

**LOWER MOUNT BETHEL TOWNSHIP  
BOARD OF SUPERVISORS WORKSHOP MINUTES MARCH 21, 2022**

**CALL TO ORDER** - The March 21, 2022 workshop 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, S. Burns, P. McInerney, PC Chair, Bill Rush, PC member, J. Smethers, M. Mastrogiovanni, J. Mauser, P. North, J. Snook and J. Coyle via zoom. There were two attendees in the audience. The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES – March 7, 2022.** S. Newman had some edits in bold Pg. 3 – New Business #1 – take out the word **been**; Pg. 2 - #3 –\$119,521.50 **will be paid by Municipal Committed Funds from the Township Open Space fund.** **MOTION** by J. Mauser, second by S. Burns to approve the minutes as amended. Vote: 5-0.

**COURTESY OF THE FLOOR**

**1.Martha Posner – Rec. Board Chair. – Tennis Courts.** Martha said the process is moving forward for replacement / rehab of the tennis courts. She asked the Board permission to have Jen help her write a formal letter to solicit funds from large companies to rehab / replace the tennis courts and would like to ask these companies for \$3,500-5,000. Martha would like to acknowledge their contribution by putting their names on a sign. J. Smethers is applying for matching grants. **MOTION** by J. Mauser, second by S. Burns to give Martha permission to solicit funds from large corporations for the tennis court replacement / rehab. There was discussion about different options of recognition based upon dollar amounts of the donations (example: bronze, silver gold, platinum). We can also put in the newsletter we are looking for donations from individuals and families to rehab the tennis court and also at Community Day.

**2.Isaac Cooper Presentation** – Issac was present to request permission to install a bench at the Meadows for his Eagle Scout Project and gave an overview of the project. J. Mauser shared a screen of the bench at the Welcome Center; this one wasn't handicapped accessible, but would like the bench Issac installs to be. John indicated he will be back in town after April 1<sup>st</sup> and would like to work with Issac on the project. Issac indicated he's on a time crunch and needs to complete the project in time for his 18<sup>th</sup> Birthday next week. He has the money put aside to do the project. Issac said he is waiting for approval from the Eagle Scouts to move forward and should know by the end of the week. **MOTION** by S. Newman, second by S. Burns to approve Issac Cooper to install the bench pending approval from the Eagle Scouts. J. Mauser will work with Isaac on the project and keep the BOS up to date. Vote: 5-0.

**SUBDIVISIONS / ZONING - None**

**OLD BUSINESS**

**1.Zoning Ordinance** –LVPC & Plainfield have submitted their comments. J. Snook submitted his memo in response to comments dated March 21, 2022. John reviewed the memo with the Board.

- Steep Slope Exemptions – J. Snook indicated this was thoroughly discussed in length by the PC since it addresses CAPZO. J. Snook suggested no changes. The BOS and PC agreed.

- Terminal, Storage, Warehouse or Transfer Facility - J. Snook suggested no changes. The BOS and PC agreed.
- Solar Energy Systems – J. Snook suggested no change except to reconsider permission for virtual net metering, however he has not seen this in any new ordinances. P. North indicated he has only seen this in Lancaster County. P. North agreed with J. Snook to take it out. The Board agreed to take it out and limit to 5 residential uses - virtual net metering could be added at a later time. J. Snook will prepare a red line for that portion of Article 12 with annotations.
- Shooting Ranges – J. Snook indicated LVPC recommends two definitions – one for personal and a sperate for business / clubs. P. North will check with the Game Commission regulations; it’s a policy decision. We would need to follow guidelines for neighbor distance.
- Purposes of AP District – LVPC recommends any reference to the Lehigh Valley Comp. Plan 2030, should be removed and only reference Future LV. J. Snook will check and make those changes and list where the changes are.
- Commercial Zoning District – J. Snook recommended no change. The BOS and PC agreed.
- Additional Industrial District Standards – Require provisions of on-site amenities such as driver lounges to support driver health and safety – J. Snook indicated you might want to consider certain sizes. He suggested to list in Conditional Use or include in Article 15. Require electric charging stations for employees, freight vehicles and trailers to ensure that freight-based facilities remain economically viable as the freight industry, in particular, moves towards alternative fueling technologies – J. Snook suggested adding just for warehousing of certain sizes. Provide incentives to incorporate sustainability into project design through use of the alternative and renewable energy provisions provided in Article XII. J. Snook indicated this is covered in Article 12. P. North mentioned there are no specific standards and adequate provisions must be demonstrated to the BOS. Also, Conditional Use, the applicant must meet conditions satisfactorily to the BOS.
- Inclusive Language – LVPC suggests changes to he/she, him/her and replace with they. J. Snook said to keep the same; and man’s activity and man-made with human made. J. Snook said that can be changes easily. The BOS and PC agreed with that change. P. North indicated it does not need to go back to LVPC. The Township PC can review the changes at their April meeting; thereafter the BOS can move forward with advertising the Zoning Ordinance for a Public Hearing. J. Snook and P. North will work together on making those changes and J. Snook will makes changes in a memo to the BOS prior to the Boards meeting on April 4<sup>th</sup>.

**2.Resolution 2022-14** - A Resolution Supporting New, Stricter Regulations Proposed by Pennsylvania’s Department of Environmental Protection Environmental Quality Board Regarding Per-and Polyfluoroalkyl Substances (PFAS) Maximum Contaminant Levels. S. Newman mentioned Bill Humphries tested his water and he has both PFOS & PFOA in his water and she is going to test her water as well. County Council may pass a similar Resolution. **MOTION** by S. Newman, second by S. Burns adopting Resolution 2022-14. Vote: 5-0. J. Smethers will send a copy to our surrounding municipalities and County Council.

**3.Del Haven Road Stormwater bids** – J. Coyle indicated the 1<sup>st</sup> round of bids came in too high (\$250,000 +) we then scaled it back, rebid it, but unfortunately, we received no bids. J. Mauser and J. Coyle talked about the severe erosion problem. Justin mentioned 4 box inlets can take the water off Del Haven and it’s a perfect easement area. J. Mauser mentioned we could use CBDG money for this project, have the Road crew assist and have the landowner provide us with a drainage easement. Also have the homeowner sign a hold harmless agreement.

We could approach H & K for a donation of rocks, soil and trucking. J. Coyle indicated we could put a French mattress, drain pipe and geo tech fiber cloth around the bottom, sides and top and fill with R-3 & R-4 stone. J. Coyle indicated he spoke to potential bidders and they had concerns with the project and asked if the Township can act as the project manager. J. Mauser indicated he spoke to Frank Brooks at Northampton County and he said we can do this.

There was discussion about putting out revised bids, that the township provides the material and bid out just the contractor service. J. Smethers will check with Frank Brooks and verify we can use CDBG money. **MOTION** by M. DeBerardinis, second by S. Newman to rebid the Del Haven Road Stormwater project based upon information from Frank Brooks if we can use the CDBG money. Vote: 5-0. J. Mauser shared with the Board photos of John Hubert's Farm – below Richmond Rd. There are heavy flows of water – 4 ½ feet deep. He would like to see us put a French drain system / pipe 20 ft. long. We can look into low volume road funding. Costs will be about \$3,000 for culvert and \$2,000 installation costs. J. Coyle, M. DeBerardinis and J. Mauser will have a site visit when J. Mauser returns to the area.

**4. John Snook Comprehensive Plan Cost Estimate** – John gave the Board his estimate/contract for review/approval in the amount of approximately \$15,000.00 – he will try and keep the cost down. **MOTION** by M. DeBerardinis, second by S. Newman to accept the cost estimate and sign the contract with John Snook to update the Comprehensive Plan and everything listed in the contact including the official map. Vote: 5-0.

## **NEW BUSINESS**

**1. Approval of the 2021 Audit.** J. Smethers mentioned the deficit shown is a transfer from the General Fund to the Capital Reserve. Other changes were changes to the pension regulation charges and pumper – 404. **MOTION** by S. Disidore, second by S. Newman to approve the 2021 Municipal Annual Audit and Financial Report and authorize it be submitted to DCED. Vote: 5-0.

**2. Approval for Engineering Study to Repair Gravel Hill Culvert.** J. Smethers indicated a hole opened up on Gravel Hill Road near the Cyphers. Temporary barriers will be set up to make the road one lane. Fred, Mike and Justin looked at it today. Jen indicated we need to repair the culvert this year, as soon as possible and we can use American Rescue money and have other money in the Road Dept. reserve. **MOTION** by S. Newman, second by S. Disidore to authorize J. Coyle complete the engineering study and DEP permitting process. Vote: 5-0.

**3. Remote Deposit Capture.** J. Smethers explained there is no cost to sign up now and explained the process. We need to set a daily amount and keep the checks for 30 days before shredding. **MOTION** by S. Disidore, second by J. Mauser to move forward with remote deposit capture and sign the agreement with a total amount of qualifying checks to be deposited at \$25,000.00 per day. Vote: 5-0.

**APPROVAL OF THE BILLS** – J. Smethers indicated there are no additional bills to add. **MOTION** by M. DeBerardinis, second by S. Disidore to approve the bill list in the amount of \$9,722.76. Vote: 5-0.

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

## **REPORTS**

**Chairman's Report** – M. DeBerardinis will report under Road Department report.

## **Board Members Reports**

**S. Burns** – Samantha reported she received an email from All Traffic Solutions. She will arrange to have the representative come out to Gravel Hill Enterprises.

**S. Disidore** – No report.

**J. Mauser** – John reported he has a meeting set up with Talen regarding the Hunting permits. He is setting up recognition of 4 benches and will have the map next month where the benches will be going. John asked about the Township phone. J. Smethers indicated you can have personal phone forwarded to the Township phone.

**S. Newman** – No report

**Road Department Report** – M. DeBerardinis discussed paving projects. Howell Rd. and Klaus are on the list, but Klaus is in worst condition and should be done. Also maybe box drains be installed on School & Center. He needs to figure out where to put drains on properties encroaching the road and abutting the church corner.

**PUBLIC COMMENT** – None.

**ADJOURNMENT** - The Board of Supervisors regular monthly meeting was adjourned at 9:45 p.m.

Respectfully Submitted – Melissa Mastrogiovanni, Township Secretary / Planning Administrator  
Lower Mount Bethel Township