

BOS Meeting Minutes
Washington Township,
Lehigh County
Emerald, PA
October 7th, 2025

Chairman Josh Friebolin called the monthly meeting for Washington Township, Lehigh County Board of Supervisors to order at 7:30 PM at the Washington Township Building, 7951 Center St. Emerald, PA.

This meeting has been recorded for the accuracy of taking minutes.

PLEDGE OF ALLEGIANCE

Members Present – Chairman Josh Friebolin, Vice Chairman Shawn Wanamaker, Member Tom Dengler

Roll Call: Shawn Wanamaker-Yes; Tom Dengler-Yes; Josh Friebolin-Yes

Also present were Manager Wade Marlatt, Engineer Matt Evans and Attorney John Ashley

Motion to approve the 10/7/2025 workshop minutes was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll call: Shawn Wanamaker-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

Motion to approve the 9/2/2025 minutes of the Board of Supervisors meeting was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebolin - Yes

Motion to approve the 9/16/2025 minutes of the extra Board of Supervisors meeting was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll call: Shawn Wanamaker-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

Motion to approve the August 2025 Treasurer's Report was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll call: Shawn Wanamaker-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

PUBLIC COMMENTS ON AGENDA ITEMS:

SUBDIVISIONS:

Motion to grant a waiver to SALDO 200 for 4026 W Grant Street was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to grant a waiver to SALDO 311 for 4026 W Grant Street was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to approve Resolution 2025-11 for conditional approval for lot consolidation for 4026 W Grant Street was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to grant a waiver to SALDO 200 for 9100 N. Loop Road was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to grant a waiver to SALDO 311 for 9100 N. Loop Road was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to grant a waiver to SALDO 314.14 conditional to receiving relief from the Zoning Hearing board for 9100 N. Loop Road was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to grant a waiver to SALDO 425.1 conditional to receiving relief from the Zoning Hearing board for 9100 N. Loop Road was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

Motion to grant a waiver to SALDO 426.3 conditional to receiving relief from the Zoning Hearing board for 9100 N. Loop Road was made by Shawn Wanamaker and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker – Yes; Tom Dengler – Yes; Josh Friebohn - Yes

EMERGENCY MANAGEMENT REPORT: None

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. Motion was made by Shawn Wanamaker to release the budgeted \$18140.00 to NOVA and seconded by Tom Dengler.

Roll call: Shawn Wanamkaer-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

2. Motion was made by Shawn Wanamaker to update the budget meeting to October 15 at 3:30 pm and approval to advertise for it and seconded by Tom Dengler.

Roll call: Shawn Wanamkaer-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

3. Motion was made by Shawn Wanamaker to Hire Brad Slak at \$20.00 per hour for part time plow driver with no benefits and seconded by Josh Friebolin.

Roll call: Shawn Wanamkaer-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

PUBLIC COMMENT:

Robert Schramel – Asked what is going on with the abandoned property at 4032 Main Street property. Tom Dengler explained that the zoning officer Duane was working with the magistrate and Duane sent stuff out last week.

Earl Zellner – Requesting that Trout Road be tar and chipped. It is currently a dirt road about 300 feet long. He has talked to Wade a few times and was told it wasn't in the budget so he thought he would come to talk to the supervisors. Josh said it hasn't been discussed at a meeting and is unsure what the cost might be. Shawn thanked Earl for bringing it up now since our budget meeting is coming up so when we are discussing what roads to do next year it is something we can look into to see if we can add it to the list.

Irene Loch – She is having problems with her neighbor and junk cars. She brought up an ordinance stating that it says all junk cars modified must be in an enclosed building. The neighbor does not have these cars in a building. She has come to John Tarafas and Duane in the past. She has been told by them that the vehicle is on a trailer so it is OK, but she doesn't see that mentioned in the ordinance. She said that they now have one behind one of their buildings not on a trailer. Duane came out to look at it and she was told that the neighbor told Duane it is only on a trailer for a little bit for their convenience of going to the race. They also told Duane that it is never worked on there. Irene claimed that this is a lie and they work on them all the time. She said there is also constant noise with souped up cars and they rev the engines for 15-20 minutes in the driveway. The fumes make it so they cannot open their windows or sit on their patio. She want to know why everything the neighbor does is right. There is another ordinance about nuisance noise which she believes what the neighbor is doing is nuisance noise and nobody does anything. She feels like the west side of the Township anything goes. She mentioned golf carts,

four wheelers, motorcycles, dirt bikes and little scooters driving up and down the street and nothing gets done about it and wants to know why. Josh explained that Duane filled them in on what was going on. Irene said Duane called her complaint frivolous. She said there were two unlicensed vehicles and that Duane sent a letter to her neighbor and after that they got stickers and put them on the vehicles. She asked if the vehicles never left the property how they got inspected. She said her neighbor continuously lies. Duane made it sound like it is a neighbor dispute. She said nobody has ever complained about them and they have been there for 60 years. Josh asked if she was saying that the cars on the trailers don't leave the property. Mrs. Loch said they do when there are races. She says that they aren't always on trailers, and she has pictures proving that. She was asked if she showed those pictures to Duane and she said she did not. She said in the letter she received from Duane, he made it sound like they were the problem, calling her complaint frivolous.

Josh said we as a board do not have the authority to fine people or to investigate and say that the zoning officer is wrong.

John Ashley said the code enforcement officer is the one that enforces the zoning or other ordinances of the township. The code enforcement officer is the one that would investigate and issue the notice and citation if he thought it was appropriate. Mrs. Loch mentioned a 10 O'clock noise ordinance. She said they are out there at 12:30 at night working on cars in the driveway. John Ashley said we would ask Duane about it but does not know if anything will be done because it is up to Duane to determine if there is a violation or not. If he finds there is no violation, then nothing will be done and if he finds there is a violation then he will do what is appropriate under the ordinance.

SUPERVISOR COMMENT:

Josh Friebolin – Reminder that Trick-or-Treat is scheduled for October 29 from 6:00 pm until 8:00 pm.

MEETING ADJOURNED: 10/7/2025 at 7:59 PM.

A motion was made by Shawn Wanamaker for adjournment and seconded by Tom Dengler.

Roll Call: Shawn Wanamaker-Yes; Tom Dengler- Yes; Josh Friebolin-Yes

Respectfully submitted,

Wade Marlatt

Manager
Washington Township, Lehigh County

