

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES – JULY 13, 2026 @ 7:00 P.M.**

CALL TO ORDER - The July 13, 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, R. Siegfried, J. Zator and M. Mastrogiovanni. The Pledge of Allegiance was recited. There were approximately 30 plus members of the audience present.

Announcement of Executive Sessions – D. Ascani announce: There was an Executive Session Held on June 15th, June 24th, July 8th and tonight for Legal and Personnel, no action was taken.

Approval of Minutes – June 15, 2026, June 24, 2026. Approval of Minutes – June 15, 2026 and June 24, 2026. **MOTION** by J. Mauser, second by C. Cook to approve the minutes as submitted. Vote: 5-0.

Courtesy of the Floor

1. **M. Holmes** – Ms. Holmes noted she called LVPC to clarify if the Data Center Ordinance has been submitted. She asked the Board of Supervisors to do their due diligence to keep the process going.
2. **H. Klein** – Mr. Klein asked when the last meeting was with any Board members and the developers regarding the Data Center. J. Mauser indicated the last meeting was on July 6th him and C. Cook met with them. John mentioned Talen never signed the NDA.
3. **C. Buehler** – Ms. Buehler noted she attended the Planning Commission Meetings and there are very few changes that need to be made by legal to the draft Data Center Ordinance. J. Zator mentioned Karley will be getting her revisions back to the PC today or tomorrow.
4. **S. Newman** – Ms. Newman thanked the Planning Commission for working diligently on the draft Data Center Ordinance and requested the Data Center be on the agenda every meeting.
5. **A. Tishuk** – Ms. Tishuk asked if the BOS took an oath to tell the truth. D. Ascani noted this is courtesy of the floor to make comments, not a question and answer period. M. Tishuk mentioned the data center would destroy our river and wildlife. Ms. Tishuk read a statement from the US Army Corps of Engineer.
6. **J. Keifer** – Mr. Keifer mentioned there could be a lawsuit for an ethics violation by not announcing who was present at Executive Sessions and asked for that information. D. Ascani indicated at the Executive Session June 15 – all BOS were present, June 24th all BOS were present, July 8th all BOS present including potential new Solicitors, tonight July 13th – All BOS and new secretary interview. J. Keifer indicated transparency with this BOS is not good.

Presentation / PowerPoint - John presented a power point regarding: Planning Commission Meetings, Morning Call Article July 8, 2026, August 2025 NDA clarification, Meeting July 6, 2026 with Data Center Developers and Parks & Rec. update. John suggested due to the contentious subject, the Board might want to consider forming a subcommittee with two Board of Supervisors, legal, engineering and the manager.

Public Comment by S. Newman – Sandra mentioned J. Mauser and C. Cook meeting with the Developers on June 6th being a violation of the ethics act or Sunshine law, the Board is at risk for a legal challenge. D. Ascani noted M. DeBerardinis and J. Keifer also met with the developers, would that be a violation also.

Public Comment by A. Tishuk – Arlene asked what the Board of Supervisors is doing to protect the residents.

Public Comment by H. Klein – Howard mentioned there have been violations of the Sunshine act and ethic violations with Supervisors meeting with the developers. J. Zator explained there is no violation of the sunshine act, two Supervisors can meet with the developers to gather information. H. Klein suggested getting an Environmental Consultant and appreciated J. Mausers presentation.

New Business

1. Accept resignation from B. Kiefer – Planning Commission. D. Ascani thanked B. Kiefer for serving on the Planning Commission, he was a great asset. P. McNerney noted Brad worked very hard on farming issues. **MOTION** by D. Ascani, second by J. Mauser to accept B. Kiefer's resignation from the Planning Commission. Vote: 5-0. J. Mauser mentioned B. Kiefer signed up to be on the Open Space Committee.

Public Comment by J. Keifer – when he resigned as Supervisor it wasn't posted on the website, they just appointed someone.

2. Approve hiring Township Secretary / Asst. Treasurer / Planning Administrator. Melissa indicated the Township received 78 applications and narrowed it down to the top 10 in which she interviewed, Juli had the most experience and is the best candidate for the position. J. Mauser mentioned the Board of Supervisors met her in Executive Session tonight and is looking forward to working with her and welcomed her aboard. **MOTION** by D. Ascani, second by C. Cook to appoint Juli Lemak as the Township Secretary / Asst. Treasurer / Planning Administrator and set the salary at \$65,000 (no raise in 2027) plus benefits with a start date of August 3rd. Vote: 5-0.

3. Resignation of Office Liaison D. Ascani. D. Ascani explained in the past the Chairman of the Board would be the office liaison but would like to be fair in giving every board member a position. **MOTION** by J. Mauser, second by C. Cook to accept D. Ascani's resignation as office liaison. Vote: 5-0.

4. Appointment of Office Liaison. **MOTION** by J. Mauser, second by D. Ascani to appoint C. Cook as the office liaison. Vote: 5-0.

5. Authorize the Township Solicitor to do a legal review of the draft Memorandum of Understanding (MOU) addressing a long-term fire protection service agreement, annual operational funding, budgeting, and related financial support. G. Russo was present. No funding has been set, and there needs to be a discussion with the Board. **MOTION** by J. Mauser, second by D. Ascani to authorize the Township Solicitor to do a legal review of the draft Memorandum of Understanding (MOU). Vote: 5-0.

6. Resolution 2026-09 – Amendment to defined contribution pension plan for employees. The pension auditor suggested this Resolution be passed. D. Ascani indicated we need more information from the pension auditor. Public Comment by S. Newman – Sandra asked if we received the audit yet. Tabled.

7. Consideration and approval to list for sale the John Deere tractor on Munci-bid with a reserve price of \$1,500. MOTION by C. Cook, second by J. Mauser to list for sale the John Deere tractor on Munci-bid with a reserve price of \$1,500. M. DeBerardinis indicated it's time to get rid of it. Vote: 5-0.

8. Consider Township SUV replacement. There is money in Capital Reserve, or this can be addressed during budget time. D. Ascani indicated the Ford Explorer wont pass inspection and we should look into a replacement vehicle. In the meantime, it should be taken off the road. **MOTION** by D. Ascani, second by J. Mauser to take the vehicle off the road, not replace it now and pay employees for mileage to use their own vehicle. Vote: 5-0. The maintenance guy can use the pickup truck if he chooses, and maybe look into replacing the pickup truck for the Road Department. This can be addressed during budget time.

9. Appointment of new Township Solicitor. The Board of Supervisors received 4 proposals and interviewed Michael Corriere and Gross McGinley. Gross McGinley is a larger firm and has experience with 2nd class townships and experience in fighting data centers. Public Comment by T. Rehrig – Todd asked if Gross McGinley has any conflict of interest. D. Ascani noted they have no conflict of interest. J. Zator noted M. Fisher will cooperate with the transition, he has worked with Marc Fisher and Jason Uldrich and they will both serve the township very well. **MOTION** by D. Ascani, second by J. Mauser to appoint Marc Fisher from Gross McGinley to serve as the Township's Solicitor. Vote: 5-0.

10. D. Kundan – Orchard Rd. Request for Township to pave road and maintenance. Mr. Kundan was present requesting Orchard Rd. be maintained and paved by the Township. There is no maintenance agreement between the property owner and the township, he is currently maintaining it. D. Ascani explained it is a dead-end street off School Street and is a paper alley. The Township has no responsibility for paper alleys, there are a lot in the township, and he should get together with the other residents that live on that road to come together to maintain the road.

Old Business – None.

Correspondence – All correspondence are located in the Township office.

Approval of the Bills – MOTION by J. Mauser, second by C. Cook to approve the bills in the amount of \$177,900.88. No Comments. Vote: 5-0.

Reports

Township Solicitor – Written report submitted. J. Zator noted it's been a pleasure serving Lower Mount Bethel and the Board of Supervisors the last 20 years

Chairman – No report.

Board Members

R. Siegfried – No report.

C. Cook –Chris thanked John for such a thorough presentation.

M. DeBerardinis – No report.

J. Mauser – No further report.

Township Manager – M. Mastrogiovanni reported she was busy doing interviews and everyday operations. The 1998 Mack Dump truck is listed on Municibid.

Zoning Officer – Written report submitted.

Road Department – Written report submitted. M. Hess indicated they are waiting for the new plow truck so they can start doing pipe jobs.

Fire Company – G. Russo reported they had a water rescue at Riverton; seven members from the department attended plus Supervisor Mauser. George thanked C. Cook for paying for the officers training. Genny noted the Board needs to be careful meeting with developers and should update the baseline sound study, water study, and do a wildlife survey.

Public Comment

G. Terpstra – Genny commented she appreciates J. Mauser's presentation and transparency. Genny noted the Board needs to be careful meeting with developers and should update the baseline sound study, water study, and do a wildlife survey

T. Rehrig – Todd asked who set up these meeting with the two Supervisors and the Developer and believes C. Cook has a conflict of interest. T. Rehrig suggested the oath of office for Supervisors be put on the website. D. Ascani responded a supervisor can meet with another supervisor.

Public Comment by A. Tishuk – Arlene asked why Supervisors are meeting with the developer Arlene read the portions of the PA environmental rights amendment which gives citizens rights to clean air, pure water and the preservation of natural, scenic, historic and aesthetic environmental values.

MOTION by D. Ascani, second by M. DeBerardinis to adjourn the Public Meeting at 9:45 p.m.
Vote: 5-0.

Respectfully submitted,

Melissa Mastrogiovanni, Township Manager / Treasurer - Lower Mount Bethel Township

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
July 23, 2026 @ 7:00 P.M.**

Call to Order - The July 23, 2026 special 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 J. Mauser, R. Siegfried, and M. Mastrogiovanni. C. Cook and M. DeBerardinis were absent. The Pledge of Allegiance was recited. There were approximately 30 plus members of the audience present.

Announcement of Events - D. Ascani noted this is something added for each month to add announcement of Township events, Fire Company and non-profit.

New Business

Advertise the Draft Data Center Ordinance for a Public Hearing to be held on Monday, August 17, 2026 at 7:00 p.m. J. Mauser mentioned the Planning Commission spent a lot of time reviewing the draft data center ordinance. Pennsylvania cannot stop a data center, but this ordinance will give us some level of protection. G. Dorfner asked if there are any changes, does it need to be re-submitted to the LVPC. P. McInerney indicated only if there are major changes would it need to go back to LVPC. The ordinance can always be amended in the future. Public Comment by R. Dillion – Mr Dillion asked about the current zoning of the quarry, the quarry was previously zoned Industrial, but they changed to Agricultural. J. Mauser noted a Data Center would be required as a conditional use, and conditions can be set. The Draft Data Center Ordinance is very reasonable, but the developer can still challenge our zoning ordinance and Comp. Plan. **MOTION** by J. Mauser, second by R. Siegfried to advertise the Draft Center Ordinance for a Public Hearing to be held on Monday, August 17, 2026. Public Comment by G. Dorfner – Mr. Dorfner asked where the location will be for the public hearing. D. Ascani indicated this can be discussed at a later date if the location is changed from Centerfield. Mr. Dorfner suggested online questions to be submitted in an online form, gaging the public to determine whether or not to move the meeting to another facility. After comments, Vote: 3-0.

Correspondence - All correspondence are located in the Township office.

Approval of the Bills - **MOTION** by J. Mauser, second by D. Ascani to approve the bills in the amount of \$23,348.62. No Comments. Vote: 3-0.

Public Comment

Mark Koch – Mr. Koch asked why some supervisors aren't present. D. Ascani indicated C. Cook's wife had surgery and doesn't know why M. DeBerardinis isn't present. D. Ascani noted that Supervisors shouldn't be harassed, questions should be addressed to the Chairman of the Board. C. Cook is getting beat up on Facebook and Supervisors deserve respect. Sometimes questions cannot be answered on the spot.

J. Keifer – Mr. Keifer asked why are meeting not being livestreamed or meetings posted.

D. Vishemi – Mr. Veshemi commented the township is in for the fight of their lives and this shouldn't be here.

D. Howell – Ms. Howell asked why were NDA's signed with Talen. J. Mauser indicated his presentation is on the website that gives all the information and that Legal and Engineering will be involved in the process.

Nancy Koch – M. Koch indicated she read through the ordinance and it's difficult to understand. Nobody wants this and if anyone does, would like to know who. AI does nothing for anybody, billions of dollars are spent on data centers, education is going down hill because of technology. Ms. Koch mentioned the decibel levels and noise.

Adjournment – MOTION by J. Mauser, second by R. Siegfried to adjourn the meeting at 8:15 p.m.

Respectfully Submitted – Melissa Mastrogiovanni, Township Manager / Treasurer
Lower Mount Bethel Township