

**MINUTES
BETHEL TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 13, 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
Richard Rudy	Supervisor
Michael Saphore	Supervisor
Melissa Johnson	Township Manager
Matthew Mack	Township Engineer
Andrew Morrow	Township Solicitor

Approximately, sixteen audience members were in attendance.

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

COMMENTS - James Mentzer from LebTown commented regarding information he requested at last month's meeting regarding hiring a law firm that is working with the township on a legal matter. He believes under the Sunshine Law that information should have been provided and that the Board of Supervisors were in violation of the Sunshine Law.

MINUTES - Michael Saphore made a motion to approve the October 9, 2025 minutes as presented. Seconded by Bruce Light. All voted in favor.

Michael Saphore made a motion to approve the October 15, 2025 Budget Workshop minutes as presented. Seconded by Bruce Light. All voted in favor.

Chairman Rudy announced there will be no tax increase for next year.

ROADMASTER REPORT - Supervisor Saphore read the report as presented.

ENGINEERS BUSINESS - Engineer Mack reported on the following:

Bell and Evans - Chestnut Hill Road and Blue Mtn Road – An update will be provided to the Planning Commission Board.

Bell and Evans Realty II, LLC - Cook Facility Plan

Waiver Request: §22-512.3.a & b - Curb and Sidewalks - Tabled.

Time Extension Request - No action necessary, approved at the October meeting.

Tree Line Ave Updates - The pipe was installed and was inspected and Engineer Mack reported it looks good. He also noted that the trees will be planted in the spring.

First Energy School Drive Update – After research by the PSATS attorney and the township Attorney it was determined that the PUC governs utilities and does not have to comply with township ordinances. They did secure an NPDES permit which address the stormwater. The only real concern is the new driveways that were put in on the crest of the hill, but on the plan that was provided to the township engineer, it appears that the driveways are only temporary.

Bell and Evans Realty II, LLC Transportation Center – Mike Bracrella from Bell and Evans and Alex Kinzey from Steckbeck Engineering were present to discuss the plan.

Time Extension Request - December 12, 2025 - No action, not necessary

After some discussion, Richard Rudy made a motion to accept the check from Bell and Evans in the amount of \$71,106.00 in lieu of sidewalks, and agreed to hold the check until a new design is prepared and approved. Seconded by Michael Saphore. All voted in favor.

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Agreements:

Bruce Light made a motion to approve and sign the Subdivision and Land Development Improvements Agreement dated November 4, 2025. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to approve and sign the Stormwater Management Agreement and Declaration of Easement dated November 4, 2025. Seconded by Bruce Light. All voted in favor.

Plan Approval - Bruce Light made a motion to approve the plan as presented dated January 24, 2025. Seconded by Michael Saphore. All voted in favor.

Dew Mist Farms

Waiver Requests:

§22.304.2.A - Bruce Light made a motion to grant waiver request §22.304.2.A – Preliminary Plan. Seconded by Richard Rudy. All voted in favor.

§22-503.2.C - Michael Saphore made a motion to grant waiver request §22-503.2.C – Landscape Buffer. Seconded by Bruce Light. All voted in favor.

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

§23-113.11 - Bruce Light made a motion to grant waiver request §23-113.11 – Partial waiver for the requirement for all headwalls to utilize protective grating for Pipe 4 (36" diameter HDPE pipe). Seconded by Michael Saphore. All voted in favor.

Lebanon 22 Solar Projects

Time Extension Request - Bruce Light made a motion to accept the time extension request of December 21, 2025. Seconded by Richard Rudy. All voted in favor.

Waiver Request:

§22-304 - Bruce Light made a motion to grant waiver request §22-304 – Major Subdivision or Land Development Preliminary Plan. Seconded by Michael Saphore. All voted in favor.

Minor Subdivision for Seth W. Oberholtzer & Janet S. Oberholtzer

Time Extension Request - Bruce Light made a motion to accept the time extension request of March 12, 2026. Seconded by Michael Saphore. All voted in favor.

Bell and Evans Realty II, LLC - 241 Blue Mountain Road

Waiver Requests:

§22-403 - Michael Saphore made a motion to grant waiver request §22-403 – Preliminary Plan Submission. Seconded by Bruce Light. All voted in favor.

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

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Greenview Tractor Pavement Expansion - No one from Greenview Tractor was present to discuss the waiver request.

Waiver Request - Bethel Township Code Pertaining to Stormwater Management:

Bruce Light made a motion to table the waiver request pertaining to Stormwater Management. Seconded by Michael Saphore. All voted in favor.

Jay L. and Miriam M. Weaver - On-lot Sewage Planning Exemption – Bruce Light made a motion to approve and sign the On-lot Sewage Planning Exemption as presented. Seconded by Michael Saphore. All voted in favor.

Mountain Drive and Camp Strause Road Intersection - Authorize Rettew to Update their Traffic Letter – Richard Rudy made a motion to authorize RETTEW to update their traffic letter for Mountain Drive and Camp Strause Road Intersection. Seconded by Michael Saphore. All voted in favor.

SOLICITOR BUSINESS - Solicitor Morrow reported on the following:

Zoning Ordinance Review Update - The updates are closer to being completed. Discussion was held on moving forward with a Data Center ordinance, since the township is updating the current Zoning Ordinance. The Board agreed to the process being completed in two tracks; one will be the original updates and one will be the Data Center ordinance, since it will take at least 4-6 months to complete the ordinance for the Data Centers.

Resolution 111325 - CPA Garia Garman & Shea, PC - 2025 Audit - Richard Rudy made a motion to adopt Resolution 111325 – APPOINTING THE CERTIFIED PUBLIC ACCOUNTANT FIRM OF GARCIA GARMAN & SHEA, PC, TO REPLACE THE ELECTED AUDITORS OF BETHEL TOWNSHIP, LEBANON COUNTY, FOR THE PURPOSE OF EXAMING ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR CALENDAR YEAR 2025. Seconded by Michael Saphore. All voted in favor.

James Mentzer commented.

RECREATION REPORT - Samantha Acri gave the report.

Pictures with Santa at Municipal Building – 1st Weekend in December - Richard Rudy made a motion to approve the request to have Pictures with Santa at the municipal Building on December 6th from 11 am - 1 pm. Seconded by Michael Saphore. All voted in favor.

Lisa Rudy commented.

FSWA REPORT - Supervisor Rudy reported that their meeting is next Monday and provided a brief update.

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

OLD BUSINESS

Speed Study (Mill Road & Chestnut Hill Road) - After some discussion, Richard Rudy made a motion to authorize RETTEW to stop by Chestnut Hill Road to look at the situation and provide some feedback. Seconded by Michael Saphore. Bruce Light was opposed. The motion carried.

Ratify Purchase of Back-up Camera for the Skid Loader \$2,178.02 - Richard Rudy made a motion to ratify the purchase of a back-up camera for the skid loader for \$2,178.02, which was installed on October 30, 2025. Seconded by Michael Saphore. All voted in favor.

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NEW BUSINESS

Advertisement of the 2026 Budgets - General Fund, Building Fund and Park and Recreation Fund – Richard Rudy made a motion to authorize the advertisement of the 2026 General Fund, Building Fund and Park and Recreation Fund Budgets. Seconded by Bruce Light. All voted in favor.

Donald & Carol Bashore Release of Fire Escrow - \$100,000.00 - Richard Rudy made a motion to release the Donald and Carol Bashore Fire Escrow in the amount of \$100,000.00, as recommended by the zoning officer's inspection report dated November 3, 2025. Seconded by Michael Saphore. All voted in favor.

Fredericksburg Fire Co. Special Fire Police - Nolan Burkholder - Bruce Light made a motion to appoint Nolan Burkholder as a Fredericksburg Fire Co. Special Fire Police. Seconded by Michael Saphore. All voted in favor.

ADJOURNMENT - With no further business, Michael Saphore made a motion to adjourn the meeting at 7:56 p.m. Seconded by Bruce Light. All voted in favor.

Respectfully Submitted,

**Melissa Johnson
Secretary**