Lower Mount Bethel Township
Environmental Advisory Council Minutes
May 11, 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), Genevieve Terpstra (GT), Pat McInerney (PM)

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

1. Addition to agenda and adoption of agenda
2. Minutes
    - BH motioned to accept Apr minutes
        - PM 2nd motion
        - Minutes approved 5 – 0
3. Correspondence and News Items
4. Township Questionnaire
    - GT presented a partial summary (~70 responses) of data collected thus far, the questionnaire is open until the end of May
    - Several members of the public that attended the EAC meeting noted they did not receive a Township Newsletter
5. The Meadows: Farming RFP
    - The BOS did not notify the County of the RFP/change use per the property deed
    - John Mauser noted three options are available for the Meadows:
        - Increase mowing schedule
        - Obtain grants to plant native plants
        - Farm the meadows using the proper channels
    - Several resources (such as EAC, MJWA, Open Space Committee) are available to provide input as needed
6. Data Center
    - The Township has not received an official presentation from the developer as yet
    - Catherine Buehler sent an email to the BOS requesting an agenda item is added concerning a resolution acknowledging deficiencies in the Township zoning ordinance and request consideration of a curative amendment pausing submissions for 180 days to correct the deficiencies
7. Gravel Hill Enterprises
    - Move to Discussed as Necessary
8. Storm Water Issues
    - RH sent a letter to the Township on the newly installed drain field on the hill of the Kiefer property above the culvert on the MC/Belvidere Highway
    - Mr. Vishnesky (MC/Belvidere Highway) is in the process of selling his property and met with Megan Hart and Mr. Hess regarding run-off from the fields north of the property
9. Bio-solids
    - BH to contact Plainfield Township on the status of the Plainfield Sludge Ordinance
    - BH noted a webinar concerning biosolids on farmlands is schedule in May and will forward the link to all
10. MJWA Update
    - PM reports a meeting is scheduled for May 14 and noted the following

- Stream crossing signs are in the process of being installed
- Nestle water data is still under review, one well has been removed from production due to the drought
- PM noted they are still working with the Delaware River Basin reviewing permits for water use by Talen, who is looking to increase water usage and an increased outflow; PM noted the data didn't make sense, Talon responded the data was modeled (estimated), no actual measurements were performed.

11. Regional Watershed (WCLV) & EAC Network
12. NCCD
    - Move to Discussed as Necessary
13. Planning Commission
    - There have been no meetings in 2026 (Planning Commission meets as necessary)
14. Warehouse Traffic/Front Street/River Pointe
    - RH asked Melissa and Megan for an updated traffic study and will draft a letter to the BOS to conduct an updated study on Front Street
    - It was suggested we consider an air study and mapping of the aquifer
15. Parks & Recreation
    - Rich Boodyhas and PM will be mulching the new trees at the Meadows tomorrow morning
16. Good of the Order
    - Sandra Newman noted it would be beneficial for the EAC to hold a Data Center presentation for the Town residents, perhaps using Delaware River Keepers, and Penn Futures as presenters
    - Motion to adjourn meeting by BH
        - PM 2nd motion
        - Motion approved 5 – 0