

COPLAY WHITEHALL SEWER AUTHORITY

THE REGULAR MEETING of the Coplay-Whitehall Sewer Authority was called to order by Chairman James Hahn at 7:00 p.m. on the 15th day of May 2025.

BOARD MEMBERS present were:

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

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

**Joseph Bonshak
James Roth**

MANAGER: Matthew Harleman

BUSINESS MANAGER: Laura Altomare

AUTHORITY SOLICITOR: Andrew Schantz, Davison & McCarthy P C

ENGINEER:

LIAISONS: Ken Snyder, Whitehall Commissioner

PRESS: Jim Weber, Times News

CITIZENS present: Justin B. Strahorn, W.B. Homes, Inc.

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 April 17, 2025.

MOTION WAS MADE BY MR. MARX, SECOND BY MR. ROTH, APPROVING THE MINUTES OF THE REGULAR MEETING APRIL 17, 2025 WITH ANY AND ALL ADDITIONS /DELETIONS AS NOTED, DISPENSING WITH READING OF SAME. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

Mr. Hahn asked if anyone would like to address the board. Mr. John Strahorn from W.B. Homes, Inc stepped forward. Mr. Strahorn introduced himself and stated that the plans for Emerson Village have not changed. It's a 55+ community and covers 27 Acres. The plans have been fully Approved by Whitehall Township.

Mr. Hahn asked if anyone had any question. Mr. Harleman said that he had some

- 1. Are all proposed units going to have basements or are units going to be built as slab on grade with First Floor only?**

Justin Strahorn answer: 24 of the detached units will have basements. All townhomes will be slab grade without basements

- 2. If any Unit is going to have a basement, is gravity basement sewer service going to be provided?**

Justin Strahorn answer: The 24 units with basement will not have basement sewer service.

- 3. There are (2) defined Sanitary Sewer Easement shown on the design drawing which run cross country. How are the street easements going to be addressed. Metes and Bounds descriptions with sketches? or an Easement Agreement**

without metes and bounds which basically states CWSA has an easement over the entire site in the privately owned streets face of curb to face of curb?

Attorney Shantz Input: An easement plan highlighting the curb to curb areas of the private roadways attached to an easement agreement would be acceptable.

Justin Strahorn Answer: Agreed.

- 4. Gas Main locations are now shown on Rev 10 of the site drawings however gas service lines are not shown. How are installation of gas service lines going to be handled to ensure they are not constructed over SS service laterals and have a 10 foot separation from the SS Service Laterals.**

Justin Strahorn Answer: A 10 foot separation will be provided between the gas and sewer services. A "dry" utility plan will be created showing the location of gas services.

- 5. Likewise E/T/C is shown on Rev 10 however E/T/C transformers, service lines are not shown. How is installation of E/T/C conduit, transformers, etc. going to be handled to ensure they are not constructed over SS service laterals and have a 10 foot separation from the SS Service Laterals.**

Justin Strahorn Answer: A 10 foot separation will be provided between the E/T/C and sewer services. A "dry" utility plan will be created showing the location of E/T/C services.

- 6. Property restoration of 3330 Brynwood Drive. Recommend pre and post construction pictures and / or video. The CWSA notes the preliminary cost estimate submitted by W.B. Homes contained line items for the restoration of 3330 Brynwood Drive, do these costs allow for a full restoration of the property?**

Justin Strahorn Answer: Yes, we have been in contact with the property owner and we will fully restore the driveway, concrete apron and curb at 3330 Brynwood Drive.

- 7. What is the estimated construction schedule?**

Justin Strahorn Answer: We plan to start Phase 1 in June 2025 and plan to have site improvements complete in 6-8 months. We plan for Phase 2 to begin 18-20 months after the start of Phase 1. Ten "spec" homes will be built, but the majority of homes will not be built until they are sold.

Recommendation

- 1. Board to consider conditional approval as a phased Project; Phase 1 and Phase 2. Conditions of Approval are:**
- a. Incorporate CWSA final comments on the design drawings.**
 - b. Developer entering into a Sanitary Sewer Improvement Agreement (SSIA) which is acceptable to the CWSA.**
 - c. Developer providing CWSA with sanitary sewer easements which are acceptable to the CWSA.**

A. FIELD REPORT

- 1. Written –**

MOTION MADE BY MR. BOYLE, SECOND BY MR. ROTH, TO ACCEPT THE APRIL 2025 MANAGER'S FIELD REPORT AS PRESENTED AND TO MAKE THE WRITTEN

**REPORT PART OF THE OFFICIAL MINUTES. 7 AYES, 0 NAYES, 0 ABSENT.
MOTION CARRIED.**

2. Verbal-

Mr. Matthew Harleman stated that the air cabinet that was delivered last month at Eberhart has been started up this month.

Mr. Harleman said that the Office Generator project has started.

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

MOTION MADE BY MR. ROTH, SECOND BY MR. BONSHAK, TO APPROVE THE APRIL 2025 FINANCIAL REPORT AS PRESENTED BY THE TREASURER. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

See attached listings for the invoices listed to be paid.

MOTION MADE BY MR. GEISSINGER, SECOND BY MR. BONSHAK, TO APPROVE THE APRIL 2025 INVOICES FROM THE 1ST NORTHERN BANK ACCOUNT AS PRESENTED BY THE TREASURER. 7 AYES, 0 NAYES,. MOTION CARRIED.

C. CORRESPONDENCE AND OTHER MISCELLANEOUS DATA

- 1. House Bill #1048 – For Board Information**
- 2. Keystone Consulting Engineers letter dated 4-17-25 recommending final payment for 2024 CIPP lining project**

Operations Committee – Mr. Roth reported normal operations.

Mr. Melosky added the sewer lining project for 2025 has been started. About 12 Repairs to happen between June and July.

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 –

NEW BUSINESS–

MOTION MADE BY MR. ROTH, SECOND BY MR. BOYLE, TO ADD THE CONDITIONAL APPROVAL OF THE W.B. HOMES, INC EMERSON VILLAGE TO THE AGENDA. 7 AYES, 0 NAYES,. MOTION CARRIED.

MOTION MADE BY MR. ROTH, SECOND BY MR. BONSHAK, TO APPROVE THE CONDITIONAL APPROVAL OF THE W.B. HOMES, INC EMERSON VILLAGE. 7 AYES, 0 NAYES,. MOTION CARRIED.

ADJOURNMENT –

MOTION MADE BY MR. MARX, SECOND BY MR. WEHR, TO ADJOURN THE MEETING. 7 AYES, 0 NAYES, 0 ABSENT. MOTION CARRIED.

The meeting was adjourned at 7:25 PM.

A handwritten signature in black ink, appearing to read 'P. Geissinger', with a long horizontal flourish extending to the right.

***Respectfully submitted,
Paul Geissinger, Secretary***