

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS MEETING
JULY 12, 2021 @ 7:00 P.M.**

CALL TO ORDER - The July 12, 2021 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, J. Mauser, S. Burns, J. Zator, J. Smethers, Twp. Manager and M. Mastrogiovanni, Twp. Secretary. J. Coyle was absent. There were 6 members of the audience present. The Pledge of Allegiance was recited.

EXECUTIVE SESSION – There was an Executive Session held on June 24th @ 6 p.m. to discuss the sanitation bids.

APPROVAL OF MINUTES – JUNE 7, 2021. MOTION by J. Mauser, second by S. Burns to approve the minutes as submitted. Vote: 5-0.

COURTESY OF FLOOR

1.Rich Grucela – Update on IDA River Pointe Logistics Project. Rich gave the Board an update on the Resolution and the agreement of sale. He explained various point to the Board, 1). the IDA has their own separated Solicitor, 2). That the IDA is a separate entity, 3). LMBT and other municipalities have no liability, 4). The IDA is not a developer, they are only developing this clean up and it specifically applies to UMBT. S. Newman indicated there are questions she had to address to the Ida for their July meeting, however the special meeting held in July was last minute and she was out of town. There was discussion about advertising of that meeting. Rich indicated he would rather not answer these questions, but he'll make an attempt to submit these questions to the IDA prior to the October meeting. Rich explained the mission and objective of the IDA. Howard Klein had some questions as well for R. Grucela.

1). He asked about the Treasurers report, where did the IDA get the \$35,000, from the School, or the Tax Payers 2). Did the IDA ever decide if they were going to get an Environmental Attorney, if so how much would that cost, 3). Did the IDA / Pektor disclose what's on the agreement and asked that all communication between the IDA & Pektor be submitted to the Township Manager before the votes are taken on the agreement, 4). He asked why the IDA canceled the meeting for tomorrow, did they not want the public to attend. 5). The 5 mil. Dollar agreement, the IDA's name is on it, was that a unanimous vote, was it individually or the IDA. M. DeBerardinis indicated he respects Rich's decision not answering these questions without the entire IDA board being present and IDA Solicitor.

2.Elvira Woodruff. The Village Garden Club would like to donate two hanging baskets at the entrance way to the lower level of Centerfield. The Board had no objection. The Garden Club uses the lower level of Centerfield Building. Elvira mentioned how nice it's been cleaned up and thanked the Board.

OLD BUSINESS

1.Brewer Farm – R. Marinelli was present on behalf of the Open Space Committee. She indicated the Open Space Committee completed its review of the Brewer Farm and presented the Board with their scoring information. Regina indicated the Brewer Farm is suitable for preservation using the EIT funds and the approved checklist. They ranked it according to different criteria. The Open Space Committee is in the process of revising the check list.

2.Public Hearing – Klein / Newman ASA. J. Zator opened the Public Hearing at 7:25 p.m. J. Zator read the public notice and noted it has been duly advertised. This proposal is conducive to the ASA, is viable AG land and meets the Comprehensive plan. The Township Engineer has considered these factors as well and we received a favorable recommendation from the Planning Commission and Lehigh Valley Planning Commission. No public comment. The Public Hearing was concluded at 7:28 p.m. J. Mauser read Resolution No. 2021-11 adopting and approving the addition of three (3) parcels of land, approximately 65.75 acres owned by Howard Klein and Sandra Newman to the existing Lower Mount Bethel Township Agricultural Security Area. **MOTION** by J. Mauser, second by S. Burns adopting Resolution No. 2021-11. Vote: 4-0-1, S. Newman abstained.

3.Kaplin Zoning Hearing Board, July 21, 2021 – J. Smethers indicated this is the appeal for the trailers at 7997 Lower S. Main Street. She asked if the Board wants the township solicitor to take a position on behalf of the Board of Supervisors. Public Comment by F. Heitzman – he mentioned this use to be a Pallett business 20 years ago, then they sold out and the trailers have been there ever since. J. Smethers indicated S. Calluori issued an enforcement notice based upon more trailers being there and consulted with J. Zator’s office. There was discussion by the Board if the Township Supervisors should intervene. J. Zator explained the process and said his office could prepare a legal letter (Variance by Estoppel) and appoint a Board member to attend the hearing. The Board discussed this option. **MOTION** by J. Mauser, second by S. Newman to have Zator Law prepare the letter and appoint 2 Board members (S. Newman and J. Mauser) present the letter at the Zoning Hearing Board meeting. **MOTION** amended, by J. Mauser, second amended by S. Newman to include J. Smethers attendance also. Vote: 5-0.

NEW BUSINESS

1.Authorize Residential Sanitation Services Request for Proposal to be Advertised. P. North submitted to the Board the 2021 bid documents. The RFP will go out later this month for possible approval at the September Board of Supervisors meeting. **MOTION** by J. Mauser, second by S. Disidore to authorize the Township Manager to advertise the Sanitation RFP. Vote: 5-0.

2.Contract to Participate as Part of the Urban County Designation for CDBG – J. Smethers indicated this will allow the township to be included in the County’s urban designation so we are permitted to apply for grants such as CDBG from the County. **MOTION** by S. Newman, second by J. Mauser to approve the contract. Vote: 5-0.

3.Gravel Hill – Mr. & Mrs. Laundry were present. The Laundry’s have noticed numerous trucks coming to the site before 8:00 am. and other violations. The Board discussed the operations, permits and Settlement Agreement violations. The Laundry’s have notice numerous trucks coming to the site before 8:00 am. and other violations. S. Newman asked Joe Zator if their allowed to do this prior to all permits being issued. Joe indicated these are probably questions for J. Coyle. There was discussion whether or not the Township can issue an enforcement notice. Also, if the operation money should be paid to the township now or when the final permits are issues. There was discussion about providing all trucks with rules and regulations, also route needs to be posted on their website. S. Newman mentioned the tipping fees and if they can be adjusted annually. J. Smethers suggested tipping fees be figured and pro-rated for 5 years. Samantha will find out about the traffic count device with video. Phil Laundry asked about the road paving being completed. That will probably be completed once GHE is done starting up their operations. J. Smethers will continue to be informed as to on-going violations and send a letter to GHE.

4. Assessment Appeal for 5241 Martins Creek Belvidere Highway – J. Smethers indicated this is for the Talen subsidiary MC OPCO. The school district has not decided yet to appeal and asked the Board if they want to appeal or not. The Board discussed and will wait until we hear back from the School District.

5. American Rescue Plan Funding –J. Smethers indicated we received the first half of our allocation (\$161,661.60). She provided the Board with the information of what can be purchased. We have until December 21, 2023 to use the money. J. Smethers also explained the lost revenue **MOTION** by M. DeBerardinis, second by S. Disidore to authorize J. Smethers open and put the money in a separate account at Fidelity Bank. Vote: 5-0. Public Comment by R. Marinelli – she suggested maybe a General Store. The Board will think about what they would like to purchase.

6. EM Supplies – J. Smethers asked about purchasing supplies for the emergency operations shelter (Centerfield). S. Burns has the official list and will provide the list to J. Smethers. They discussed getting a AED / Defib machine. The Board was in favor of making the CF building an Emergency Shelter.

APPROVAL OF THE BILLS- J. Smethers indicated Gravel Hill, Geraldine Court and Mill Creek overruns were \$18,726.14. **MOTION** by M. DeBerardinis, second by J. Mauser to pay the bills in the amount of \$242,270.18. **MOTION** amended by M. DeBerardinis, second amended by J. Mauser to include overage of \$16,853.52 (percentage) for extra materials. Vote: 5-0.

CORRESPONDENCE - All Correspondence is located in the Township office.

REPORTS

Solicitor’s Report – Written report submitted. Joe talked about Talen and the donated dedicated property act, and ordinance needs to be passed to change the use. Joe mentioned the email from DEP regarding the well test results for GHE, and indicated there are no issues that would stop the permit from being issued.

Engineer’s Report – None.

Chairman’s Report – None.

Board Members Reports

S. Burns – Samantha reported road studies are coming into Martins Creek (bridge). She spoke about ADT & ATTS bridge studies. She explained in 2015 bridge report states its “intolerable”, however the 2017 & 2019 reports says “needs improvement”. The rail is crumbling and no maintenance has been done. Samantha indicated the kitchen floor at Centerfield needs to be repaired. She will contact Weis. The Rec. Board discussed replacing the tennis courts. J. Mauser will contact Talen & H&K to see if they would like to donate to cover the replacement costs. There was discussion about the replacement signs coming into Martins Creek. Samantha asked if the museum can us CF storage closet for storage. The Board was in agreement.

S. Newman – Sandra reported she attended the COB meeting and attended the SB Municipal Plan meeting. They had a good turn out; Jeff Larrison attended. They discussed a community survey with the 10 municipal regions to properly address rural regions and agritourism.

S. Disidore – No report.

J. Mauser – John reported he has been working with Andrew Hoffman on the Talen sale and forwarded him the agreement. John indicated he and J. Smethers will be talking to them tomorrow regarding the lot lines at the Rec. Parks.

Township Manager Report - Written report submitted. J. Smethers added that she spoke to the Boy Scout doing the gaga pit. It's going to be a 14x14 square and he raised the money to purchase the kit. It will be completed before Community Day. Jennifer said she's working on 3 grants the Monroe County LSA, Grow Norco Round II and Northampton County Hotel Grant. The Board discussed putting in the Hotel Grant possibly Fireworks for next year's Community Day. The Board suggested purchasing equipment for movie nights.

Road Department Report – F. Heitzman reported all the paving is completed, they have been cleaning up a lot of storms, bridge is almost done on Miller Road and been mowing grass at the parks.

Zoning Officers Report – Written report submitted.

PUBLIC COMMENT – H. Klein asked about getting the IDA loan agreement, resolution, and final signed documents. J. Smethers will reach out to Cindy at the BASD to see if she has those documents. R. Grucela mentioned trees by Palmieri and telephone lines.

ADJOURNMENT - The Public Meeting was adjourned at 9:30 p.m.

Respectfully Submitted, M. Mastrogiovanni,
Township Secretary / Planning Administrator, Lower Mt. Bethel Township