

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS WORKSHOP MINUTES – JUNE 15, 2026 @ 7:00 P.M.**

CALL TO ORDER - The June 15, 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, M. Hart and M. Mastrogiovanni. The Pledge of Allegiance was recited. There were approximately 30 plus members of the audience present.

Approval of Minutes – June 1, 2026. **MOTION** by C. Cook, second by M. DeBerardinis to approve the minutes as submitted. Vote: 3-0.

New Business

1. Acceptance of Resignation submitted by Jeffrey Keifer, Township Supervisor. MOTION by M. DeBerardinis, second by C. Cook to accept the resignation of Jeffrey Keifer, Township Supervisor. Vote: 3-0.

2. Consideration of Appointment of Township Supervisor to fill vacancy following resignation. D. Ascani indicate we received several applicants and thanked everyone that submitted their letter of interest. MOTION by C. Cook, second by M. DeBerardinis to appoint J. Mauser to fill the Supervisor vacancy. Public Comment by H. Klein – Howard asked who the applicants were. D. Ascani indicated J. Mauser, T. Rehrig, H. Keim, E. Richards and M. Hackenburg. J. Mauser will go to the office tomorrow and be sworn in. J. Mauser resumed his position as Supervisor. J. Mauser stated these are tough times and a lot of important issues. He has been very active and involved with the township and brings a lot of experience to the Board. This is a short-term appointment until the next election.

3. Appointment of Vice-Chairperson . MOTION by C. Cook, second by M. DeBerardinis to appoint J. Mauser at Vice Chairman. No Public Comment Vote: 3-0-1, J. Mauser abstained.

4. Consideration of Roadmaster Resignation submitted by David Ascani . MOTION by J. Mauser, second by C. Cook to accept D. Ascani's resignation as Roadmaster. No Public Comment. Vote: 3-0-1, D. Ascani abstained.

5. Consideration of Authorization to purchase Roadside Tractor and Boom Mower. M. Hart indicated the Roadside Tractor and Boom Mower cost is \$183,429.21, we received an LSA Grant in the amount of \$135,000.00. MOTION by M. DeBerardinis, second by J. Mauser to approve the purchase of the Roadside Tractor and Boom Mower; balance of \$48,429.21 to be taken out of the Road Department Equipment Capital Reserve Fund. M. DeBerardinis noted this piece of equipment is replacing the one we have which is in disrepair. Vote: 4-0.

6. Discussion and possible action regarding unauthorized parking on adjacent private property by visitors at the Township owned Meadows. J. Mauser indicate people are parking on other people's property and recommended putting up no parking signs. MOTION by J. Mauser, second by M. DeBerardinis to put up 2 no parking signs at the base of Good Rd. and the lower meadows. MOTION amended to purchase 4 no parking signs. No comment. Vote: 4-0.

Old Business

1. Consideration of revising the monthly Planning Commission Meeting schedule to include the addition of the 3rd Tuesday of the month. **MOTION** by M. DeBerardinis, second by C. Cook to add an additional PC meeting the 1st Tuesday of the month. P. McInerney noted this will be temporary until the Data Ordinance is passed. Vote: 4-0. P. McInerney mentioned the Planning Commission will be reviewing Lowhill Township's Data Center Ordinance; that township is very similar in rural character to ours; 4 months is a realistic timeframe to adopt the Data Center Ordinance and new plan has been submitted. Public Comment by S. Newman – Sandra indicated it took 6 years to do the entire zoning ordinance revision. P. McInerney noted 4 months is a realistic timeframe to adopt the Data Center Ordinance. P. McInerney mentioned no new plan has been submitted and they will move forward with adoption of the Data Center Ordinance. S. Newman suggested they write up a moratorium.

J. Mauser indicated he will be attending the PC Meeting, but the entire BOS cannot attend, this would be a violation of the Sunshine Law. Public Comment by M. Holmes – Marge suggested monthly BOS meetings to include a brief summary of what has been accomplished, this would be helpful to the constituents of what's going on.

Correspondence - All correspondence are located in the Township Office.

Approval of the Bills - **MOTION** by C. Cook, second by M. DeBerardinis to approve the bills in the amount of \$161,819.53. Vote: 4-0.

Courtesy of the floor / public comment

T. Rehrig – Todd noted his concern and hesitation with the delay in adoption of the Data Center ordinance and discussed the Solicitors option regarding the catch all phrase and would like to use our resources to get the ordinance passes.

K. Buehler – Katherine discussed the Welcome Center and how beautiful the butterfly gardens and trails look. Katherine mentioned GHE widening their driveway 25 ft. They have ramped up operations and would like to see monitoring put into place and has reported multiple violations to the Township Manager.

L. Haye – Laura indicated we can still end up with a Data Center on our Industrial Land. She would like to see the BOS move forward with the curative amendment to protect the township.

S. Newman – Sandra indicated transparency is the key, the public is willing to work with the BOS, there should be no secrets and transparency with the constituents.

H. Klein – Howard asked about the NDA with Talen, if the NDA expires after 1 year. Howard mentioned the Boards lack of transparency. J. Mauser indicated when they signed the NDA they were looking to acquire additional land, they never hid the NDA, they are not in favor of a Data Center on Farmland.

J. Guest – Joe indicated he has similar concerns about NDA and citizens having the right to know what's in it, what initiated the NDA and how it came about.

J. Mauser mentioned there is a group of Boy Scouts from Bucks County that are floating on the Delaware River and are looking for a spot to camp out and asked if they can camp out one night at Riverton. T. Rehrig offered to have them camp out at his place.

MOTION by D. Ascani, second by M. DeBerardinis to adjourn the Workshop Meeting at 8:45 p.m.
Vote: 4-0.

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

**LOWER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
June 24, 2026 @ 7:00 P.M.**

CALL TO ORDER - The June 24, 2026 special meeting of the Lower Mount Bethel Township Board of Supervisors was held at 6984 S. Delaware Drive, Martins Creek, Pennsylvania, 18063 Martins Creek, PA, 18063. The meeting was called to order by Chairman D. Ascani at 7:00 p.m. Also in attendance were M. DeBerardinis, C. Cook, J. Mauser, R. Siegfried, M Hart and M. Mastrogiovanni, There were approximately 15 attendees in the audience. The Pledge of Allegiance was recited.

COURTESY OF THE FLOOR

Gary Dorfner – Mr. Dorfner mentioned a Board of Supervisor resigned, the Township Solicitor and now the Township Manager. He would like to see the public video from the last meeting and is trying to understand the situation.

NEW BUSINESS

1. Acceptance of resignation of Township Manager. MOTION by J. Mauser, second by M. DeBerardinis to accept the resignation from M. Hart. Public Comment by G. Dorfner he asked why is she resigning. M. Hart indicate she cannot comment on personnel. Vote: 5-0.

2. Consideration of appointment of an interim and/or permanent Township Manager. J. Mauser recommended M. Mastrogiovanni as the permanent Township Manager. John indicated he has worked with Melissa on different projects in UMBT and LMBT for 20 years and these are trying times and she understand the Community very well. D. Ascani mentioned Melissa was second choice last year when they were doing the interviews of all candidates. MOTION by J. Mauser, second by C. Cook to appoint M. Mastrogiovanni as the Township Manager. MOTION amended by J. Mauser to include the salary for the manager to be \$100,000, the same salary as M. Hart. Public Comment by S. Newman – Sandra commented she is pleased Melissa was appointed as Township Manager. Vote: 5-0.

3. Authorization of advertisement to fill vacant position. MOTION by D. Ascani, second by J. Mauser to advertise the position of Township Secretary / Assistant Treasurer / Planning Administrator with a minimum of 5 years Municipal Experience with a salary of \$60,000 - \$65,000 depending upon experience. Vote: 5-0.

PUBLIC COMMENT – S. Newman commented there are a number of right-to-knows that have been filed; the timeline to respond is 5 days. There are right-to-knows that have been out there for some time with no response and there are legal implications for not responding in a timely fashion. Sanda mentioned its disturbing to see a supervisor resign and walk out of a meeting, then attorney Zator resigned, now the Township Manager. Sandra also mentioned if there was an Executive Session before tonight's meeting, that needed to be announced at the beginning of the meeting. There are a lot of frustrated people here. D. Ascani apologized for not announcing the Executive Session. J. Matthews asked about the Solicitor RFP if the township received and interest. M. Hart indicated we recieved 1 proposal and expecting 2 more.

ADJOURNMENT – MOTION by D. Ascani, second by C. Cook to adjourn the meeting at 7:15 p.m.

Respectfully Submitted – Melissa Mastrogiovanni, Township Secretary / Planning Administrator
Lower Mount Bethel Township