kleintop explained we currently had a hearing date set for this month, but Bollinger Solar stated they wanted to extend the time. There was discussion regarding scenarios of what could/could not happen. If Bollinger Solar provides a revised Plan prior to November 17<sup>th</sup>, the Planning Commission can review at their December meeting and have recommendations for the Supervisors prior to the Conditional Use Hearing. If they do not provide revised Plan prior to November 17<sup>th</sup>, Supervisors would need to make a decision based on what is provided to them or advise they will take testimony but will not act until they have recommendation from their Planning Commission. There was discussion with George Karas, ZHB, regarding the variances that were needed. Scheduling debate on the hearing and conversation on if the hearing would go too late, it can be continued.

**Scott Mosier made a motion to schedule the Conditional Use Hearing for the Bollinger Solar LLC / Trachsville Hill Project at our local Towamensing Township Vol. Fire Co. for January 8, 2025 at 7:00pm. – John Kleintop 2<sup>nd</sup> – AIF – Motion Carried.**

### OLD BUSINESS:

Two zoning workshops were scheduled. Workshop#3 was scheduled for December 2, 2025 and workshop#4 was scheduled for December 23, 2025 from 5:00pm-7:00pm.

Engineer Greg Haas reviewed the Bids for Fuel and Road Materials that were opened on October 2, 2025 and made his recommendations, listed below.

#### **Fuel Bid:**

##### GEORGE'S P&H, LLC.

Ultra-Low Sulfur Diesel – 15,000 Gal. – Delivered – \$3.09 Per Gal. - \$46,350.00

Ultra-Low Sulfur Heating Oil – 2,000 Gal. – Delivered - \$2.89 Per Gal. - \$5,780.00

#### **Road Materials Bid:**

##### LEHIGH ASPHALT PAVING & CONSTRUCTION, CO., INC.

PA-2A Subbase – 1,000 Ton – Delivered – \$21.65 Per Ton - \$21,650.00

PennDOT Type AS3 Anti-Skid – 600 Ton – Delivered - \$25.35 Per Ton - \$15,210.00

AASHTO No. 8 – 1,000 Ton – Delivered - \$33.00 Per Ton - \$33,000.00

##### NEW ENTERPRISE STONE & LIME CO., INC.

Superpave Binder Course, 19.0 mm – 300 Ton – FOB - \$65.26 Per Ton - \$19,686.00

##### SHIFFER BITUMINOUS

Emulsified Asphalt Material, either Class RS-2PM or Class CRS-2PM – FOB - \$4.00 per Ton - \$20,000.00

AASHTO No. 8, Type A, with a 1.0% Loss by Wash (washed for Bituminous Seal Coat application) - not be awarded.

**Guy Seifert made motion to award the bids as recommended by our Engineer Greg Haas. – Scott Mosier 2<sup>nd</sup> – AIF – Motion Carried**

### NEW BUSINESS:

**John Kleintop made a motion to distribute the Volunteer Firemen's Relief Fund (\$32,820.60) to the Towamensing Township Volunteer Firemen's Relief Association. – Scott Mosier 2<sup>nd</sup> – AIF – Motion Carried.**

John Kleintop requested Tom Nanovic to look into bidding a snow plow contract.

### HISTORICAL COMMISSION:

The Fire Co. donated the hall to the Historical Commission for their fundraiser on April 25, 2025. Donation letter that is going in with the garbage letter will be going to the printer.

Discussion regarding the Greenzweig Schoolhouse and Lana Kuehner's name getting removed from the insurance. Tom Nanovic looking into the lease agreement and if it needs to be amended.

### ROAD MASTER REPORT:

Scott Mosier stated they are cutting brush. Regrading the dirt roads starting within the next week or two.  
Email questions or comments to [ttroad@ptd.net](mailto:ttroad@ptd.net)

### ZONING OFFICER REPORT:

Jim Melber advised that one of the two cases he was investigating was final. Wilkinson removed all the junk cars. Gomez was given another 30 days. Jim mentioned he is working on another two cases.  
Report available in township office.

Guy Seifert questioned if there was a judgement on Torrone judgement. John Kleintop stated that there are judgements against him. Tom Nanovic advised that there is a judgement against him and that the Judge needs to frame the decree and decide on what he is going to order Torrone to do. Tom stated the township won; we are waiting on the Judge to advise us to give Torrone an order on what to do. Hearing is scheduled for January.

### SEO REPORT:

Available in township office.

### FIRE COMPANY REPORT:

No report.

### PLANNING COMMISSION:

Next meeting is Monday, November 10, 2025 at 7 p.m.

### CORRESPONDENCE:

**Guy Seifert made a motion to approve fire police to assist Palmerton Borough for the Christmas in the Park – December 6, 2025 - 11:00am-6:00pm. Scott Mosier 2<sup>nd</sup> – AIF – Motion Carried. Forward to Eric George.**

### PERSONNEL:

Jesse Barbaro was hired on 10/13/2025 as the part-time Administrative Clerk.

Patricia Mann's last name has changed, due to marriage and is now Patricia Kuehner.

### OFFICIALS:

Next Board of Supervisor meeting will be December 4, 2025 at 7:00 p.m.

### ZONING OFFICER HOURS:

Hours for November 2025:

Thursday, November 6– 4:00 pm to 6:00 pm

Thursday, November 13– 4:00 pm to 6:00 pm

Thursday, November 20– 4:00pm to 6:00 pm

Jim Melber, Towamensing Township Zoning & Code Enforcement Officer, can be reached by calling: 570-657-7293. Email: [M35A3Deuce@outlook.com](mailto:M35A3Deuce@outlook.com)

**Scott Mosier made a motion to adjourn meeting John Kleintop–2<sup>nd</sup> – AIF – Motion Carried.**

Respectfully submitted,

*Patricia Kuehner*, Secretary