Lower Mount Bethel Township
Environmental Advisory Council Minutes
Jun 8, 2026 6:30 PM

Meeting held at:
LMBT Welcome Center
7701 Martins Creek – Belvidere Highway

Present: Bill Richards (BR), Robert Hart (RH), Bill Humphries (BH), Pat McInerney (PM)

Members of the public: Scott Fleck, Catherine Buehler, Megan Hart; John Mauser

1. Addition to agenda and adoption of agenda
2. Minutes
    - BH motioned to accept May minutes
        - PM 2nd motion
        - Minutes approved 4 – 0
3. Correspondence and News Items
4. Procedures – Minutes and Meetings
    - RH noted that we are technically permitted not to conduct an EAC meeting on the same night a BOS is being held; in the event an EAC meeting is rescheduled a minimum of three (3) days' notice is required
    - BR noted the previous month's approved EAC meeting minutes are sent to the Township Secretary when the latest draft minutes are sent to the EAC for review; The Apr minutes were delayed to the Township
5. Township Questionnaire
6. The Meadows: Farming RFP
    - The EAC will work on suggestions to the BOS on how to maintain the meadows
        - PM to contact Rich Defibo to walk the meadows to identify problem weeds
        - Additional strategies / alternatives can be developed through potential contacts/actions, such as:
            - Jim Wilson (County)
            - Kerry Reider (Bushkill Township)
            - Increased mowing schedule
            - DCNR
            - Controlled burn
            - Obtain grants to plant native plants
7. Data Center
    - The Township has not received an official presentation from the developer as yet
8. Storm Water Issues
9. Bio-solids
    - Delaware River Basin Commission Report:
        - Press Release: https://nj.gov/drbc/library/documents/PFASYear3Study_NFWF_May2026final.pdf
          Report: https://nj.gov/drbc/home/newsroom/news/approved/20260528_PFASreport.html
        - DRBC will host a public webinar to review the report's findings on Monday, June 15 (Link in Press Release)
    - RH participated in a BioSolids Webinar on 05/27/26
10. MJWA Update
    - A Zoom meeting is scheduled for 6-10

- The WCLV developed a website and requested all subsidiary watersheds to link their websites for easy reference
- Rich Budihas requested formal permission of the BOS to allow inspection of the stream restoration work at the Meadows once the work is complete; this was required in order to obtain funding for the stream improvement projects for 2027 designed by the PA Fish & Boat Commission, this is essentially an agreement between the land owner and grantee

11. Regional Watershed (WCLV) & EAC Network
    - Website development is underway
12. NCCD
    - Move to Discussed as Necessary
13. Planning Commission
    - A meeting is scheduled for 6-16 to start a data center ordinance, meetings are schedule twice per month, PM has been in contact with John Snook and the Lehigh Valley Planning Commission for input
14. Warehouse Traffic/Front Street/River Pointe
    - RH noted the BOS approved an updated traffic study on Front Street
15. Parks & Recreation
16. Good of the Order
    - Gravel Hill Enterprises Issues
        - Catherine Buehler reported the following issues to the Township
            - A pile of demolition debris as pointed out by Mr. Stein
            - Trucks not following the established route
            - Retail of top soil
            - A widening of the driveway
            - A crushed culvert
        - Megan Hart noted the Township engineer inspected and noted a grading plan is not necessary for a paving project; Megan informed GHE of the truck route issue
        - RH noted that the camera/surveillance system is still not installed and Megan Hart will bring it up the BOS
    - Open Space Committee
        - PM noted assessment value of farm land for farm preservation is lower in LMBT due to the 90/10 ordinance, thus de-incentivizing land owners' participation in the program; Ryan Shaw (Williams Township) informed PM this can be rectified by obtaining a zoning neutral assessment after the County assessment, with the Township paying the difference using EIT funds; Ryan stated he will provide a list of farms that did not like the assessment value and consequently did not enter the preservation program
    - Motion to adjourn meeting by PM
        - BH 2nd motion
        - Motion approved 4 – 0