

**MINUTES
BETHEL TOWNSHIP BOARD OF SUPERVISORS
JULY 17, 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, thirteen audience members were in attendance.

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

COMMENTS - Mike Bracrella from Bell and Evans and Alex Kinzey from Steckbeck Engineering commented on the parking lot improvements at plant 2. They would like to move forward with the project.

Mike Lusaitis from Steckbeck Engineering commented on the constructed curbs not being constructed at the required 8 inches, some are as high as 10.4 inches. He was advised to attend the Planning Commission meeting.

MINUTES - Bruce Light made a motion to approve the June 12, 2025 minutes as presented. 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

Bell and Evans - Chestnut Hill Road and Blue Mtn Road - Alex Kinzey from Steckbeck Engineering provided and update and stated that they would like to cut the banks back to see if that helps with the site distance. Engineer Mack informed them they would need to contact the Lebanon County Conservation District to make sure no permits are required.

Bell and Evans Realty II, LLC - Cook Facility Plan - Mike Bracrella from Bell and Evans and Alex Kinzey from Steckbeck Engineering were present to discuss the plan and the sidewalk agreement.

After some discussion the time extension request of August 15, 2025 was updated until October 9, 2025.

Bruce Light made a motion to accept the time extension of October 9, 2025. Seconded by Michael Saphore. All voted in favor.

Waiver Request:

§22-512.3.a & b - Curb and Sidewalks: Bruce Light made a motion to table waiver request §22-512.3.a & b – Curb and Sidewalks and the agreements and plan approval. Seconded by Michael Saphore. All voted in favor.

Bell and Evans Realty, LLC - Plant 2 -

Waiver Requests:

§22-512.3.a & b - Curb and Sidewalk - Michael Saphore made a motion to grant the deferral of sidewalks along Blue Mountain Road, until such time as Esther's is developed. Seconded by Bruce Light. All voted in favor.

A walking path is proposed along the frontage of SR22 for both properties involved with this project.

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Bruce Light made a motion to grant the waiver of no additional curbing, then what is already installed. Seconded by Michael Saphore. All voted in favor.

§22-512.C(1) - Street Lights - Bruce Light made a motion to grant waiver request §22-512.C(1) – Street Lights. Seconded by Michael Saphore. All voted in favor.

No new street lights are proposed, but pathway lighting is being proposed for the walking path on the section of the Prologis property along State Route 22.

Michael Saphore made a motion to allow Bell and Evans to move forward with the stormwater portion with the following conditions that must be satisfied prior to constructing the stormwater only:

- 1) Address all items in Mack Engineering's most recent review letter except the Land Development and Stormwater Agreements
- 2) Post the required escrow
- 3) Satisfy the traffic engineer per the Planning Commission determination
- 4) No building permits can be obtained
- 5) Must secure Planning Commission approval

Seconded by Bruce Light. All voted in favor.

Paul Nolt Land Development Plan –

Bruce Light made a motion to enter into the Subdivision and Land Development Improvements Agreement with Paul Nolt. Seconded by Michael Saphore. All voted in favor.

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

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

Cold Springs Rental Financial Security Request - No action, tabled.

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.

FSWA REPORT - Supervisor Rudy gave a brief report.

FINANCIAL REPORT – Bruce Light made a motion to approve the Financial Report as presented in the meeting packet, subject to audit. Seconded by Michael Saphore. 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 reported on temporary speed humps. He will research and provide more information.

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Intersection at Camp Strause Road and Mountain Drive – Pending.

Low Volume Road Funding - Camp Strause Road Culvert Replacement - Traffic Count and Application – Engineer Mack prepared an application and will talk with Karl Kercher at the Lebanon County Conservation District.

NEW BUSINESS

ECI Request to Extend the Closure of School Drive - 7/16/25 – 8/1/25 – Michael Saphore made a motion to approve the extension of the School Drive Road closure until August 1, 2025. Seconded by Richard Rudy. All voted in favor.

The Board of Supervisors expressed their disappointed with the project not being done within the original closure.

Resolution 071725 – Adoption of the Lebanon County Department of Emergency Services Emergency Operations Plan dated September 2023 – Michael Saphore made a motion to adopt Resolution 071725 - Adoption of the Lebanon County Department of Emergency Services Emergency Operations Plan dated September 2023. Seconded by Bruce light. All voted in favor.

Bell and Evans Request for Authorization for Signature for ELA Group, Inc. to Apply for a PennDOT Highway Occupancy – SR 22, proposed Fredericksburg Rd. sidewalk connection to their intersection’s sidewalk pads – Alex Kinzey was present to discuss the request.

Michael Saphore made a motion to authorize the Chairman to sign the PennDOT Highway Occupancy for SR 22, proposed Fredericksburg Road sidewalk connection to their intersection’s sidewalk pads. Seconded by Bruce Light. All voted in favor.

Tax Collector Request - Refund of \$20.00, OPT Funds to PAYCHECK - Payment in Error – Bruce Light made a motion to approve refunding the \$20.00 to PAYCHECK for the payment in error for OPT. Seconded by Michael Saphore. All voted in favor.

C.M. High, Inc. - Rte 22 and Blue Mountain Road Repair Estimate \$2,227.44 – Michael Saphore made a motion to approve the Rte 22 and Blue Mountain Road repair estimate of \$2,727.44. Seconded by Bruce Light. All voted in favor.

Mt. Zion Fire Company – Request to Reimburse Fire Company Directly for Insurance Invoice – After some discussion, Bruce Light made a motion to approve reimbursing Mt. Zion Fire Company directly for the insurance invoice. Seconded by Michael Saphore. All voted in favor.

The Board suggested they look into another insurance company.

ADJOURNMENT - With no further business, Bruce Light made a motion to adjourn the meeting at 8:04 p.m. Seconded by Michael Saphore. All voted in favor.

Respectfully Submitted,

**Melissa Johnson
Secretary**