Lower Mount Bethel Township
Environmental Advisory Council Minutes
Sep 21, 2026 6:30 PM

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

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

Members of the public: Scott Fleck, Melissa Mastrogiovanni; John Mauser (JM)

1. Addition to agenda and adoption of agenda
2. Minutes
    - PM motioned to accept Jul minutes
        - RB 2nd motion
        - Minutes approved 3 – 0
        - BH Abstained
3. Correspondence and News Items
4. Township Questionnaire
    - The survey were discussed during the May EAC meeting, GT will complete the following:
        - Prepare a summary PPT for a presentation to the BOS in Oct
        - Request Melissa to add the subject to the Oct BOS meeting
        - Forward summary to the EAC
5. Data Center
    - The Township has not received an official presentation from the developer as yet
    - Several EAC members toured Tierpoint in Breinegsville, JM arranged the tours
    - JM provided a brief summary regarding the tours he participated in at Breinegsville and Loudin County, VA
6. Storm Water Issues
        - Melissa noted PennDot addressed the culvert issue on Martins Creek / Belvidere Highway below Kiefer's fields
7. Bio-solids
8. MJWA Update
    - R Budihas is moving ahead with stream signs
    - Grant funding is now available for stream project
    - MJWA is considering water testing in several streams
9. Regional Watershed (WCLV) & EAC Network
    - The WCLV developed a website and it is now up and running
10. NCCD
11. Planning Commission
    - The BOS approved the Data Center Ordinance and requested the PC to set up meetings to discuss improvements
    - PC is trying to set up a meeting with LVPC to review their suggested improvements
    - Oct 20 meeting is to discuss rezoning request submitted by the Data Center developers
12. Warehouse Traffic/Front Street/River Pointe
    - RH provided a summary of the recent traffic study on Front Street and requested the EAC to provide feedback and/or suggestions on the summary
13. Water Aquifer Study
14. Well Testing
    - Tracey Carlucci of the Delaware River Keepers recommended testing a few hot spot wells for PFOA's and send the data to the DEP once complete

        - The EAC should identify the wells and secure a grant to cover the testing ($2K may be available for the Delaware River Keepers)

15. GHE
    - Catherine Buehler informed RH of traffic counters in [place on LMBT roads, RH was unable to locate any and Melissa stated the Township was not informed of any studies
16. Parks & Recreation
    - PM suggested to let a portion of the upper meadow grow (do not mow) to allow the sycamore trees to grow and create an additional habitat at the Meadows for breeding, feeding, or shelter for wildlife
    - JM recommended contacting Jim Wilson to set up a meeting to tour the Meadows and make recommendations (PM to contact Jim Wilson)
17. Good of the Order
    - BH asked about expanding membership of the EAC, Melissa will confirm the numbers of members permitted and advise
    - Motion to adjourn meeting by PM
        - BH 2nd motion
        - Motion approved 4 – 0