

**Approved**

**LOWER MOUNT BETHEL TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
JANUARY 18, 2021 @ 7:00 P.M. VIA ZOOM**

**CALL TO ORDER** - The January 18, 2021 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 7:00 p.m. In attendance were M. DeBerardinis, S. Disidore, S. Newman, J. Mauser, S. Burns, P. McInerney, PC Chair. S. Calluori, J. Snook, Solicitor P. North, J. Smethers, Twp. Manager and M. Mastrogiovanni, Twp. Secretary. There were 4 members of the audience present on the webinar. The Pledge of Allegiance was recited.

**EXECUTIVE SESSION – None.**

**APPROVAL OF MINUTES – 1/4/ 21 Reorg Meeting and 1/4/21 Regular Public Meeting.**

**MOTION** by J. Mauser, second by S. Burns to approve the minutes from both meetings with no revisions. Roll call: M. DeBerardinis – aye; S. Disidore – aye; S. Burns – aye; J. Mauser – aye; S. Newman – aye. Vote: 5-0.

**COURTESY OF THE FLOOR – None.**

**SUBDIVISIONS / ZONING – None**

**OLD BUSINESS**

**1.Zoning Ordinance Update**

**a.Zoning Map Revisions – Agricultural and Industrial Districts** – J. Snook made revisions to the map per the BOS meeting on 12/14/20. P. McInerney indicated he, S. Disidore and S. Newman had a discussion regarding the location and alternate plan for the Commercial District and that he forwarded questions to J. Snook reviewed with the BOS 2 different draft maps he prepared. Map 1 shows Potential Industrial additions (dated 12/9/20 in dark purple) Map 2 dated 1/12/21 reflects current use, Potential Industrial additions in dark green. P. McInerney then referred to the proposed location of the Commercial District it might be on the wrong side of the Belvidere Martins Creek Hwy. if we want to keep development to the east of the highway. He mentioned the possibility of moving the Commercial District south of Martins Creek into the proposed Mixed Use Overlay District on 611. S. Calluori mentioned that area is in the Flood Plain. S. Disidore suggested we look at other areas in the Township; with Commercial encroaching on Farmland, we might want to consider moving it closer to Centerfield or the Village. J. Mauser suggested keeping it in its currently proposed location on the map and that we can always amend it later. M. DeBerardinis indicated the I district around 611 was in AG and mentioned quarry operations Industrial does allow mineral extractions by Special Exception, current zoning doesn't allow non-conforming use – 50% of current quarry makes them a non-conforming use. No changes were recommended to be made to the map at this time.

**b.Article XVIII - Zoning Hearing Board** – J. Snook reviewed this Article with the Board. P. North has made the necessary changes to make legalese comparable to the Municipal Planning Code. J. Snook mentioned there are a couple of references to Planned Residential Development and the Flood Plain Ordinance, he will make all those modifications for the final draft.

**Revisions to Article IV (incorporates former CAPZO)** J. Snook and P. North have been reviewing this article to make sure it conforms to CAPZO. J. Snook indicated this accurately reflects prior comments and PC meetings and discussions. S. Newman asked P. North about Pg. 25. P. North explained CAPZO fits in the language and this is very well-done and fits into our ordinance. S. Newman recommended we wait for S. Calluori's feedback before finalizing. P. McInerney asked the Board to finalize the final draft at the BOS February 1<sup>st</sup> meeting, in the meantime S. Calluori will do a final review. The Board agreed.

**Memo from J. Snook - Discussions with Shannon Calluori.** There was discussion about 1407.B.1.a 1407. B.1. b regarding RV's. The Board will re-address this section at their February 1<sup>st</sup> meeting.

**2.SALDO Amendment Lot Line Adjustments, Lot Annexations or Add-on-lots.** P. North and J. Snook have been working on this. J. Snook has asked J. Coyle to also review for incorporation into our SALDO. Once in final form, then it can be sent to the LVPC for review and then back to the BOS for adoption. The Board agreed to have J. Coyle review and if there are any changes, J. Snook will make those changes and the BOS will review at their February 1<sup>st</sup> meeting.

## **NEW BUSINESS**

**1.Public Works Director/Roadmaster Job Description** – J. Smethers indicated the Elected Auditors requested a job description for the position. They approved the proposed draft at their annual meeting on January 5<sup>th</sup>. The Board reviewed the job description. S. Newman suggested changing language to “the ability to create and plan long term projects where needed. **MOTION** by J. Mauser, second by S. Newman to adopt the Public Works Director/Roadmaster Job Description as amended. Roll call: M. DeBerardinis – aye; S. Newman – aye. S. Burns – aye; J. Mauser – aye; S. Disidore – aye. Vote: 5-0.

**2.Tax Collector Compensation Discussion – J. Smethers provided the Board with a** spreadsheet of what other municipalities pay their tax collector. If the Board is interested in raising the compensation beginning 2022, the Pennsylvania Local Tax Collection Law requires the Board of Supervisors to pass either a Resolution or Ordinance by Feb. 15<sup>th</sup> of the year of the municipal election. Since the tax collector's term is up this year, the Resolution would need to be passed by Feb. 15, 2021. The Board discussed raising the compensation either a certain amount or per bill. S. Burns suggested \$2.00 per bill. S. Disidore suggested \$2-\$3 per bill. J. Mauser suggested \$2.25 per bill. R. Marinelli was present and commented increasing per bill is a good way to go. **MOTION** by S. Newman, second by J. Mauser to change the Tax Collectors salary to a flat rate of \$3.00 per bill, tax certification rate to stay the same. Roll Call: M. DeBerardinis – aye; S. Newman – aye. S. Burns – aye; J. Mauser – aye; S. Disidore – aye. Vote: 5-0. J. Smethers will prepare the Resolution for the February 1<sup>st</sup> BOS meeting.

**3.Sinkhole at Del Haven Road Residence** – J. Smethers and J. Mauser indicated a resident has come to the township seeking assistance for a large sinkhole on their property. They contacted Frank Brooks from NCED and there is grant funding available to assist the household. However, in order to begin mitigation efforts, the County wants the homeowner to hire a Geotech. The cost will be covered by the grant, but the home owner would need to front the cost. The resident qualifies for the grant. J. Mauser asked the Board if they would be willing to front the money for the Geo-tech study (\$2,500) and the Township would be reimbursed by the County. S. Newman explained her concern with setting a precedent if down the road the township would be asked to front money for other residents. J. Mauser indicated its important to help our community expecially for residents that don't have sink hole insurance. S. Burns suggested we get a guarantee in writing from the county that the resident qualifies for the grant. There was further discussion about fronting the money. **MOTION** by J. Mauser to approve moving forward with the Township paying the County for Geo-tech. No second. Motion died.

**APPROVAL OF THE BILLS - MOTION** by S. Newman, second by S. Disidore to pay the bills in the amount of \$78,945.75. Roll call: M. DeBerardinis – aye; S. Newman – aye; S. Disidore – aye; S. Burns – aye; J. Mauser – aye; S. Disidore – aye. Vote: 5-0.

**CORRESPONDENCE** - All Correspondence are located in the Township office.

## **REPORTS**

**Chairman's Report – None.**

### **Board Members Reports**

**S. Newman – No report.**

**S. Burns – No report.**

**J. Mauser** reported the Road Department did a great job repairing the trail. He and J. Smethers are reviewing the Comp. Plan and official map for a grant. They are moving forward with completion of the LV Greenways Grant and have a meeting on February 3<sup>rd</sup>.

**Township Manager Report – None.**

**Road Department Report – None.**

## **PUBLIC COMMENT**

**ADJOURNMENT** – The Public Meeting was adjourned at 10:10 p.m.

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