

**approved**  
**LOWER MOUNT BETHEL TOWNSHIP**  
**BOARD OF SUPERVISORS WORKSHOP MINUTES**  
**August 17, 2020 @ 7:00 P.M. VIA ZOOM**

**CALL TO ORDER** - The August 17, 2020 Workshop meeting of the Lower Mount Bethel Township Board of Supervisors was held via webinar. The meeting was called to order by Chairperson DeBerardinis at 7:10 p.m. In attendance were M. DeBerardinis, S. Disidore, S. Newman, J. Mauser, S. Burns, P. McInerney, J. Smethers, Twp. Manager and M. Mastrogiovanni, Twp. Secretary. There was no attendees present on the webinar.

**EXECUTIVE SESSION** – M. DeBerardinis announced an Executive Session via webinar was held tonight 6:30 – 7:10 p.m. for legal Matters. No action was taken.

**APPROVAL OF MINUTES –August 3, 2020.** One correction was made: Pg. 2; #5 should be **Mayor Duffy.** **MOTION** by J. Mauser, second by S. Newman to approve the minutes as amended. Roll call: M. DeBerardinis – aye; S. Disidore – aye; S. Newman – aye; J. Mauser - aye; S. Burns - aye. Motion passed 5-0.

**NEW BUSINESS – Zoning Update**

**1.Commercial District Location (Map).** P. McInerney reviewed the map with the Board. M. Deberardinis asked J. Mauser if the triangle piece is for sale. J. Mauser indicated it is for sale But not included in the commercial piece. Board indicated they are fine with the Revised Draft Zoning Map as presented. J. Snook had given the BOS Sample Design Standards for Rural Commerical Uses. S. Newman recommended the PC consider this as well and make a recommendation to the Board. The Board agreed. Tabled.

**2.Article XIV, Common Regulations -** P. McInerney reviewed this with the BOS. These are regulations that apply to Zoning Districts that do not fall under any other sections. The Board discussed Pg. 2 E – Permitted Projections shall be permitted into required yard area, and G – Lots in two districts. Pat noted flag lots mirror SALDO. 1407 – Outdoor Storage. J. Mauser asked about Residential Outdoor Storage. He mentioned his boat is in backyard, but when in the front yard is that permitted at the dock since he’s on the river. P. McInerney said “yes”, that’s permitted.

1408 – Landscaping and Screening. P. McInerney mentioned we have a list of acceptable plantings we keep in the office, but it’s not part of the Zoning Ordinance. The list is comprised of Native Vegetation including trees & shrubs; invasive species are not permitted.

1409 – Access and Traffic Control. Pg. 19 - #6. Stormwater Management should be **a** then **b**; numbers are incorrect should be **6**, then **7**, Pg. 20, **8**.

Pg. 26 – 2 – Idling. The Board discussed engine idling of truck or vehicle and thought 2 hours is too long. M. DeBerardinis explained a diesel truck started multiple times would cause excessive wear. The Board agreed to reduce idling to 30 minutes. 7. Loading areas should have dust free surfaces. S. Newman asked we check the settlement agreement for Gravel Hill Enterprises.

1413 – Sign Regulations – This section is pages 27-39. P. McInerney indicated the Planning Commission spent a lot of time on this section. Pg. 35 e, v – the Board discussed what nits means.

The definition is: measurements of how much light is illuminated per sq. meter. 7. Off Premise Signs – Billboards, typo **that:ha**. This is only permitted in the Township on State Route 1002 or State Route 2020 between the Forks Township boundary and Township Road T-649.

S. Disidore asked for clarification of page 42 – 1416- (A) Display for sale on public property and asked if this is the location within boundaries of the township, or township owned properties.

P. McInerney will clarify that questions with J. Snook.

**3.Article XIII, Natural Resources Conservation** - P. McInerney did an overview of this Article with the Board. This Article replaces the Natural Feature Overlay. It deals with all zoning districts except 1; CAPZO is already onerous limiting development for farmers. It allows for exception from the AP district, except the 10-acre farmette option. This article deals with steep slopes, wetlands, riparian buffer, woodlands, heritage trees & timber harvesting.

**4.Article XII, Alternative and Renewable Energy** - P. McInerney did an overview of this Article with the Board. Pat mentioned solar farms are permitted in the Industrial Zone.

The Zoning review ended at 8:40 p.m. The Planning Commission will meet in September to review the Sample Design Standards for Rural Commercial Uses.

**OLD BUSINESS** - None

**APPROVAL OF THE BILLS – MOTION** by J. Mauser, second by S. Burns to approve paying the bills. J. Smethers indicated she added some bill bringing the total to \$39,343.47. **MOTION** amended by J. Mauser, second by S. Newman to approve paying the bills. Roll call: S. Disidore – aye; M. DeBerardinis – aye; S. Burns – aye; J. Mauser – aye; S. Newman – aye. Motion passed 5-0.

**CORRESPONDENCE** - All correspondence is on file in the Township Office.

## **REPORTS**

**Chairman’s Report** – M. Deberardinis reported under the Road Department.

### **Board Members Reports**

**J. Mauser** reported a neighbor heard 22 shots at the Meadows, he checked it out and there was no evidence of a target range. M. Hess spotted multiple spotted lantern flies north of the pavilion at Riverton, he will be spraying pesticides. The Road Department fixed up a majority of the trail impacted from the storm. John indicated he would like to move forward with the Hess property agreement. He will readdress this at the September meeting. The Oughoughton project is underway, about 200 feet.

S. Disidore – No report.

**S. Burns** reported Marvin from LTAP is coming out this Friday to look into the study for the crosswalks on Front Street. He also provided Samantha with examples for Traffic Calming. The Board discussed whether or not were obligated to take the entire road back. M. DeBerardinis spoke with J. Coyle about Penn DOT giving us back the road, he will report at the next meeting. Justin had mentioned the only way Penn DOT would give us back the road is from the stop light to the Y before Uhler Rd. However, that might not be accurate, Justin could be going off old information.

**S. Newman** reported on the Rockwall Mitigation Project. They extended the deadline until August 21<sup>st</sup> to find members for the Public Advisory Committee. Sandra spoke to the Mayor of Portland and Mayor of Knowlton, none of them thought it was a good idea to be part of this committee.

S. Newman spoke about the Multi-Municipal Comp. Plan. The last meeting was in April and the project has been put on hold until everyone can meet in person. UMBT is trying to pass the text amendment for the 750 acres that Lou Pektor purchased which would allow Industrial Development. The review letter from LVPC is negative against the project stating the plan is inconsistent with the County Comprehensive Plan, they want to alter Zoning and SALDO. The project would be contrary to the character of UMBT by allowing buildings 10 story high and could negatively impact adjacent communities. Plainfield Township discussed this at their PC and BOS meetings and discussed what other municipalities are feeling as far as the Multi-Municipal Comp. Plan. Also, how will this affect the other townships that are part of the Multi-Municipal Comp. Plan; Plainfield has thought about pulling out because of this. UMBT has dropped out of the COG and seems to be going off on their own and disregarding advice from LVPC. The Board agreed, we need to figure out what other municipalities thoughts are regarding UMBT and the Multi-Municipal Comp. plan.

**Road Department Report** – M. Deberardinis reported the Road Paving project is complete, just the joints need to be sealed and lines needs to be painted. Elaine Mest approached Fred regarding a drainage pipe from their driveway to the road. It's the resident's responsibility, however could we consider installing the pipe. Elaine has offered to buy the pipe, if the Road Dept. can put the pipe in. Mike indicated him and Fred will take a look, it should only take about 1 ½ hours to install. Mike discussed putting an agreement in place for the future, he would like to meet with residents about situations like this; it shows the township cares and wants to do what's right. J. Mauser said it helps our stormwater and it's a limited amount of our Road Crew's time. He is ok with it. S. Newman noted Elaine is her neighbor, she would like to see what damage is on that road and asked to be included in the meeting at the property with Mike, Fred and Jen. Sandra agreed it's would be a good idea to formalize a policy to approach issues like this.

**Township Manager Report** – Jen indicated the September 8<sup>th</sup> agenda will have 2 big items to discuss for Executive Session – 1). EOP and 2). Road Dept. Union Contract. The BOS asked Jen to schedule a zoom next week for an Executive Session. They agreed upon Tuesday, August 25, 2020 to have an Executive Session to discuss those 2 issues.

**PUBLIC COMMENT** – None.

**ADJOURNMENT** – The Public Meeting was Adjourned at 9:42 p.m.

Respectfully Submitted, Melissa Mastrogiovanni, Township Secretary  
Lower Mount Bethel Township