

LOWER MOUNT BETHEL TOWNSHIP BOARD OF SUPERVISORS MINUTES MARCH 7, 2022 @ 7:00 P.M.

CALL TO ORDER - The March 7, 2022, regular meeting of the Lower Mount Bethel Township Board of Supervisors was held at 6984 S. Delaware Drive, Martins Creek, Pennsylvania, 18063 (formerly known as Centerfield School), Martins Creek, PA, 18063. The meeting was called to order by Chairperson DeBerardinis at 7:00 p.m. In attendance were M. DeBerardinis, S. Disidore, S. Newman, S. Burns, J. Mauser via zoom, J. Zator, J. Coyle, J. Smethers and M. Mastrogiovanni. There were four attendees and the Fire Company present in the audience. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES – February 7, 2022. MOTION by S. Newman, second by S. Disidore to approve the minutes as presented. Vote: 5-0.

ANNOUNCEMENT – Chairman DeBerardinis expressed the Township’s gratitude to the Fire Company and recognized and thanked Firemen George Russo, Sr., Ronald Kummer, Jason Fleming and Lee Weaver for their life saving techniques performed on February 5, 2022. S. Newman suggested the Fire Company be acknowledged also in the newsletter. J. Larrison mentioned they are going to do a hayride again at the car show and asked J. Mauser to guide and talk about the trails. J. Mauser said he would love to. J. Larrison gave an update on the Fire Company building expansion project. Things are moving forward nicely, they are pouring their floor next week, aprons are being installed, the wreckers are coming the end of April and then the building will be put up. G. Russo mentioned the Subdivision is completely recorded and they have all their permits.

COURTESY OF THE FLOOR

1.H. Klein – Howard reported to the Board as the Biosolids Representative and passed out an article to the Board “PA proposes Unprecedented PFAS Drinking Water Standards. The article explains PFAS impacting human health. The new rule would set a maximum contaminant level of 18 parts per trillion for perfluorooctane sulfonic acid (PFOS) and 14 perfluorooctanoic acid (PFOA). Both are stricter than the U.S. Environmental Protection Agency’s ruling of 70 ppt. There will be virtual public hearings on the new rules in March on the PA DEP Agency’s website. Howard asked that a letter or Resolution be prepared, with EAC participation, for this hearing. S. Newman indicated she can work with the EAC in drafting this Resolution for the March 21st BOS meeting.

Howard submitted a copy of the lawsuit Common Wealth of PA Dept. of Banking and Securities, Bureau of Securities Compliance and Examinations vs Louis P. Pektor III. Howard mentioned the BASDIDA are owners of the GenOn property. He would like to know where they got the money and had other questions, that were not answered at previous Supervisor meetings. The next IDA meeting is scheduled for 4/20/22. Howard mentioned for months now he has been asking for the final dollar amount for this purchase, our representative needs to be held accountable. There was discussion about measures to remove an appointed member to an authority. S. Burns asked why can’t we get the answers we want from R. Grucela. The Board asked J. Smethers to reach out to R. Grucela and ask him to attend the April 4th BOS meeting.

2. Catherine Buehler – Catherine asked for the status of the Glidepath Solar Farm appeal. J. Zator explained the process of appeals at the County. Catherine thanked the Road Department for picking up garbage on Gravel Hill Rd. She also mentioned her dissatisfaction with the detour from the Riverton Rd. closure. She asked if they are going to travel on Gravel Hill Rd. can it be posted no trucks. J. Coyle indicated a traffic study is required to post State Roads, but Penn DOT can post. We will reach out to Penn DOT. Justin mentioned Penn Dot was out there and also a geologist. Jen will contact Ed Nelson in UMBT to see who is responsible for the road closure and details of the detour route. There was further discussion about road closures and detours when the State-owned bridge on 611 will be repaired. Catherine noted it would be best to keep the detour route totally on Richmond Rd., not Otts Dr.

3. Jeffrey Matthews – Jeffrey thanked the Road Dept. for doing such a good job. He asked questions about street lights in the budget. He asked if the street light can be removed on Geraldine Court. The Board indicated he could get a petition circulated in his neighborhood. He also asked if we receive itemized billing statements and what the \$1,000 for staff administration costs are. Jeffrey asked about the costs of Keystone billing. J. Smethers explained the details. She also explained that with Keystone collecting our Sanitation bills, it's a significant savings to the Township. Jeff also asked about the cell phones for township staff and Board of Supervisors. Jen explained these phones are a service through First Net and when lines are down in an emergency, we will still have service. She also explained these phones are only used for Township business, not personal use. Jeff asked about the trail cams for Gravel Hill. M. DeBerardinis indicated these would be temporary until permanent cameras can be installed. M. DeBerardinis mentioned he is working on a Resolution of the street lights for a better lighting system.

SUBDIVISIONS / ZONING - None

OLD BUSINESS

1. Woolverton ASA - Authorization to Advertise - Approval to advertise and post the property. LMBT PC, LVPC, EAC, ASA and J. Coyle have made their recommendations for approval. J. Coyle reviewed the application with the Board. **MOTION** by M. DeBerardinis, second by S. Newman to authorize advertising and posting the Woolverton ASA. Vote: 5-0.

2. Burkholder Discussion/Revised Resolution 2022-12 – J. Smethers indicated at the last BOS meeting, she was directed to revise the resolution and not include the Washington Township piece. Since then, Paul and Maria had a conversation, and now Paul is suggesting to add the Washington Twp section to our ASA. **MOTION** by M. DeBerardinis, second by S. Disidore to adopt Resolution No. 2022-12 amending Resolution No. 2022-05 approving the addition of one parcel of land, consisting of 50.1578 – approximately 45 acres in LMBT and approximately 5 acres in Washington Township per P. North's recommendation. Vote: 5-0.

3. Jeffrey A. & Kevin M. Brewer Farmland Preservation Agreement for the Sale and Purchase of an Agricultural Conservation Easement to the County and Local Government Unit Jointly in Perpetuity. **MOTION** by M. DeBerardinis, second by S. Newman to adopt Resolution No. 2022-13 approving the Jeffrey A. & Kevin M. Brewer Farmland Preservation Agreement for the Sale and Purchase of an Agricultural Conservation Easement to the County and Local Government Unit Jointly in Perpetuity in the amount of \$119,521.50 - Municipal Committed funds from the Open Space account. Vote: 5-0. S. Newman indicated we have gone thru our commitment with the County and she can attend the closing on March 10th at 1:00 pm.

4. LMBT Comprehensive Plan Update – J. Smethers indicated the board needs to officially appoint members for the Comp Plan update committee. The EAC and Open Space committee members have agreed to work on this. Marc Jackson is also willing to be on the committee and Jen has reached out to H & K. She has posted on the website that we are looking for interested residents, businesses and farmers. J. Snook has given us a cost estimate of \$15,000 to update the Comp. plan. J. Mauser suggested we move forward and hire John Snook to update the Comp. Plan and the official map. This is an important component to preserve the rural character of LMBT. J. Smethers indicated the money can come out of the Capital Reserve. There was discussion about the Slate Belt Joint Comp. plan.

MOTION by M. DeBerardinis, second by S. Burns to appoint the following people to the LMBT Comp. Plan ad-hoc committee: Bill Humphries, P. McInerney, B. Rush, R. Marinelli, S. Newman, J. Mauser, S. Stewart, M. Jackson, J. Keifer, J. Brewer, A. Black, R. DiFebo, J. Pilyar, Rep. from Ardent Mills and Rep. from H & K. Meetings will be held at the Centerfield Building the 2nd and 4th Monday of the month. Vote: 5-0.

5. Draft Zoning Ordinance Next Step Discussion – J. Smethers indicated we received comments from LVPC and Plainfield Twp. Sandra suggested the BOS hold their workshop meeting on 3/21, invite the PC, John Snook, Tim Edinger and Paul North to review the comments so we can keep moving this along. The Board agreed. S. Newman will supply a draft of all the key points of the new Zoning Ordinance in advance of public discussions and hearing.

NEW BUSINESS

1. Resolution 2022-07 – Destruction of records. These records have been thoroughly reviewed and checked in accordance with the PA Municipal record keeping retention guide. **MOTION** by M. DeBerardinis, second by J. Mauser to adopt Resolution 2022-07. Vote: 5-0.

2. Resolution 2022-08 – Recommendation to State Representatives in Harrisburg. S. Burns noted there was a zoom meeting with Elizabeth Bostat from CABT (Coalition Against Bigger Trucks).

This is a Resolution requesting our state representatives to oppose any legislation granting increases in truck weight on PennDOT-maintained or locally maintained roads. The Board made some edits to the Resolution: a heading to be added, 2nd paragraph – replace warehouses with Industrial Park and add 7.3 mil. sq. ft. located on the east coast. **MOTION** by S. Burns, second by S. Newman to adopt Resolution 2022-08 - Recommendation to State Representatives in Harrisburg opposing increase in trucking regulations on State Roads contingent upon revisions made to the Resolution. Vote: 5-0.

3. Emily Kline, UMBT Softball request to use the Riverton Field April – July 2021. This is their annual request approved in the past to use the Riverton field and are requesting the fees be waived. They have submitted their application and insurance information. **MOTION** by M. DeBerardinis, second by J. Mauser to approve the request of UMBT Softball and waive the fees. Vote: 5-0.

4. Resolution 2022-09 - A Resolution Authorizing the Application for the Local Share Account Statewide Funds for Little Creek Road Bank Stabilization and Road Repairs. **MOTION** by S. Burns, second by S. Disidore adopting Resolution 2022-09. Vote: 5-0.

5. Resolution 2022-10 – A Resolution Authorizing the Application for the Local Share Account Statewide Funds for the Centerfield Tennis/Pickleball Courts Improvements. J. Smethers indicated she is still waiting for a revised proposal from Carrie Martin from Miller Flooring. **MOTION** by S. Disidore, second by J. Mauser to adopt Resolution 2022-10 contingent on receipt of revised proposal from Carrie Martin from Miller Flooring, Co-star pricing. Vote: 5-0.

6. Resolution 2022-11 – A Resolution Authorizing the Application for the Local Share Account Statewide Funds for Centerfield School Building Improvements. J. Smethers noted this grant is just for the floor, the next round would include wrapping the pillars and replacing the ceiling tiles. **MOTION** by S. Burns, second by J. Mauser adopting Resolution 2022-11 for building floor improvement project, lower-level Centerfield School Building. Vote: 5-0.

APPROVAL OF THE BILLS – J. Smethers indicated she added a few bills. **MOTION** by M. DeBerardinis, second by J. Mauser to approve the bill list in the amount of \$445,820.28. Vote: 5-0.

CORRESPONDENCE - All Correspondence is located in the Township office.

REPORTS

Township Solicitor Report – J. Zator indicated his written report was submitted. He also mentioned we received a letter from Gary Asteak that GH Enterprises is proceeding to renew the General Permit WMGM015. Joe discussed with the BOS possibly posting ASA signs for properties in the program. He will send that information to J. Smethers.

Township Engineer Report – J. Coyle reported he has been working on plans for the office improvement project. The bid documents will be ready for the April 4th BOS meeting, for hopefully work to begin in June. He is working with J. Smethers and M. Mastrogiovanni on other grant projects, working with F. Heitzman and M. DeBerardinis on stormwater issues and the Del haven bids (Melba) are due by March 17th.

Zoning Officer Report – A. DiSante submitted his written report.

Chairman’s Report – No report.

Board Members Reports

S. Burns – Samantha reported Community Day is going to be a block party in the village and explained the field situation. J. Smethers indicated she reached out to Stabler Development for use of Pacchioli field, they said we can use the field and parking lot for Community Day. Samantha indicated she reached out to Stanley Pysher (1968 Hutchison Ave) to use his lot across from the Township office for sack races and games. Rec. Board will check all the hazards on the property and lot will be mowed before and after Community Day. M. DeBerardinis suggested they have a plan layout. The Road crew will close Hutchison and 2nd Ave. There was discussion about having fireworks and movies in the park at the Welcome Center later that night or a date in June or end of summer. Samantha indicated she has had no response from Randy regarding the kitchen floor.

J. Mauser – John indicated he will report on at the April meeting when he returns.

S. Disidore – No report.

S. Newman – S. Newman and S. Burns have been working with ATS (All Traffic Solutions) on their monitoring system and noted their web-enable counter reports classifications of trucks. Lead time would be 6-8 weeks. Installation of the equipment would be on Gravel Hill Road. Total cost will be \$8,7039.00 with a yearly contract fee of \$2,000 with a \$500.00 discount for a 3-year contract. It will be installed 15-20 ft. back on the driveway area, it will cover 60% of the driveway. We will ask the rep. to come to the site. The report will document date, time and breakdown every classification of truck. Also, a regulatory sign should be installed at exit onto Gravel Hill Rd. that trucks must turn left. Justin noted that would not be a problem with this sign installation. S. Newman indicated Tara Mezzanotte would like to give the Board an update at the April 4th BOS meeting regarding the I-80 Delaware Water Gap Coalition. Sandra attended the Slate belt COG meeting and told them we are not interested in doing joint Halloween / Trick or Treating in LMBT.

Township Manager Report – J. Smethers submitted her written report. She also mentioned receiving an inquiry from an Eagle Scout to put a bench at the Meadows. Jen asked him to present his project to the Board and has not received any response back from him.

Road Department Report – Fred reported there was a wash out on Mt. Pleasant Rd. The Road Dept. has been busy with a bunch of storms, plowing and cleaning garbage up on the roads.

PUBLIC COMMENT – None.

ADJOURNMENT – The Board of Supervisors regular monthly meeting was adjourned at 9:48 p.m.

Respectfully Submitted – Melissa Mastrogiovanni, Township Secretary / Planning Administrator
Lower Mount Bethel Township