

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS MINUTES – MONDAY, OCTOBER 6, 2025 @ 7:00 P.M.**

CALL TO ORDER - The October 6, 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, J. Mauser, D. Ascani, J. Coyle, Twp. Engineer, J. Zator, Township Solicitor, M. Hart, and M. Mastrogiovanni. There were approximately 10 members of the audience present. The Pledge of Allegiance was recited. Chairman DeBerardinis announced there was an Executive Session held on 9/8/25, no action was taken.

APPROVAL OF MINUTES - September 8, 2025 Meeting. MOTION by J. Mauser, second by D. Ascani to approve the minutes as submitted. Vote: 5-0.

COURTESY OF THE FLOOR - None.

SUBDIVISIONS / ZONING

1. Castelletti / Cauley Minor Subdivision 6058 Franklin Hill Rd.

a. Waiver request SALDO 22-512.E – The requirement for single residential driveways to be a minimum width of 12". The Planning Commission made a recommendation to approve this waiver at their meeting held on 9/16/25. Township Engineer had no objection. S. Disidore asked for clarification of the waiver. R. Dentith explained the width of 10" is better for impervious coverage. **MOTION** by J. Mauser, second by D. Ascani to approve the waiver allowing the driveway to be 10". J. Coyle noted the paving width will be 20" from the cartway. Vote: 5-0.

b. Waiver request SALDO 22-503.3.A (3). The length of the flag lot access area, of a flag shaped lot, shall be a maximum of 300 feet. The Planning Commission made a recommendation to approve this waiver at their meeting held on 9/16/25. The Township Engineer had no objection. **MOTION** by J. Mauser, second by D. Ascani to approve the waiver request approving the waiver. **MOTION** amended approving the waiver allowing the length of the flag lot area to be 385 feet as recommended by the Planning Commission and Township Engineer and shown on the plan. Vote: 5-0.

c. Planning Exemption – The Alternate SEO (N. Butcher, B. Isett's office) has done all the required testing and has approved and signed the Planning Exemption. J. Coyle explained this is an exemption from Act. 537. **MOTION** by J. Mauser, second by D. Ascani approving the Planning Exemption as signed and approved by the Township Alternate Sewage Enforcement Officer Nathaneal Butcher from B. Isett's office. Vote: 5-0.

d. Conditional - Final Approval of the Minor Subdivision. The Planning Commission made a recommendation for Conditional Approval at their meeting held on 9/16/25 based upon the Township Engineer's review letter. J. Coyle explained everything is in order, there are no issues and straight forward and can be given approval. They also have their HOP driveway permit in place. **MOTION** by J. Mauser, second by D. Ascani to give Conditional Final Approval of the Castelletti / Cauley Minor Subdivision – 6058 Franklin Hill Rd. H9-9-9C-1 based on the recommendation of the LMBT Planning Commission and Township Engineer. Vote: 5-0.

OLD BUSINESS

1. Gravel Hill Road Cameras – The Township was not able to secure a ROW easement from the property owner where the existing pole is located, we will need to revert back to getting a new pole installed for the cameras. J. Swanson is requesting the remaining balance of the invoice in the amount of \$1175 be paid and the camera will be given to the Township. D. Ascani mentioned it was up and running, but wasn't metered, the power was turned off. J. Swanson is willing to continue working on a solution however that would be billed through a new invoice at additional charges. The Board discussed the option of us putting the pole in our ROW and possibility of solar. The pole would have to be high enough for that to work. J. Swanson had previously provided specs for the Solar lights. S. Disidore asked if we could use those cameras some where else. There was discussion about different options for putting a new pole up in the Township ROW and cameras or solar. D. Ascani suggested we put 3 cameras on the pole to see all trucks coming in and out. D. Ascani indicated the electric bill could be paid from the Gravel Hill Account, not General Fund being we collect money for tipping fees. M. Hart noted we are receiving the tipping fees on time. **MOTION** by D. Ascani, second by J. Mauser to pay J. Swanson the remainder balance owed to him for the work performed for the Gravel Hill Cameras in the amount of \$1,175.00 and J. Swanson will return the camera equipment to the Township. Vote: 5-0.

NEW BUSINESS

1. Appoint Planning Commission Member – Timothy Resh has submitted his letter of interest to be on the Planning Commission. The PC made their recommendation to appoint him at their meeting on 9/16/25. **MOTION** by D. Ascani, second by J. Mauser to appoint Timothy Resh to the Planning Commission. **MOTION** amended to include the appointment is to fill the vacant seat of S. Newman for the remainder of her term. Vote: 5-0.

2. Office intern – BASD. Ken Brewer is the organizer of the Bangor School District co-up work program that allows the student to earn credits and make a little pay. Other municipalities have participated in the program. The student would work up to 15 hours a week and pay would be set at \$10-\$12 per hour paid by the Township. Public Comment by J. Matthews - Mr. Matthews commented he's not in favor of this. He pays school taxes, and this is something that should be paid by the School District. The BOS tabled to be discussed at the budget meeting on 10/20/25.

3. Board of Supervisors to authorize and approve Resolution 2025-18 to amend previously approved Resolution 2025-14 to submit a grant application in the amount of \$75,000 to the Local Share Account (LSA) Monroe County Program for renovations at the Centerfield Building. Amendments include project scope to of exterior lighting safety improvements and grant amount of \$59,939. There are some corrections that need to be made to the Resolution. Tabled to 10/20/25.

4. Board of Supervisors to authorize and approve Resolution 2025-19 to amend previously approved Resolution 2025-15 to submit a grant application in the amount of \$75,000 to the Local Share Account (LSA) Northampton County Program for renovations at the Centerfield Building. Amendments include project scope to of exterior lighting safety improvements and grant amount of \$59,939. There are some corrections that need to be made to the Resolution. Tabled to 10/20/25.

CORRESPONDENCE - All Correspondence is located in the Township office.

APPROVAL OF THE BILLS - M. Hart noted the \$26,137.67 is not a bill paid, just a pass through, funds are deposited into the GF and then disbursed out to the Fire Co. Relief Association. **MOTION** by M. DeBerardinis, second by J. Mauser to approve paying the bills in the amount of \$256,109.83. Vote: 5-0.

REPORTS

Township Engineer Report - J. Coyle reported Nansteel has started excavation for the MC Bel. Hwy. Trail Reconstruction project. They have 1,200 feet of trail to reconstruct. Nansteel has submitted a \$4,500 change order for removal of trees. J. Mauser and J. Coyle will go take a look tomorrow. J. Mauser suggested we shift the reconstruction closer to the road to avoid the change order. M. Hart will notify Talen that change will be occurring to avoid paying the \$4,500 for removal of trees.

Township Solicitor Report – Written report submitted, no further comments.
The Township Engineer and Township Solicitor left the meeting at 7:40 p.m.

Chairman's Report – No report.

Board Members Reports

D. Ascani - Dave asked M. Hart if she can provide an accounting of how many hours Public Works is spending at the parks and how much money is coming out of the Open Space Fund towards the Public Works salary. Megan will provide a quarterly report. J. Mauser agreed that's a good idea.

J. Mauser - John would like to walk the trails either 10/21 or 10/23 with M. Hart, M. Mastrogiovanni (or just one person from the office) G. Russo, C. Cook and anyone else that would like to participate. John would like to see if we can get a vehicle to ride the trails. John asked M. Hart to have the software information for the budget meeting on 10/20. John decided he will change the date to 12/12 or 12/16 to allow more time to get the software information. John mentioned the MCJWS are planting 60 trees at the Meadows on Saturday, 10/11 at 8:00 a.m. The Road Crew did a fantastic job digging the holes.

Township Manager / Treasurer Report -Written report submitted, no further comments.

Assist. Township Manager / Secretary Report - Written report submitted, no further comments.

Road Department Report - Written report submitted. C. Cook asked M. Hess about the crack sealing on Del Haven Rd. if it's been completed. Mark indicated they are continuing the crack sealing tomorrow completing Del Haven to Ostrander.

S. Disidore - No report.

C. Cook - No report.

PUBLIC COMMENT

ADJOURNMENT

The Board of Supervisors meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Melissa Mastrogiovanni, Township Secretary / Planning Administrator
Lower Mount Bethel Township