

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS MINUTES – MAY 18, 2020 @ 7:00 P.M. VIA ZOOM**

The May 18, 2020 the 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, S. Calluori, Zoning Officer, P. McInerney, PC Chair., J. Smethers, Twp. Manager and M. Mastrogiovanni, Twp. Secretary. There were 3 members of the audience present on the webinar. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES – May 4, 2020. MOTION by J. Mauser, second by S. Newman to approve the minutes from May 4, 2020 as amended. Roll call: M. DeBerardinis – aye; S. Burns – aye; J. Mauser – aye; S. Disidore – aye; S. Newman – aye; Motion passed 5-0.

OLD BUSINESS - None

NEW BUSINESS

A. Review Draft Zoning Ordinance Update - P. McInerney, PC Chair. stated that after discussion of each section, he will ask for Board comment and then open up for public comment relating to that particular topic. P. McInerney asked the Board if they reviewed the definitions and had any questions. J. Mauser said he read through all of them and has some questions, but will bring up at next meeting. P. McInerney indicated we are still waiting for reformatted section regarding CAPZO.

At the last meeting we left off at Village Mixed Use. He did a comparison of uses permitted by right common to both ordinances (1971 vs 2020). In the Village Mixed Use, use is permitted by Special Exception; or Conditional Use common in both Ordinances. He reviewed new uses permitted in new ordinance and uses no longer permitted. It is just labeled differently and will be addressed again at the Public Meetings. J. Mauser indicated that clarifies questions about that section from the last meeting. Board said they like the location of Village Mixed Use on the map.

Public Comment by Richard Pulcini –He asked about #5. Common Antennas and Towers. He suggested size and height requirements. P. McInerney responded – that would go before the Supervisors as a Conditional Use. It is also addressed in the Supplemental Regulations.

1.Draft Zoning Map (revised by J. Snook) The Board reviewed the map. After discussion they asked to make a revision, the small island portion at the bottom of the map (De Pues Ferry Rd.) currently zoned I, to be changed to AG Preservation. They would like J. Snook to make that revision.

2. Commercial District Maps – District Option A, B, C. P. McInerney asked the Board to review all options and decide which version they like. S. Calluori mentioned there is only one commercial district in the township. With regards to Option C, S. Newman mentioned there are about 7 residential lots at the end of De Pues Ferry Road and also mentioned a possible impact since Bridge 31 is currently closed. After discussion, the Board would like preliminarily to move the Commercial District to the opposite side of the Martin Creek Belvidere Hwy closer towards Martins Creek on the former Lillie Hess property near Maple Dr. and ask J. Snook to how many minimum acres are required in the Commercial District. They would like J. Snook to prepare this as Commercial District Map Option “D” so they can take a look at it. Public Comment by R. Pulcini – He would like to see commercial in a non-residential area.

3. ARTICLE VIII - MUO – MIXED USE OVERLAY DISTRICT. P. McInerney reviewed this with the Board and discussed Section 803 - Area and Bulk Regulations. There was mention of the stretch of 611 not being an attractive opportunity for MUO, but would hope for some lot consolidations to make it more attractive. Public Comment by R. Pulcini – He asked about truck repair shops permitted in the Commercial District. S. Newman indicated the PC took into consideration the scenic byway and thought car repair and other businesses would be more suited in the Industrial District.

4. ARTICLE IX- C – COMMERCIAL DISTRICT - P. McInerney reviewed with the Board and also 902 – Use Regulations which explains uses permitted by right, Uses permitted by approval of Special Exception, Uses permitted as conditional use, and Accessory Uses. Village Mixed Use and Medium Density will also allow for some of these uses. They also reviewed 903 – Area and Bulk Regulations. Bulk regulations are based upon on-site lot sewage systems. No Public Comment.

5. ARTICLE X- I – INDUSTRIAL DISTRICT - P. McInerney reviewed this with the Board. There was mention of the Capush property in the Industrial Zone. S. Calluori said that property is in the flood plain district which is going away, it should be Agricultural. We also need to clarify with J. Snook that minimum lot size for the Industrial zone is 2 acres. No Public Comment.

6. ARTICLE XV - SUPPLEMENTARY REGULATIONS – P. McInerney said we didn't receive this in a timely fashion and will take some time to go review. This Article is designed to cover things that don't fit in with General Regulations. P. McInerney asked the Board to review this for the next meeting and continue to review the definitions. S. Calluori noted it's very important how things are permitted in the township, BOS feedback on the draft ordinance is important.

P. McInerney reiterated for the next Workshop meeting to have J. Snook complete the following

1). Provide a Commercial District Map Option D as indicated above, and clarify how many minimum acres are required in the Commercial District.

2). Revise the Draft Zoning Map that the small island at the bottom of the map (De Pues Ferry Rd.) currently zoned I, to be changed to AG Preservation,

3). Clarify how many minimum acres are required in the Industrial District.

The Board will review the Supplementary Regulations and Definitions for the next meeting scheduled for June 15th. The Zoning Ordinance review ended at 8:30 p.m.

B. Approval to Apply for CDBG Funding from Northampton County for the Office Restrooms.

J. Mauser and J. Smethers previously met with Frank Brooks from LV Independent Living regarding a grant for the Township Building restrooms and completion of an Access survey to make our bathroom facilities ADA compliant. The Access Survey can also be used to see if our other facilities meet ADA compliance. It's a 50-50 match. J. Mauser noted the survey could also allow us to apply for additional grants. **MOTION** by S. Disidore, second by J. Mauser to authorize J. Smethers to apply for the CDBG grant to fund renovations at the office to make them ADA compliant. Roll call: S. Newman – aye; S. Burns – aye; S. Disidore – aye; J. Mauser – aye; M. DeBerardinis – aye. Motion passed 5-0.

APPROVAL OF THE BILLS. J. Smethers indicated the bills total \$29,751.22 as of 5/18/20. **MOTION** by J. Mauser, second by S. Burns to pay the bills. Roll call: S. Newman – aye; S. Burns – aye; S. Disidore – aye; J. Mauser – aye; M. DeBerardinis – aye. Motion passed 5-0.

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

REPORTS

Chairman’s Report – M. DeBerardinis will comment under Road Dept. Report.

Board Members Reports – J. Mauser reported P. McInerney notified him horseback riders were on the Meadows at Martins Creek. They had asked permission in the past to go on there and the Board said no. There was horse manure on the ground. They got thru on the access road by lot 4, but were also on Lot 1, 2, & 3. He asked Fred to block that access road. M. Deberardinis said he spoke to Fred about the horses and they are working on a solution.

John Mauser indicated he is working on the LV Greenway grant for the Parking lot, gate & signs and looking at the possible parking area. The JMT (John Mauser Trails) are clear, however there has been lots of garbage there the past few weeks

S Burns – She indicated a resident suggested a plaque be placed at the Visitors Center by the Native Gardens for Howard Klein who is taking care of the Native Garden. The Board had no objection.

S. Disidore – No Report.

S. Newman – She reported we received a packet from JHA Engineering Re: Gravel Hill Enterprises. We also received emails with attachments from Dean Ritter, Chief of Compliance Monitoring & Enforcement for DEP. We need J. Coyle to review these documents. She doesn’t think we received a response from J. Coyle’s letter he sent to DEP back in September and might want to ask J. Coyle to send a reminder letter for DEP to respond. The Board indicated J. Coyle should review the documents and have J. Smethers send the follow-up letter. Bridge 41 – S. Newman indicated Federal & County Funds were used for the Scenic Byway project. The Township should have more input on Bridge 41 to get what we want. She would like to look into it. The Board had no objection. She is also meeting with the Little Creek Residents and Engineer recommended by Jason Snyder on Wednesday around 2 p.m. to look at Bridge 41. The Little Creek residents are paying the costs of the Engineer.

Township Manager Report – J. Smethers reported the Sanitation Bids are put on hold until late summer. She received the proposal from ICMRC for the new pension plan. She would also would like to get a proposal from PSATS, they might be a little cheaper. The Board agreed.

Zoning Officer Report: J. Smethers indicated Amanda is back from Barry Isett’s office; however, B. Isett has recommended she continue to work remotely. John will not be back until the other municipality he works for is open. S. Calluori will stay on for now until John is back. The PEMA reimbursement grant is open and she will be applying. Jen is also working on completion of the EOP, that need to be done to get reimbursement for COVID-19. J. Mauser said he will be doing a Stormwater presentation at the June 1st BOS meeting.

Road Department Report – M. DeBerardinis reported the French Drains and all material has been ordered for the Fairview Road project. Once we receive everything, we will come up with a schedule and site visit with J. Coyle. Residents will be notified when the road will be partially closed. The Road Dept. has continued to clean up intersections and trails.

PUBLIC COMMENT - R. Pulcini said he looked at the plan for the Fairview Rd. project. He suggested combining the 2 existing drains with the new drains because the capacity shown in the sketch doesn’t compare to equal capacity of the existing drains that were installed in the 1960’s. He also mentioned the existing drains are full of sediment. M. DeBerardinis responded field adjustments will be made once each existing drain is opened up and they start the work. They will also look at the sedimentation in the existing drain once they start the project.

ADJOURNMENT – The Public Meeting was adjourned at 9:00 p.m.

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