

**MINUTES  
BETHEL TOWNSHIP BOARD OF SUPERVISORS  
JUNE 12, 2025**

The regularly scheduled meeting of the Bethel Township Board of Supervisors was held at 7:00 p.m. at the Bethel Township Building, 3015 S. Pine Grove Street, Fredericksburg, Pa with the following people present;

Bruce Light	Supervisor
Michael Saphore	Supervisor
Richard Rudy	Supervisor
Melissa Johnson	Township Manager
Matthew Mack	Township Engineer
Andrew Morrow	Township Solicitor

Approximately, nine audience members were in attendance.

The Call to Order was made and the Pledge to the Flag was completed.

**COMMENTS** – Lisa Rudy announced that the Fredericksburg Fire Company is having a fundraiser at Panera Bread on July 24, 2025 from 4:00 p.m. – 8:00 p.m. 30% of the proceeds will go to the fire company.

**MINUTES** – Michael Saphore made a motion to approve the May 15, 2025 minutes as presented. Seconded by Bruce Light. All voted in favor.

**BID OPENING – SINGLE APPLICATION BITUMINOUS SEAL COAT** – The bids were received and read as follows:

Asphalt Maintenance Solutions, LLC	\$60,765.12
Martin Paving, Inc.	\$52,974.72
Midland Asphalt Materials, Inc.	\$59,466.72
Russel Standard Corporation	\$64,140.96

Bruce Light made a motion to accept the low bid from Martin Paving, Inc. for the amount of \$52,974.72. Seconded by Michael Saphore. All voted in favor.

**ROADMASTER REPORT** - Supervisor Saphore gave the report.

**ENGINEERS BUSINESS** - Engineer Mack reported on the following:

**Randy Martin Implement Shed Stormwater Management Plan Approval** - Pending, Cost Estimate

**Travis & Holly Berger Subdivision & Stormwater Management Plan** -

Richard Rudy made a motion to enter into the Subdivision and Land Development Improvements Agreement with Travis and Holly Berger. Seconded by Bruce Light. All voted in favor.

Bruce Light made a motion to enter into the Stormwater Management Agreement and Declaration of Easement with Travis and Holly Berger. Seconded by Michael Saphore. All voted in favor.

Bruce Light made a motion to approve the plan as presented. Seconded by Michael Saphore. All voted in favor.

**Lynford Steiner Land Development Plan - Ag Operation** -

Richard Rudy made a motion to enter into the Subdivision and Land Development Agreement with Lynford and Janelle Steiner. Seconded by Bruce Light. All voted in favor.

Bruce Light made a motion to enter into the Stormwater Management Plan and Declaration of Easement with Lynford and Janelle Steiner. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to approve the plan as presented. Seconded by Bruce Light. All voted in favor.

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**Bell and Evans - Chestnut Hill Road and Blue Mtn Road - Working with Planning Commission Board.**

**Bell and Evans Realty II, LLC - Cook Facility Plan -**

Richard Rudy made a motion to accept the time extension request of July 18, 2025. Seconded by Michael Saphore. All voted in favor.

Bruce Light made a motion to table the waiver request §22-512.3.a & b, the agreements and plan approval until the agreements are complete. Seconded by Michael Saphore. All voted in favor.

**Bell and Evans Realty, LLC - Plant 2 -**

Richard Rudy made a motion to accept the time extension request of August 15, 2025. Seconded by Michael Saphore. All voted in favor.

**Waiver Requests:**

Bruce Light made a motion to grant waiver request §304 - Preliminary Plan Submission. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to grant waiver request §22-510.C(10)(a) & (b) - Improvements of Existing Streets and Intersections. Seconded by Bruce Light. All voted in favor.

Michael Saphore made a motion to grant waiver request §22-403.C - Location Map shall be revised to be 1" + 800'. Seconded by Bruce Light. All voted in favor.

Bruce Light made a motion to grant waiver request §23-112.3.A(2)(a) - A minimum depth of 36" between the bottom of the BMP and the limiting zone. Seconded by Michael Saphore. All voted in favor.

**Bell and Evans Realty, LLC Transportation Center -**

**Waiver Requests:**

Bruce Light made a motion to grant waiver request §304 - Preliminary Plan Submission. Seconded by Michael Saphore. All voted in favor.

Bruce Light made a motion to grant waiver request §22-510.C(10)(a) & (b) - Improvements of Existing Streets and Intersections. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to grant waiver request §22-512.3.a - Sidewalks, and accept a fee in lieu of for Rte 22 and no sidewalk along Fredericksburg Road. Seconded by Bruce Light. All voted in favor.

Richard Rudy made a motion to grant waiver request §22-512.3.b - Curb - along Rte 22 and within the floodplain of Fredericksburg Road. Seconded by Bruce Light. All voted in favor.

Bruce Light made a motion to grant waiver request §23-113.5 - All pipes shall have a minimum diameter of 15". Seconded by Michael Saphore. All voted in favor.

Bruce Light made a motion to grant waiver request §23-112.3.A(2)(a) - A minimum depth of 36" between the bottom of the BMP and the limiting zone. Seconded by Michael Saphore. All voted in favor.

Bruce Light made a motion to grant waiver request §22-511 - Monuments. Seconded by Michael Saphore. All voted in favor.

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Richard Rudy made a motion to grant waiver request §22-512.C - Streetlights, along Rte 22 and within the floodplain of Fredericksburg Road. Seconded by Michael Saphore. All voted in favor.

**Paul Nolt Land Development Plan -**

Bruce Light made a motion to accept the time extension request of September 13, 2025. Seconded by Michael Saphore. All voted in favor.

**Waiver Requests:**

Bruce Light made a motion to grant waiver request §22-403.C.(2)(c) & 22-511- Monuments and Pins, across the entire property, with monuments and pins still be placed along Sunrise Drive. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to grant waiver request §22-510.C.(16) - Second Access, with approval by the Fire Company. Seconded by Bruce Light. All voted in favor.

Bruce Light made a motion to grant waiver request §22-403.C.(2)(a) - Requirement for error of enclosure no more than 1 foot in 10,000 feet, with the eastern property line surveyed. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to grant waiver request §23-114.10 - Requirement for minimum grades for turf areas inside detention basins to be 1%. Seconded by Bruce Light. All voted in favor.

**County of Lebanon Communication Tower** - Richard Rudy made a motion to accept the time extension request of September 12, 2025. Seconded by Michael Saphore. All voted in favor.

**Dew Mist Farms Land Development** - Bruce Light made a motion to accept the time extension request of September 30, 2025. Seconded by Michael Saphore. All voted in favor.

**JME Lebanon, LP Land Development Phases 3, 4 & 5 - Letter of Credit Release** - Michael Saphore made a motion to approve the release of the financial security in the amount of \$13,147.35, after a signed hardcopy of the as-built plan is submitted to the township and all outstanding invoices are paid to the township. Seconded by Bruce Light. All voted in favor.

**Michael Marlowe and Jocelyn G. Marlowe - Letter of Credit Request** - Michael Saphore made a motion to approve the release of the financial security in the amount of \$34,352.15, after a signed hardcopy of the as-built plan is submitted to the township and all outstanding invoices are paid to the township. Seconded by Bruce Light. All voted in favor.

**SOLICITOR BUSINESS** - Solicitor Morrow reported on the following:

**Zoning Ordinance Review Update** - Pending, still working with the township zoning officer on all the revisions.

**RECREATION REPORT** - Sam Acri gave the report.

**2025 Pool Staff - Andrew Seeger** - Michael Saphore made a motion to hire Andrew Seeger as a lifeguard for \$15.00 an hour. Seconded by Bruce Light. All voted in favor.

**Rental of Bounce Houses for Fall Fun Day** - Richard Rudy made a motion to approve the rental contract for the bounce houses for Fall Fun Day on September 20, 2025 for the amount of \$885.00. Seconded by Bruce Light. All voted in favor.

**Robotic Cleaner for Pool** - Richard Rudy made a motion to approve the purchase of a robotic cleaner for the pool not to exceed \$2,500.00. Seconded by Michael Saphore. All voted in favor.

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**Accept Resignation from Hope Shaffer** - Bruce Light made a motion to accept the resignation of Hope Shaffer as a Concession Stand Worker for the 2025 Pool Season. Seconded by Michael Saphore. All voted in favor.

**FSWA REPORT** - Supervisor Rudy reported that the FSWA had a very short meeting to pay the bills. The next meeting is Monday, June 16, 2025 at 6:30 p.m.

**FINANCIAL REPORT** - Michael Saphore made a motion to approve the Financial Report as presented in the meeting packet, subject to audit. Seconded by Bruce Light. All voted in favor.

**BILLS PAYABLE** - Bruce Light made a motion to approve the Bills Payable as presented in the meeting packet. Seconded by Michael Saphore. All voted in favor.

**OLD BUSINESS**

**Speed Study (Mill Road & Chestnut Hill Road)** - Engineer Mack gave a brief summary of the report and will provide the Supervisors with the PennDot Traffic Calming Handbook.

**Intersection at Camp Strause Road and Mountain Drive** - Engineer Mack will provide the township with a plan for the township maintenance crew to do the work. A traffic study was already completed.

**NEW BUSINESS**

**Low Volume Road Funding - Camp Strause Road Culvert Replacement - Traffic Count and Application –**  
Richard Rudy made a motion to approve completing the application and traffic count for Low Volume Road Funding for the Camp Strause Road culvert Replacement. Seconded by Bruce Light. All voted in favor.

**ADJOURNMENT** - With no further business, Bruce Light made a motion to adjourn the meeting at 7:50 p.m. Seconded by Michael Saphore. All voted in favor.

**Respectfully Submitted,**

**Melissa Johnson  
Secretary**