

**APPROVED LOWER MOUNT BETHEL TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MINUTES September 21, 2020 @ 7:00 P.M. VIA ZOOM**

CALL TO ORDER - The September 21, 2020 Workshop meeting of the Lower Mount Bethel Township Board of Supervisors was held via webinar. The meeting was called to order by Chairperson M. DeBerardinis at 7:06 p.m. Also in attendance were S. Disidore, S. Newman, J. Mauser, S. Burns, P. McInerney, J. Smethers, Twp. Manager and M. Mastrogiovanni, Twp. Secretary, S. Calluori, and J. Larrison, Fire Chief, were also present on the webinar.

EXECUTIVE SESSION – M. DeBerardinis announced an Executive Session was held tonight before the meeting 6:30 – 7:05 p.m. for legal and personnel matters. No action was taken.

APPROVAL OF MINUTES –September 8, 2020. The following corrections were made in bold: Pg. 1 – New Business, 2nd to last sentence - that shows **an** increase in truck traffic; Pg. 2 increase and affect **there** would be; Pg. 3 #6 - take out **I** replace with **(Jen)** inform you; Pg. 4 - S. Burn’s report - township resident, **Violetta DePamphillis**, S. Newman’s report - **Bi-State Elected Officials United to Preserve the Gap.** informing NJ DOT J. Mauser’s report - Oughoughton stabilization is **2000**; they received 21 truckloads of **fill material to straighten out the logging road on the JMT**; up at **The Meadows.** **MOTION** by S. Newman, second by J. Mauser, to approve the minutes as amended. Roll call: M. DeBerardinis – aye; S. Newman – aye; S. Burns – aye; J. Mauser - aye; S. Burns – aye; S. Disidore – aye. Motion passed 5-0.

NEW BUSINESS

1.LMBT/Sandt’s Eddy Fire Co. Request for Release of Matching Funds. J. Smethers explained the Fire Company applied for a grant for hand tools, mounting brackets and Dewalt tools for the new pumper. The total grant was for \$15,774. They are requesting that \$7,887 be released from the matching fund for the 50% grant match. J. Larrison had no comment. **MOTION** by J. Mauser, second by S. Disidore to release the amount of \$7,887.00 to the Fire Company to be used for the matching fund for the grant they acquired. Roll call: M. DeBerardinis- aye; S. Newman- aye; S. Burns – aye; J. Mauser - aye; S. Disidore – aye. Motion passed 5-0.

2.Sample Design Standards for Rural Commercial Uses (Strip Malls) P. McInerney indicated J. Snook developed this for the Rural Mixed-Use District in West Brandywine Township, Chester County. This was their version of a new, largely commercial, district along US Route 322, where they wanted to avoid the strip center look in an otherwise relatively rural landscape. S. Newman and P. McInerney put together a series of questions they reviewed with the Board. They discussed how to have more control over the commercial piece of 14.4 acres. P. McInerney mentioned at the last PC meeting they recommended changing the 5-acre minimum lot size to 2 acre minimum. J. Snook had also suggested plan development to get that rural center and esthetic feel. Also, pedestrian access within a rural mixed-use development shall be designed to provide convenient, safe, and direct access between the various uses within the district. P. McInerney indicated J. Snook is drafting the changes from the last PC meeting and will have it available for the Board’s next Workshop meeting 10/19/20.

3.Article XIII, Natural Resources – P. McInerney reviewed Article XIII with the Board and explained this Article replaced the AG Zone Overlay District (Conservation District).

Purpose - The purpose of the natural resource conservation standards set forth herein is to protect the public health, safety and welfare by minimizing adverse environmental impacts. These standards are intended to meet the following purposes:

1303 - Steep Slope Conservation. P. McInerney discussed 1303 & 1305 in detail: Steep Slope disturbance limitations shall not apply to subdivision or building permit applications pursuant to Section 404 in the AP-Agricultural Preservation District except permit applications involving individual farmettes of ten (10) acres or greater established pursuant to Section 404.C.

1305 Riparian Buffer Conservation. Riparian Buffer conservation provisions shall not apply to subdivision or building permit applications pursuant to Section 404 in the AP-Agricultural Preservation District except permit applications involving individual farmettes of ten (10) acres or greater established pursuant to Section 404.C. J. Mauser asked if AG is exempt in 1305. P. McInerney indicated AG District language is covered under CAPZO which is quite complex.

1308 Timber Harvesting – P. McInerney indicated this is a new section. Definition was revised: Timber Harvesting is permitted in all districts to encourage maintenance and management of woodlands and promote the conduct of forestry as a sound and economically viable use of Woodlands. The provisions of Section 1308 shall apply to all timber harvesting operations where the value of the trees, logs, or other timber products removed exceeds \$1,000 or where any timber harvesting operation(s) on the same property exceed(s) one (1.0) acre in a three (3) year time frame or less, commencing with the initial notification pursuant to Section 1308.B., but not prior to enactment of this definition. The removal or cutting of trees for the personal use of the landowner, for pre-commercial timber stand improvement, where pursuant to an approved subdivision or land development plan, for the removal of dead or diseased trees, or invasive alien species, and the cutting of trees as part of a Christmas tree farming operation shall not be considered Timber Harvesting Operations. Forestry, as defined by the Pennsylvania Municipalities Planning Code, as amended, shall be considered Timber Harvesting. Any Timber Harvesting Plan needs to be filed with the Township. This includes management of Woodlands, steep slopes & riparian buffers. It preserves our Natural Resources.

4.Article XII, Alternative and Renewable Energy - Purpose – It is the purpose of these regulations to promote the safe, effective and efficient use of renewable energy systems to reduce the consumption of utility – supplied energy, heat, hot water or a combination of the above, while protecting the health, safety and welfare of the resident of the Township, and protecting adjacent land uses through appropriate zoning and land-use controls. P. McInerney indicated this is pretty straight forward. Wind Panels and Solar Energy are permitted as an accessory use. Solar Farms produce large scale electricity output. P. McInerney indicated the chances of LMBT getting a large windmill farm are very slim. It is only permitted in the Industrial Zone as are Solar Farms.– J. Mauser asked if a farmer with a large piece of property can go to the ZHB for a variance. S. Calluori responded they would need to meet state requirements, from a use perspective, it's a hard one to argue and not sure how far you would get. Shannon mentioned in residential districts, for roof tops, there are buffering requirements and ground mounting requirements. P. McInerney suggested we ask J. Snook to look at screening and buffering requirements. He indicated the Planning Commission spent a lot of time addressing glare that could affect a neighboring property owner and also that Solar Energy, Solar Farms and Individual Solar installations would not interfere with Historical Structures. Outdoor Wood Boiler Ordinance will stay as a stand-alone ordinance.

P. McInerney discussed with the Board progression of completing the review and when to send off to the LVPC for review. J. Mauser would like to see us put the complete document on the website. S. Calluori mentioned that since the Zoning Districts have been revised, residents in those zoning districts with changes will need to be notified.

There was discussion about CAPZO and the AG District. S. Disidore commented on Riparian Buffers in AG District being only 6 inches from the streams. Calluori also mentioned that of all the districts the

AG District is the number one source of pollution, being there are a lot of farms. J. Mauser suggested we reach out to Conservation District; Jeff Reese is very conservation minded. We can electronically provide them with overlay maps of our conservation district and Martin Jacoby Watershed.

For the next Zoning Workshop, J. Snook will provide the revised Design Standards for the Board to review. The Board will also review ARTICLE XIX – Mobile Home Park Regulations, ARTICLE XI – Floodplain Area Regulations, ARTICLE XVI – Non-Conforming Use Regulations & ARTICLE XVII – Administration & Enforcement. The Zoning Ordinance review ended at 9:00 p.m.

5. Trick or Treat – The Board discussed having Trick or Treat on Saturday, October 31st 4-6 p.m. but would like to see what our surrounding municipalities are doing. S. Newman indicated she will be attending the COG meeting on Wednesday and can see who's having Trick or Treat in the Slatebelt.

OLD BUSINESS - None

APPROVAL OF THE BILLS - J. Smethers read the bill list totaling \$24,008.38. **MOTION** by M. DeBerardinis, second by S. Newman to approve paying the bills. Roll call: M. DeBerardinis – aye; – S. Newman, S. Burns – aye; J. Mauser – aye; S. Disidore – aye. Motion passed 5-0.

CORRESPONDENCE All correspondence is on file in the Township Office.

REPORTS

Chairman's Report – No report.

Board Members Reports

J. Mauser reported the Road Department put up the gates at the Meadows and the DCNR signs are all posted. The Parks are looking great.

S. Newman reported on the Rockwall Mitigation Project. They held a press conference at the UMBT Community Park. The meeting was well attended. There is an article in the Express Times today. Our State Rep. Mario Scavello is working hard to try and stop this from moving forward

S. Disidore – No report.

S. Burns – No report. Samantha mentioned Justin Coyle should have the traffic study of Front Street ready for our October 5th meeting.

Township Manager Report - None

Road Department Report – None

PUBLIC COMMENT – None.

ADJOURNMENT – The Public Meeting was Adjourned at 9:22 p.m.

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