

approved

Board Of Supervisor's Monthly Meeting Minutes
Monday, August 3, 2026 @ 7:00 p.m.
Centerfield Building 6984 S. Delaware Dr. Martins Creek

Call to order - The August 3, 2026 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 Chairman D. Ascani at 7:00 p.m. Also in attendance were C. Cook, M. DeBerardinis, J. Mauser, M. Fisher, J. Coye, M. Mastrogiovanni and J. Lemak. The Pledge of Allegiance was recited. There were 30 plus members of the audience present.

Executive Session – Chairman Ascani announced there was an Executive Session held tonight 8/3/26 for Legal, four Supervisors were present, Manager and Solicitor. No action was taken.

Announcement of upcoming events – Chairman Ascani announced the Rec. Board Farmers Market and mum sale is Saturday, September 12th from 10-2 at the Township office and the Sandt's Eddy car show is October 18th from 10-3 at the Riverton ball field.

Approval of Minutes – July 13, 2026, July 23, 2026. MOTION by J. Mauser, second by C. Cook to approve the minutes as submitted. Vote: 4-0 for July 13th, and vote 3-0-1 for July 23rd, M. DeBerardinis abstained he was absent.

Courtesy of the Floor

1. M. Perdick - Mr. Perdick announced he is recording the meeting.

2. T. Rehrig - Mr. Rehrig asked who authorized the meeting be set up with the developers, C. Cook and J. Mauser. Mr. Rehrig also mentioned there is a Resolution 2022-21 – Code of Conduct for Board members and committees.

3. S. Newman - Ms. Newman also mentioned Resolution 2022-21, the Supervisors should familiarize themselves with that resolution. Ms. Newman asked who authorized hiring a constable and noted the financial obligation of the township paying for this service.

4. H. Klein - Mr. Klein asked the Board to answer the questions who authorized the constable, was it the Chairman or the entire Board, and does the meetings require a constable to keep the meetings under control.

5. A. Tishuk - Ms. Tishuk asked the Solicitor why aren't the questions being answered. And why is the constable here. The Solicitor indicated the Board is not required to respond, its up to the Board.

6. R. Dilione – Mr. Dilione noted the ordinance is not on the website. He would like to see a monthly update on the data center and when answers to questions will be expected.

7. Ralph (no last name provided) – Ralph noted he put his farm in preservation. He would like the Supervisors to consider buying farmland, then sell and repat to preserve farmland.

8. R. Angle - Mr. Angle noted he see signs save our farms and mentioned the Township passed an ordinance 9010 which was eminent domain. The Township needs to do something about 9010.

New Business

- 1. Review of Resolution 2012 – 03** - Establishing rules and regulations for the conduct of public meetings pursuant to the Sunshine Act. J. Mauser reviewed the Resolution with the public, and explained this is to control how meetings are run. The solicitor explained there is courtesy of the floor for non-agenda items, public comment after each agenda item and public comment at the end, this is a bit redundant. Public Comment by S. Newman – It was set up for this. Public Comment by H. Klein – Courtesy of the floor was set up for non-agenda items. He would like the BOS to answer the questions that were posed to them. **MOTION** by J. Mauser to have courtesy of the floor for strictly non-agenda items and public comment after each agenda item. Motion Withdrawn. M. DeBerardinis noted there is public comment three times in the meeting, it is redundant.

- 2. Tri-State Topsoil** – GHE request for temporary accommodation of operating hours – 1 hour earlier start time at 7:00 a.m. G. DiDomenico was present and explained what they would like to do and the benefit the township would receive monetarily \$1,500 or more per week. D. Ascani mentioned there is a problem with Jake brakes and they should get a handle on that. Public Comment by S. Newman – Sandra noted the township has spent a lot of money and time arranging this settlement agreement, and they are not following the rules. This affects the residents that deal with truck traffic. Public Comment by C. Buehler – Catherine indicated they are not following the rules of the settlement agreement. Public Comment by H. Klein – Howard asked they check with J. Zator and asked if DEP has been up there to do an inspection, they never cleaned it up. Tabled to allow the Solicitor to review the agreement.

- 3. Sanitation Contract** – Authorize the Township Solicitor and the Township Manager to start working on the Sanitation bids. Sanitation contract ends December 2026. **MOTION** by D. Ascani, second by J. Mauser to authorize. Vote: 4-0.

- 4. Open Space Committee** – Farmland Preservation Policy. J. Mauser did a slideshow presentation. The Open Space Committee would like the application for inclusion in the LMBT Farland Presentation process to be September 1st – November 30th. Resident farmers who meet the county criteria for inclusion should contact the Northampton County Farmland Preservation Board to initiate that process and alter the township they have done so. At the end of the application period all qualified farms will be evaluated and ranked by the OSC and ones accepted, will be directed to the county administrator of farmland preservation for a second zoning neutral assessment. The one difference between the county assessment and the township assessment will be made up through the township EIT funds. If funds are still available after this first round, a 2027 application period will be advertised. **MOTION** by J. Mauser, second by D. Ascani to approve moving forward with this policy. Vote: D. Ascani – yes, J. Mauser – yes, C. Cook – no, M. DeBerardinis – no. Motion dies. The Board decided to have legal look at this for past and future decisions and will revisit this topic after they have a legal opinion. Public Comment by B. Hart – Bob noted there are state regulations. Public Comment by G. Dorfner – Gary noted a goal should be set going forward, not go back and set cap. Public Comment by R. Angle – Ron mentioned nobody on the Board is a farmer and 9010 should be looked at. When 9010 was passed it was a taking of the farmer's land and eminent domain. After comments. Vote: 4-0.

Old Business

- 1. Data Center update** – The Public hearing is advertised and scheduled for Monday, August 17, 2026 at 7:00 p.m. location will be at the Mt. Bethel Fire Hall.

The Solicitor explained the Public Hearing will include discussion if the ordinance should be passed, no decision will be made that night. The Solicitor will look at the draft ordinance and clarify language regarding decommissioning, posting financial security on day one of operation and the amount of security to be posted. Other language he needs to look at is notification regarding cease of operation; also, dimensional standards 45 feet height requirement is different from the zoning ordinance and underlying base district height would be in effect. **MOTION** by D. Ascani, second by J. Mauser to advertise a possible decision to adopt the Data Center Ordinance at the September 14th BOS meeting. The Solicitor will advertise the possible decision be voted on and include a summary of the Data Center Ordinance. Vote: 4-0.

2. Resolution 2026-09 – Amendment to defined contribution pension plan for employees. The pension auditor suggested this Resolution be passed. **MOTION** by M. DeBerardinis, second by J. Mauser to adopt Resolution 2026-09. Vote: 4-0.

3. Resolution 2026-10 – Riverton Amphitheater / Bandshell Committee. **MOTION** by J. Mauser, second by M. DeBerardinis to appoint C. Cook, Township Supervisor, G. Russo, Fire Chief, N. Palmeri, Rec. Board Chair, K. Doyle and J. Larrison, Township residents to the Riverton Amphitheater / Bandshell Committee. Vote: 4-0.

4. Sandt's Eddy Fire Company MOU – The Solicitor has reviewed the MOU and will condense the language to eliminate redundancy in the MOU. G. Russo noted he did include Appendix B which lists what the Township owns and what the Fire Company owns. The township might want to consider forming a committee. The Solicitor will revise the MOU.

Correspondence - All correspondence are located in the Township office.

Approval of the Bills – **MOTION** by M. DeBerardinis, second by C. Cook to approve the bills in the amount of \$44,003.42. Vote: 4-0.

Reports

Township Solicitor – No report.

Township Engineer – No report.

Chairman – D. Ascani asked the agenda be amended to accept the resignation of R. Siegfried, Supervisor. **MOTION** J. Mauser, second by M. DeBerardinis to amend the agenda to accept the resignation of R. Siegfried as Township Supervisor. Vote: 4-0. **MOTION** by J. Mauser, second by M. DeBerardinis to accept the resignation of R. Siegfried Township Supervisor. Any letter of interest will be submitted to the Township Manager. **MOTION** by J. Mauser, second by C. Cook that a special meeting will be advertised for August 24th to appoint a new Supervisor. Vote: 4-0. D. Ascani noted the 2025 Township Audit is located in the office for public inspection. D. Ascani asked that we look into upgrading the Township cell phones, they are 7 years old.

Board Members

M. DeBerardinis – Mike indicated the 2005 Ford Explorer has a value of \$2,500 and should be listed on Municibid for that reserve price.

C. Cook – Chris indicated the shed at Riverton, the roof needs replacing. M. Hess will look into it.

J. Mauser – John indicated he would like to set up a tour of Data Centers, P. McInerney and B. Hart would like to attend and extended the invitation if other members of the public are interested. Some locations are Berwick NJ and Northern Virginia. C. Cook noted he can set up a tour in N.J. and Tara Zrinsky was able to visit one of those buildings. J. Mauser would like C. Cook to attend since he has the expertise. There was mention of setting up a subcommittee with two Supervisors, the Solicitor and Engineer. The Solicitor mentioned there are no plans submitted at this point.

Township Manager – Melissa reported the Public Hearing for 8/17/26 regarding the draft data center ordinance has been advertised for 8/3/26 and 8/10/26. We are still waiting for a review letter from LVPC. The 1998 Mack Truck sold for \$12,100.00; the buyer is picking it up next week. The zero-turn tractor is currently listed on Municibid.

Road Department - Written report submitted. M. Hess noted Grant changed the logo on the truck.

Fire Company - G. Russo submitted his report from June – total man hours were 1,039.5.

Public Comment

J. Matthews - Mr. Matthews commented on frivolous spending by getting a constable, it's a waste of money, this was not voted on by the entire Board.

J. Larrison - Jeff commented on dirty dirt being hauled to E. Bangor.

J. Keifer – Jeffrey noted J. Mauser made motions at the meeting he was appointed as a Township Supervisor, but did not complete his oath of office. The Board is in violation of the Sunshine Act. Jeffrey noted C. Cook had an interview at the Centerfield Building and did not pay for the rental, an abuse of authority. D. Ascani asked J. Keifer if he attended the Boot Camp training paid by the Township. Jeffrey indicated the previous Township Manager told him he didn't need to attend. Chairman Ascani asked Mr. Keifer to pay the Township back for the training he did not attend.

Adjournment - MOTION by J. Mauser, second by C. Cook to adjourn the Board of Supervisor Public Meeting at 9:40 p.m. Vote: 4-0.

Respectfully submitted,
Juli Lemak, Township Secretary / Planning Administrator
Lower Mount Bethel Township