

**Approved**

**LOWER MOUNT BETHEL TOWNSHIP  
BOARD OF SUPERVISORS MINUTES – APRIL 20, 2020 @ 7:00 P.M. VIA ZOOM**

The April 20, 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 7:00 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 5 members of the audience present on the webinar.

The Pledge of Allegiance was recited.

**EXECUTIVE SESSION – April 13, 2020 - Gravel Hill.** M. DeBerardinis announced there was an Executive Session held on April 13, 2020. No action was taken.

**APPROVAL OF MINUTES – April 6, 2020. MOTION** by S. Newman, second by S. Burns to approve the minutes from April 6, 2020. Roll call: M. DeBerardinis – aye; S. Newman – aye; S. Disidore – aye; J. Mauser – aye; S. Burns aye. Motion passed 5-0.

**OLD BUSINESS - None**

**NEW BUSINESS**

**a. Review Draft Zoning Ordinance Update.** P. McInerney, PC Chair. gave an overview of the review process for the Draft Zoning Ordinance. The PC started this process back in Nov. 2014. They did a tremendous amount of work. The main focus was to keep the rural character of the Township; provide economic opportunity, protect the Agricultural Industry and incorporate CAPZO into new Zoning Ordinance. He noted there had been changes in Solicitors and PC members in the last 5 years of this process, which made things more challenging. Moving forward we will have these informal meetings without our professional consultants; then we will bring in our consultants for the final public meetings once the BOS completes their review. P. McInerney reviewed the outline with the BOS. He explained 80% of the booklet is definitions.

J. Mauser pointed out the Zoning Map shows 2 parcels on De PUES Ferry Road as Industrial and thought the PC recommended those parcels be in AP. P. McInerney agreed, the PC had recommended that revision. The Zoning Map we have is dated January 20, 2020 and doesn't reflect that change. J. Snook needs to send us the revised map showing that change and Pat will ask him to provide that for the next WS meeting. S. Calluori mentioned an additional change agreed upon by PC; the commercial dotted lines need to be moved farther South closer to the River due to underground gas lines. S. Disidore asked for a copy of our current Zoning Map. S. Calluori said she will email that to the BOS. S. Newman mentioned the new Village Mixed Use and Mixed-Use Overlay is very comparable to the old Commercial Zoning and very little change. They include uses that are permissible; very little was excluded but a gun store is one of the exclusions.

P. McInerney moved onto review of Article III and the revised Zoning Map. Article XIII – Natural Resources Conservation includes wetlands, woodlands, streams and riparian buffers. He noted there are 2 new Zoning Districts – Village Mixed Use and Mixed-Use Overlay.

The Village Mixed Use would include the Village of Martins Creek and a portion on the Martins Belvidere Hwy. This would allow for small offices / buildings. The Industrial section in the North part of the Twp. and the low density in the South part of the Twp. would provide for larger industrial businesses. Most of the land that is green is in the Agricultural Preservation. Yellow – Low Density Residential follows the Townships Comprehensive Plan. The small portion of Commercial is on the Martins Creek Belvidere Hwy.

M. DeBerardinis asked about the Village Mixed Use and what the changes will be. S. Calluori responded Village Mixed was originally zoned commercial. Every zone has uses available by right; Special Exception Uses would go before the Zoning Hearing Board and Conditional Use would go before the BOS. She also mentioned property owners affected by zoning changes would be sent letters describing the changes in Zoning. M. DeBerardinis questioned what happens then commercial zones in the Village are changed to Village Mixed Use, and -if that would that fall under legal non-conforming use. S. Calluori noted residents would be notified by mail of any changes in zoning and they could participate in public meetings.

P. McInerney said we would maintain what's already there.

Public Comment by Richard Pulcini – He mentioned it's mostly an elderly population in the Village and wants to make sure they are notified. He also mentioned there were 3 gas stations in the past in the Village and Burt's store; made people more self-sufficient. P. McInerney said Zoning in Martin Creek will be very similar as before. S. Newman responded we need to identify people being affected. The old Commercial District and new Village Mixed Use shouldn't be a problem.

P. McInerney reviewed with the Board Article IV – AP – Agricultural Preservation District. CAPZO is currently a stand-alone ordinance, but will be incorporated into the new Zoning Ordinance. P. North and J. Snook are making sure all CAPZO regulations are included as previously written and enforced. All Uses permitted by right have standard zoning language.

Public Comment by R. Pulcini – He asked about Temporary Events. P. McInerney indicated that is addressed in the new Zoning Ordinance in various sections. S. Newman asked that the Supplementary and Common Regulation articles be included in our next discussion; language in the regulation sections pertains to all these other uses. We will ask J. Snook to get those regulations sections to us. Public Comment by

R. Pulcini – He asked if there's a system in place for appeals and how does that work?

P. McInerney responded the appeal process is in place and included in the new zoning ordinance.

P. McInerney reviewed with the Board Article V – Low Density Residential District. This is based upon LMBT's Comprehensive Plan. Ag uses are permitted by right; uses permitted as conditional use; accessory uses are by Special Exception. The Municipality can do whatever they want in any district. M. DeBerardinis asked about impervious surfaces being broken down for every use.

Review of Section 503 – Area and Bulk Regulations. The sewage disposal systems are 1). On-lot sewage system (in the village), 2). Centralized sewage disposal and 3). Centralized sewage disposal and centralized water supply. This is based upon minimum and maximum lot size. S. Calluori explained the current ordinance does break it down centralized water and sewer. We don't have impervious coverage in our current ordinance; it's included in our grading ordinance, which is a stand-alone ordinance. They are not going to incorporate that in the new ordinance and will keep the grading ordinance as a stand-alone. S. Newman indicated in the old Zoning Ordinance low density doesn't mention impervious surface, but does mention maximum coverage.

P. McInerney reviewed with the Board Article VI – Medium Density Residential District. This is very similar to Low Density; there are no Agricultural Uses allowed in Medium Density. Review of Article 603 – Area and Bulk Regulations. Public Comment by R. Pulcini – He mentioned homes built years ago might have a problem with septic system and isolated well infringing on future drain fields of existing homes. P. McInerney explained the minimum lot area is 1 acre, that should provide plenty of land not to cause these issues. Public Comment by Kevin & Judy Duane – They mentioned years ago the engineer did a survey for the Township; they were looking into a public water and sewer system; is this something the town would be looking into for the future. P. McInerney responded that is something that would need to be researched and costs would need to be looked at. They asked about the zoning meetings going forward and could this have been done in sections by Zoning Districts? P. McInerney explained it needed to be completed as a whole. Public Comment by R. Pulcini - He spoke about the quality of water deteriorating and the town needs to look at issues for long term residents. Public Comment by D. Ascani – He mentioned a lot of properties in Martins Creek are small lots of record and don't meet 1 acre minimum lot area. S. Calluori explained she would look into this further; impacts to existing lots that can't meet lot area size or width. Zoning Officer can review and be permitted by Zoning Officer or can apply for a variance.

The Zoning Ordinance review ended at 9:20 p.m. For the next meeting, the BOS will be provided with our current zoning map to compare with the new draft zoning map. We will ask J. Snook to provide the BOS with Common Regulations and Supplemental Regulations. S. Newman would like to see if there is a way to display side by side the old zoning with the new zoning. Next BOS Workshop meeting to review the zoning ordinance will be on May 18<sup>th</sup> at 7:00 p.m.

**a. Deed for the Meadows at Martins Creek.** J. Smethers indicated this was prepared by Zator's office. **MOTION** by S. Newman, second by J. Mauser approving the Deed for the Meadows at Martins Creek and authorizing M. Deberardinis, Chairman to sign the document. Roll call: M. DeBerardinis – aye; S. Newman – aye; S. Disidore – aye; J. Mauser – aye; S. Burns aye. Motion passed 5-0.

**b. Request to approve signs for Meadows at Martins Creek. J. Mauser indicated** PA DCNR requires a sign be posted at the Meadows at Martins Creek in order to meet grant requirements. He had emailed the BOS a picture of the sign which will be “15x18” and similar to the (JMT) John Mauser Trail sign. **MOTION** by J. Mauser, second by S. Newman to acquire these signs. Public Comment by Richard Pulcini – He asked how much are these signs going to cost. J. Mauser responded around \$50. 00 - \$100.00, they are needed to get reimbursement for the grant that we received in the amount of \$210,000.00. Roll call: M. DeBerardinis – aye; S. Newman – aye; S. Disidore – aye; J. Mauser – aye; S. Burns aye. Motion passed 5-0.

**c. APPROVAL OF THE BILLS.** J. Smethers indicated the bills total \$11,791.58 as of 4/20/20. **MOTION** by M. DeBerardinis, second by S. Newman to pay the bills. S. Newman noted a spelling error to Amazon on the General Fund list of expenses. Roll call: M. DeBerardinis – aye; S. Newman – aye; S. Disidore – aye; J. Mauser – aye; S. Burns aye. Motion passed 5-0.

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

## **REPORTS**

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

**b. Board Members Reports** – S Burns – No report. S. Disidore – No report. J. Mauser – The Township has applied to Washington Township for the parking area permit for the Meadows at Martins Creek. Jeff Ott, Washington Township Engineer has donated his services in the amount of \$600.00. J. Mauser and J. Smethers will work together to see when to put the parking area in. S. Newman – the letter went out supporting Knowlton Township and Hardwick Township regarding the Rt. 80 Rockwall project requesting an Environmental Impact Statement. Knowlton Township, Hardwick Township and Warren County Board of Freeholders have passed resolutions requesting the Environmental Impact Statement be completed.

**c. Township Manager Report** – J. Smethers reported the street light bills went out on 4-15-20. She mentioned she is working on a new Pension plan.

**d. Zoning Officer Report** – None.

**e. Road Department Report** – M. DeBerardinis reported the Road Department is still on rotation schedule with 2 men on and 1 off each week. They are working alone on individual projects and social distancing is working out well.

**PUBLIC COMMENT** - R. Pulcini – He asked about the major water issues by his mother’s house (Fairview Drive) and what is being done. M. DeBerardinis explained he has been working with the Township Engineer on the problem, it’s not being ignored. J. Smethers indicated money has been budgeted for the project and the Engineer has been out there; however, there has been a hold up due to the crisis with the pandemic. Mr. Pulcini asked if pumps can be set up. Public Comment by D. Ascani – he commented on Mr. Pulcini’s question about the drain problem. He had recommended French drains and he thought this project was going to be completed before winter.

**ADJOURNMENT** – The Public Meeting was adjourned at 9:45 p.m.

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