

**LOWER MOUNT BETHEL TOWNSHIP  
BOARD OF SUPERVISORS MINUTES – February 2, 2026 @ 7:00 P.M.**

**CALL TO ORDER** - The February 2, 2026, Regular Monthly meeting of the Lower Mount Bethel Township Board of Supervisors was held at 6984 S. Delaware Drive, Martins Creek, Pennsylvania, 18063. The meeting was called to order by J. Keifer, Vice Chairman at 7:10 p.m. In attendance were M. DeBerardinis, C. Cook, D. Ascani, R. Siegfried, J. Keifer, Solicitor Joseph Zator, Engineer Justin Coyle, M. Hart and M. Mastrogiovanni. There were approximately 25 members of the audience present. The Pledge of Allegiance was recited. J. Keifer announced there was an Executive Session held tonight for Personnel & Lega. No action taken.

**Chairman Resignation - Michael DeBerardinis** - Resignation accepted.

**Administration Appointment - Board of Supervisors Chairman. MOTION** by D. Ascani, second by R. Siegfried to appoint Chris Cook as the Chairman to the Board of Supervisors. Vote: 5-0.

**APPROVAL OF MINUTES**

**1. January 5, 2026 – Reorganization Minutes 2. January 5, 2026 – Regular Meeting.**

**MOTION** by D. Ascani, second by J. Keifer to approve the January 5, 2026 Reorganization minutes and regular minutes as submitted. Vote: 5-0.

**COURTESY OF THE FLOOR**

**M. Ciasulli** – Mike would like to talk about the fees for the gym. That is an agenda item and will be discussed at that time.

**T. Gulick** – The road name has incorrect spellings for Kaylor, Kayler, Koehler. The street sign is correct “Koehler”. USPS needs to be notified by the proper authorities of the correct spelling. Mr. Gulick also mentioned that there is stream shown on the official map running under his house, that is incorrect.

**2. Nicole Palmeri, Rec. Board Chair. updates.** Nicole introduced the Rec. Board to the BOS and read the Rec. Board Mission statement. She would like permission to have Community Day at Pacchioli Field on June 13, 2026, 1-5 p.m. Nicole contacted Windy Hill Farm to purchase plants for the Spring plant sale in May. The Rec. Board met with G. Russo to discuss the Fire Co. Spaghetti Dinner 3/28/26 at Centerfield. They would like to help the Fire Co. like they help the Rec. Board. Proceeds will go to the Fire Company. They are going to do 2 seatings at 125 people and Nicole is going to bring a donation letter to Fidelity Bank. Logistics, pricing and advertising will be worked out. J. Keifer asked why Community Day should be move to Pacchioli field. N. Palmeri explained at the office we received complaints from neighbors, at Riverton the Rec. Board combined Community Day with the Fire Co. May Day, and Community Day got kind of got lost. Nicole discussed where we purchased the plants in the past. She tried in prior years reaching out to Heinsohn with no response. R. Siegfried will contact Heinsohn so see if their interested and pricing. **MOTION** by C. Cook, second by R. Siegfried to move Community Day to Pacchioli Field. Vote: 5-0.

## **SUBDIVISIONS / ZONING**

**1. Resolution 2026-03 - Plate / Pysher – Minor Subdivision – G10-5-6, 9277 N. Delaware Dr. Bangor, PA, 18013.** This Minor Subdivision was approved at your last BOS meeting. **MOTION** by C. Cook, second by J. Kiefer to approve Resolution 2026-03. Vote: 5-0.

**2. Planning Module - Plate / Pysher – Minor Subdivision – G10-5-6, 9277 N. Delaware Dr. Bangor, PA, 18013.** The Planning Module was reviewed and signed by the Twp. Alternate SEO and reviewed by Melissa, to be administratively complete. **MOTION** by C. Cook, second by J. Kiefer to approve the Planning Module. Vote: 5-0.

## **REPORTS**

**Township Solicitor Report** – Joe reported he submitted his Legal memo regarding use of EIT funds for maintenance and stewardship.

**Township Engineer Report** – Justin reported its' been a quiet month. The Martin Creek Trail project will be completed in March. J. Keifer asked J. Coyle about the status of the Martins Creek Belvidere Hwy. culvert replacement. Justin recommended Megan follow up with Penn DOT. M. Hart noted Penn DOT lost funding, but in the Spring, they are supposed to get back to it.

**Chairman's Report – No report.**

**Board Members Reports**

**M. DeBerardinis – No report.**

**R. Siegfried – No report.**

**J. Keifer** – Jeffrey reported he met with Megan, Melissa and M. Ciasulli from Red Hawk wrestling. They discussed fees and the program. C. Cook offered to change the light bulb at the Centerfield Parking lot at no charge. D. Ascani said he can't do that as a working supervisor. J. Zator directed M. Hart to check with the insurance company as far as liability. J. Keifer reported the BOS had an informational meeting with the developer regarding the potential Data Center.

**Township Manager Report** - Megan reported wi-fi was installed at the township garage and getting prices for the cameras. D. Ascani noted we authorized \$1,200 last month to have the Gravel Hill Camera installed at either Riverton or Centerfield. Liquid Fuels Audit is completed, 13 Code Enforcement letters were sent out. PPL has a work order to fix the lights at the Bell Township. Fidelity Bank will be making a presentation at the March 2<sup>nd</sup> meeting regarding the Open Space Funds / CD's. J. Keifer asked about the Northampton County matching the Open Space funds. Megan noted there is no interested from the County for any interested properties. The Open Space Committee hasn't met in a while. J. Keifer asked M. Hart to contact Northampton County regarding matching funds. Public Comment by P. McInerny – The Open Space Committee has approached different people, and nothing has come out of that.

**Asst. Manager / Secretary Report** – Melissa reported daily operations completed, All the meetings she attended for the month, Minutes - BOS 1/5/26 Re-org & regular meeting, BOS Meeting agenda and packets 2/2/26, Pysher Conditional Use application – Admin. review, advertising, postings, letters, written decision completed by Solicitor, Pysher Planning Module, Pysher Minor Subdivision, Property Maintenance letters and follow up communications from the snowstorms – salt ordered.

**Public Comment by B. Kiefer** - Brad mentioned 9010 (CAPZO) what was the point of AG land and preserving farmland if the township wants to change it back.

**Fire Company Report** - G. Russo was present and submitted his written report and showed slides of some accidents they attended to this past month.

**Road Department Report** - Written report submitted.

## **OLD BUSINESS**

**1.** Approval to move forward with financing agreement with Community Leasing Partners, upon Solicitor approval, to finance the 26' Marine Boat, Inmar SAR380 and 8 dry suits. Total Cost is \$109,055.73 minus \$50,000 grant equals total amount financed **\$59,055.73**. **MOTION** by C. Cook, second by J. Keifer to approve the financing with Community Leasing Partners pending the Solicitors review. Vote: 5-0.

**2. Appoint a Board Member and resident to LMB Fire Co. Sub-Committee.** This was posted on the website and Face book. We only received a letter from J. Matthews. **MOTION** by D. Ascani, second by C. Cook to appoint J. Matthews as the resident to the LMB Fire Co. Sub-Committee. Vote: 5-0 and **MOTION** by D. Ascani, second by C. Cook to appoint J. Keifer as Board Member. Vote: 5-0.

**3. 2026 Fee Schedule – Resolution 2026-04.** This was tabled from the last meeting to have the BOS review the fee schedule. J. Keifer discussed the gym rental and Red Hawk Wrestling Club. The amount charged is too cheap, it doesn't cover the expenses and is not an LMBT Wrestling program, it's still a club business. D. Ascani explained the history of the building being burned down and then sold to the Township for \$1. Its was used for the meeting and township office. The Township had recreational sports at that time. Dave noted if you waive fees for Slater Baseball, you should do the same for all. Taxpayers should have the opportunity to use the building, he doesn't agree with scheduling 3 months out and 5 days per week. J. Keifer noted this is different from the Slaters.

M. Ciasulli mentioned this is not a business and offered to pay the electricity. M. Ciasulli discussed the wrestling program with the BOS and mentioned their a 501-c-3, nobody gets a paycheck. They don't want to get priced out, if he has to increase fees so much, and then the kids can't come. J. Keifer asked about the Landowner Curative Amendment and would this affect the data center. J. Zator explained a Landowner Curative Amendment is very costly, and has nothing to do with the Data Center. The Data Center would pay an escrow fee to cover costs. J. Keifer commented on a white elephant in the room. J. Kiefer asked about the Minor / Major Subdivision fees, Recreation Fee increase for Industrial to be proactive for the Data Center.

**MOTION** by J. Keifer, second by C. Cook to accept the 2026-04 Fee Schedule with the following adjustments: CF gym remain the same at \$20 resident, \$50 – non-resident; with the condition that a policy rental agreement be put in place; also the Red Hawk Wrestling address listed as Centerfield needs to come off google; take off the additional fee breakdown for non-profit and business; Landowner curative amendment – increase to \$15,000. Vote: 5-0.

**4. Office / Road Crew Intern – BASD.** This was on the November agenda, but never decided. J. Keifer noted it's a good learning experience and would help the township as well. **MOTION** by J. Keifer, second by C. Cook to have staff reach out to Kenny Brewer about the internship at the office and possible Road Crew for 15 hours per week. Public Comment by J. Matthews - The Township should ask the School District to pay the salary, its double dipping. Vote: 5-0.

## **NEW BUSINESS**

**1. Slaters Baseball Request to Use Keifer Field** - This is Slaters Baseball's annual request to use Kiefer field from March – June 2026 and waive the fees. **MOTION** by J. Keifer, second by C. Cook to approve Slaters Baseball Request to use the Keifer field and waive the fees. Vote: 5-0.

**2. Farming at the Meadows** – M. Hart submitted to the BOS the proposed draft of a RFP. The Board reviewed the document. J. Zator noted #4. Is a moot point that "All activities must comply with local, state and Federal Regulations (sludge). J. Keifer would like this moved forward to take care of the noxious weeds and clean it up. There is an aerial map from the FSA office that shows potential for what could be farmed, not crop farming. J. Zator suggested criteria be established to choose which farmer. Public Comment by P. McInerney – Pat mentioned there is Township money, County grant money and DCNR grant money used to acquire the Meadows. The language in those agreements should be checked, there could be strings attached. Pat mentioned there is also a lot of habitats and folks walk their dogs. The lower Meadow has undesirable plants; the upper level has sycamore trees and not a significant problem. Tabled.

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

**APPROVAL OF THE BILLS** – M. Hart indicated the payment to Paychex in the amount of \$1,238.80 can be eliminated. D. Ascani asked M. Hart about the PPL check not received and if she has a copy of the check. Megan stated she canceled the check, Ascani asked for a copy of the canceled check. Megan said yes she can give him a copy. **MOTION** by C. Cook, second by D. Ascani to approve the bills in the amount of \$318,275.72. Vote: 5-0.

## **PUBLIC COMMENT**

C. Buehler asked about the informational session between the Data Center Developer and the Board of Supervisors. It was noted there is going to be a PC meeting on 2/17/26, it will be good to get some feedback.

B. Kiefer mentioned that AG land where the Data Center is proposed is prime acreage, and the scenic byway. He heard 5 billion dollars for this project will come to the township.

**ADJOURNMENT** - The Regular Public Meeting was adjourned at 9:15 p.m.

Respectfully submitted,  
Melissa Mastrogiovanni, Township Secretary  
Lower Mount Bethel Township