

approved

## **LOWER MOUNT BETHEL TOWNSHIP BOARD OF SUPERVISORS MINUTES JULY 14, 2025 @ 7:00 P.M.**

**CALL TO ORDER** The July 14, 2025, meeting of the Lower Mount Bethel Township Board of Supervisors was held at 6984 S. Delaware Drive, Martins Creek, Pennsylvania. The meeting was called to order by Chairperson DeBerardinis at 7:00 p.m. Also in attendance were, S. Disidore, C. Cook, D. Ascani, C. Briglia, Twp. Engineer, J. Zator, Township Solicitor, M. Hart, and M. Mastrogiovanni. There were approximately 20 members of the audience present. The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES – June 2, 2025 and June 16, 2025. MOTION** by M. DeBerardinis, second by C. Cook to approve the minutes. Vote: 4-0-1, D. Ascani abstained.

### **COURTESY OF THE FLOOR**

**Presentation of framed Resolution to Willow brook Farms.** M. DeBerardinis presented Resolution 2025-10, adopted at last month's meeting to the Kiefer family (Willow brook Farms) recognizing Willow brook Farms and the Kiefer family for their dedication and devotion to Agricultural Farming in Lower Mount Bethel Township.

**H. Klein** – Howard commented on the Kiefer family (Willow Brook Farms) spreads biosolids / sludge on their farms. Howard noted The Board of Supervisor represent all the people of LMBT and mentioned he is the Township Liaison for Sludge / Biosolids, he should have been notified of the adoption of this Resolution and notified the Township EAC. Howard commented Willow Brook Farms spreads sludge on their farms, and even though its permitted, does the Township want to start testing resident's wells and septic's for PFAS.

**Rec. Board / Fire Co. request to share Centerfield Garage.** The Rec. Board and the Fire Company would like to share the Centerfield Garage for storage purposes. The Fire Company is willing to help clean it up. What will be stored is Rec. Equipment, tents, Community Day / May Day supplies, no Fire Company apparatus or equipment. The Board had no objection.

### **SUBDIVISIONS / ZONING - None**

### **OLD BUSINESS**

**1. Police Study Presentation by Dave Mettin.** Dave presented a slideshow to the Board of Supervisors and reviewed the Police Study. The study includes Police Service Options: Remaining with PA State Police Services, A Stand-Alone Municipal Police Department, or Regional Police Services with a Local Municipality. The Township would need to wait 3-5 years to start building funds if they wanted to consider a Stand-Alone or Regional Police Services. D. Mettin noted to start a Police force, you would need 3 or 4 Full-time officers, it wouldn't be a benefit having Part-time. D. Ascani mentioned West Easton started off slow and are doing pretty good. Public Comment by J. Palmeri – He asked about regional coverage by purchasing hours from another municipalities for blocks of coverage. In conclusion, the study recommends that Lower Mount Bethel Township should continue to provide police services to its residents by using the PA State Police.

**2. PPL LED Conversion** – J. Zator indicated PPL will not revise their agreement, if the Township wants to proceed with the LED Conversion, the contract will need to be signed without requested changes. Joe indicated he does not believe the lack of contract modification by PPL is illegal impediment to moving forward with the contract if the Supervisors otherwise believe it to be appropriate to pursue the LED conversion.” This was approved in December of 2024; the Township will need to approve a Resolution when the contract is ready to proceed. Tabled.

**3. Discussion on Gravel Hill Camera.** M. Hart gave an update. Swanson Electric recommends using the current existing pole and build a meter stand where the panel is verses installing a new pole which will cause further delay. Approval from the current property owner is required to utilize the existing pole; however, obtaining this approval is not anticipated to be an issue. The Board agreed to have Megan reach out to the property owner to see if they would agree and then the ROW can be prepared and executed. Tabled. Public Comment by Catherine Buehler – Catherine asked about the Gravel Hill Enterprises route violations. M. DeBerardinis indicated he does not have the answer to that question and would have to get back to her on that.

### **NEW BUSINESS**

**1. R. Budihas** – MJWS request to plant trees at the Meadows. Rich asked if the Township Road Crew could dig the holes for approximately 30-40 trees and if the backhoe can be used for the entire day. Rich asked the Road Crew not to mow around the trees in the Meadows. Rich can get R. DiFebo to spray around them the first couple of times. Rich mentioned there is a 30–40-year-old tree spitting out goo that is ruining other trees.

**2. Approve Rec. Board Member Gretchen Biancone-Groff.** The Rec. Board made this recommendation at their meeting held on July 2<sup>nd</sup>. **MOTION** by M. DeBerardinis, second by D. Ascani to appoint Gretchen Biancone-Groff to the Rec. Board. Vote: 5-0.

**3. Sanczel (The Victorian Peach Carriage House) Waiver request.** Sean Sanczel is requesting the Escrow fees for his Conditional Use application (air b & b) either be waived or partially waived. **MOTION** by M. DeBerardinis, second by D. Ascani to deny Sean Sanczel’ s request to waive the Escrow fees for his Conditional Use Hearing. Vote: 5-0.

**4. Approve advertising Sanczel (The Victorian Peach Carriage House ) Conditional Use Hearing for the Board of Supervisors August 4<sup>th</sup> meeting.** This is going to the Planning Commission for a review and recommendation on Tuesday, July 15<sup>th</sup>. **MOTION** by S. Disidore, second by D. Ascani to approve advertising the Sanczel (The Victorian Peach Carriage House) Conditional Use Hearing for the Board of Supervisors August 4<sup>th</sup> meeting. Vote: 5-0.

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

**APPROVAL OF THE BILLS – MOTION** by M. DeBerardinis, second by S. Disidore to approve paying the bills in the amount of \$143,680.39. Vote: 5-0.

### **REPORTS**

**Township Solicitor Report** – J. Zator submitted his written report and noted the court approved the MC OPCO (Talen) Real Estate Tax Assessment Appeal.

**Township Engineer Report** – C. Briglia submitted his written report and reviewed it with the Board of Supervisors.

**Chairman's Report** – No report.

**Board Members Reports**

**D. Ascani** - Dave asked that the Zoning Officer submit bi-weekly reports with updates on the Property Maintenance list from Matt. Dave suggested Anthony come in person to the Board meetings on a quarterly basis.

**C. Cook** - No report.

**S. Disidore** - Susan suggested for the Conditional Use permit, that the conditions be listed and attached to the permit. J. Zator noted the list of the conditions will also be in the transcript. Joe mentioned Plainfield Township has a very detailed ordinance for Air B&B's.

**Township Manager / Treasurer Report** - M. Hart will have a written report for next month.

**Assist. Township Manager / Secretary Report** -Written report submitted.

**Road Department Report** - Written report submitted. M. Hess reviewed his report with the Board.

**PUBLIC COMMENT**

**J. Matthews** – Jeff asked about the grass getting swept on Geraldine Court. M. Hess noted he will take care of it.

**J. Palmeri** – Jim asked when the Fall Newsletter is coming out. Melissa responded articles will be due the beginning of October; newsletter to be mailed out the second week in October.

**D. Ascani** – Dave noted when the Board passes Resolutions, they do not notify other Committees, it is on the public agenda.

**ADJOURNMENT** The Board of Supervisors meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Melissa Mastrogiovanni, Township Secretary / Planning Admin. Lower Mount Bethel Township