

MINUTES
BETHEL TOWNSHIP BOARD OF SUPERVISORS
MARCH 12, 2026

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;

David Brubaker	Supervisor
Richard Rudy	Supervisor
Michael Saphore	Supervisor
Melissa Johnson	Township Manager
Matt Mack	Mack Engineering
Andrew Morrow	Township Solicitor

Fifteen audience members were in attendance.

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

COMMENTS - None.

ANNOUNCEMENT - An executive session was held on February 9, 2026 at 8:24 p.m. to discuss a personnel matter. In attendance were Supervisors David Brubaker, Richard Rudy, Michael Saphore, Melissa Johnson, Township Manager and Solicitor Morrow.

MINUTES - David Brubaker made a motion to approve the February 12, 2026 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:

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

Waiver Request:

§22-512.3.a & b - Michael Saphore made a motion to table waiver request §22-512.3.A & b, until the April meeting. Seconded by David Brubaker. All voted in favor.

Time Extension Request October 9, 2026 - David Brubaker made a motion to accept the time extension request of October 9, 2026. Seconded by Michael Saphore. All voted in favor.

Bell and Evans Realty II, LLC - 241 Blue Mountain Road - Alex Kinzey from Steckbeck Engineering was present to discuss the plan.

Waiver Requests:

§22-403.C.(1) - David Brubaker made a motion to grant waiver request §22-403.C.(1) - Location map shall be revised to be 1"=800'. Seconded by Michael Saphore. All voted in favor.

§22-503.C.(1) - Michael Saphore made a motion to grant waiver request §22-503.C.(1) - A buffer planting shall be provided along the entire portion of a residential use. Topsoil berm to be used if not the buffer plantings will be installed. Seconded by David Brubaker. All voted in favor.

§22-510.C(10)(b) - Michael Saphore made a motion to defer waiver request §22-510.C(10)(b), - The frontage along Blue Mountain Road requires the improvement of the project's roadway frontage, until such time as the entrance onto Blue Mountain Road becomes a full access, as recommended by the Planning Commission. Seconded by David Brubaker. All voted in favor.

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§22-511 - David Brubaker made a motion to grant waiver request §22-511 - Sufficient monuments shall be set to ensure that reliable survey points are available for all parts of the subdivision. Seconded by Michael Saphore. All voted in favor.

§22-512.3.a & b - Michael Saphore made a motion to defer waiver request §22-512.3.a & b – Concrete curbing and sidewalk shall be installed along all existing streets, until such time as the entrance onto Blue Mountain Road becomes a full access, as recommended by the Planning Commission. Seconded by David Brubaker. All voted in favor.

Planning Commission members clarified that these deferrals mean that if the sister plan that details full improvements on Blue Mountain Road are not completed by the time the access to Blue Mountain Road becomes a full access entrance, then these waivers will be revisited. That sister plan's contents are detailed in a 10-point letter discussed at the January 20, 2025 meeting that includes pending escrow, a legal-agreements and an amended project completion date of no later than December 31, 2027.

§22-512.3.B.(4) - David Brubaker made a motion to grant waiver request §22-512.3.B.(4) - Sidewalks shall be 10 feet wide in commercial developments. Seconded by Michael Saphore. All voted in favor.

§22-512.C - Michael Saphore made a motion to grant waiver request §22-512.C - Street Light shall be provided along all new streets and along all streets abutting a subdivision or land development within all zoning districts with the exception of the Agricultural District. Seconded by David Brubaker. All voted in favor.

§22-519.O - David Brubaker made a motion to grant waiver request §22-519.O - There shall be at least one shade tree provided for each 200-square feet or fraction there of required interior landscaping area in parking lots. Seconded by Micheal Saphore. All voted in favor.

§23-112.3.A(2)(a) - Michael Saphore made a motion to grant waiver request §23-112.3.A(2)(a) - All pipes shall have a minimum diameter of 15 inches. Seconded by David Brubaker. All voted in favor.

David Brubaker made a motion to approve the revised Sewage Planning Exemption as presented, pending Planning Commission Board approval. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to approve and sign the Preliminary/Final Subdivision and Land Development Plan for 241 Blue Mountain Road - Bell and Evans Realty II, LLC, dated August 19, 2025, last revision March 5, 2026 conditioned upon the following:

- Bell and Evans Realty II, LLC must provide the Township with construction security in the amount set forth in Paragraph 2.1 of the Land Development Improvements Agreement (Phae IA) approved by the Solicitor.
- Both the Township and Bell and Evans Realty, II, LLC must sign the Land Development and Improvements Agreements (Phase IA) and the Stormwater Management Agreement and Declaration of Easement (Phase 1A).
- Bell and Evans Realty II, LLC must either have an approved Sewage Module or Waiver by the Commonwealth of Pennsylvania.
- Planning Commission approval and signatures.

Seconded by David Brubaker. All voted in favor.

Richard Rudy made a motion to approve and sign the Land Development Improvements Agreement (Phase 1A). Seconded by Michael Saphore. All voted in favor.

David Brubaker made a motion to approve and sign the Stormwater Management Agreement and Declaration of Easement (Phase 1A). Seconded by Michael Saphore. All voted in favor.

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James Mentzer commented on the Blue Mountain Road and Chestnut Hill Road improvements.

Bell and Evans Realty, II LLC - Legionaire Drive Time Extension Request of May 15, 2026 - Michael Saphore made a motion to accept the time extension request of May 15, 2026. Seconded by David Brubaker. All voted in favor.

Dew Mist Farms Land Development Plan - Time Extension Request of June 30, 2026 - David Brubaker made a motion to accept the time extension request of June 30, 2026. Seconded by Michael Saphore. All voted in favor.

Lebanon 22 Solar Projects – Agustin Abalo from SWCA Environmental Consultants was present to discuss the plan.

Waiver Requests:

§22-510.C(10)(b) – Michael Saphore made a motion to grant waiver request §22-510.C(10)(b) - Improvements of Existing Streets and Intersections, for sidewalks along School Drive and US-22 for all project frontage, for curbing along all frontages of US-22 and along School Drive for the project frontage south of US-22, for road widening of School Drive south of US-22 to be limited to a 2-ft wide expansion or 20-foot total cartway width. Widening occurs within existing ROW and on the opposite side of the project frontage. Only the road widening will be full pave depth with appropriate subbase in accordance with current PennDOT or Township specifications for local road corridors and for stormwater management facilities required under this section, developer agrees to resurface School Drive asphalt pavement as shown on the exhibit drawings after construction of the SEF, as recommended by the Planning Commission. Seconded by David Brubaker. All voted in favor.

§22-512.3.A & 512.3.B - Michael Saphore made a motion to grant waiver request §22-512.3.A & 512.3.B - Concrete curbing and sidewalk shall be installed along all existing streets and intersections - for sidewalks along School Drive and US-22 for all project frontages and for curbing along all frontage of US-22 and for the frontage along School Drive that is south of US-22. Curbing will be provided along frontage of School Drive north of US-22, as recommended by the Planning Commission. A fee in lieu to be provide for not providing sidewalk along the north side of School Drive and east side of US-22 has been offered. Seconded by David Brubaker. All voted in favor

§22-512.3.C - David Brubaker made a motion to grant waiver request §22-512.3.C - Street Lights - for lighting along School Drive and US-22 for all project frontages, a fee in lieu to be provided for School Drive frontage that is north of US-22 only, as recommended by the Planning Commission. Seconded by Michael Saphore. All voted in favor.

Professional Services Proposal New Municipal Garage - Eldon R. Stoltzfus Architect - Richard Rudy made a motion to accept the Professional Service Proposal from Eldon R. Stoltzfus, Architect for the New Municipal Garage. Seconded by Michael Saphore. All voted in favor.

Northern Lebanon School District K-6th Grade Elementary School - Financial Security Reduction Request - Richard Rudy made a motion to approve the financial security reduction of \$726,144.83, as recommended by the Township Engineer for the Northern Lebanon School District K-6th Grade Elementary School project. Seconded by David Brubaker. All voted in favor.

Leanne Martin, NLSO commented.

Northern Lebanon School District High School Field House and Concession - Financial Security Reduction Request – David Brubaker made a motion to approve the financial security reduction of \$537,093.76, as recommend by the Township Engineer, for the Northern Lebanon School District High School Field House and Concession project. Seconded by Michael Saphore. All voted in favor.

Lynford Steiner - Financial Security Reduction Request - Michael Saphore made a motion to approve the financial security reduction of \$103,056.14, as recommended by the Township Engineer, for the Lyford Steiner Ag Operation project. Seconded by David Brubaker. All voted in favor.

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Sprinkler Bid Packet - May 14th Bid Opening - Michael Saphore made a motion to approve the advertisement of the Sprinkler System bid opening on May 14, 2026. Seconded by David Brubaker. All voted in favor.

SOLICITOR BUSINESS

Zoning Ordinance Review Update - Pending. A meeting is schedule on March 31, 2026 with the township zoning officer to review the outstanding responses.

Elected Auditors Vacancies - An update was provided on the vacancies. Solicitor Morrow suggested the township still seek individuals interested in serving as auditors to fill the terms, to hopefully be appointed at the April meeting.

Agricultural Security Area Application - Elvin & Lenna Martin & Joseph & Dawn Detweiler - 65 Halteman Lane - 19-2344128-398695 - Pending, 180-days Deemed Approved Resolution.

Agricultural Security Area Application - Michael & Richelle Blecker - 221 Long Road - 19-2354023-395358 and 1667 Mt. Zion Road - 19-2349817-393766 - Pending 180-days Deemed Approved Resolution.

RECREATION REPORT - Samantha Acri reported on the following:

Paint the Town Red, White and Blue - Flyer/Registration - Michael Saphore made a motion to approve the Paint the Town Red, White and Blue Flyer/Registration. Seconded by David Brubaker. All voted in favor.

Purchase of T-Shirts for the Spring Fling Event up to \$550.00 - Michael Saphore made a motion to approve the purchase of T-shirts for the Spring Fling Event up to \$550.00. Seconded by David Brubaker. All voted in favor.

T-shirts will be sold at the event for \$15.00 each.

Purchase of 5 Reusable Yard Signs - Event/Parking Signage up to \$100.00 - Michael Saphore made a motion to approve the purchase of 5 reusable yard signs for event/parking up to \$100.00. Seconded by Richard Rudy. All voted in favor.

Purchase 12x12 Easy Up Canopy Tent up to \$200.00 - Richard Rudy made a motion to approve the purchase of a 12x12 Easy Up Canopy tent up to \$200.00. Seconded by Michael Saphore. All voted in favor.

Pool Coupons - David Brubaker made a motion to approve the pool coupons to be used at the Spring Fling event. Seconded by Michael Saphore. All voted in favor.

2026 Buckman's Inc. Price List - Hypochlorite Solution - Michael Saphore made a motion to accept the 2026 Buckman's Inc. price list for the Hypochlorite Solution. Seconded by David Brubaker. All voted in favor.

FSWA REPORT - Chairman Rudy gave a brief report, next meeting is Monday, March 16, 2026.

FINANCIAL REPORT - David Brubaker 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 - David Brubaker made a motion to approve the Bills Payable as presented in the meeting packet. Seconded by Michael Saphore. All voted in favor.

OLD BUSINESS

Low Volume Road Funding - Camp Strause Road Culvert Replacement Update - Michael Saphore made a motion to authorize Melissa Johnson to sign the Low Volume Road Camp Strause Road Culvert Grant Application, and if the grant is awarded approve Mack Engineering to prepare the DEP General Permit. Seconded by David Brubaker. All voted in favor.

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NEW BUSINESS

Copart of Connecticut, Inc. Agreement - David Brubaker made a motion to table approval of the agreement to give the Township Solicitor and Supervisors more time to review. Seconded by Michael Saphore. All voted in favor.

Request from PennDOT to Detour Traffic onto Shirksville Road the last two weeks in April 2026 for a Pipe Replacement on Frystown Road - David Brubaker made a motion to approve the detour as presented and have the Township Engineering send a letter to PennDOT approving the detour and informing them the Township Engineer will video the road in case there is any damage after the detour is complete. Seconded by Michael Saphore. All voted in favor.

Fredericksburg Fire Police Special Duty Request/Authorization - Michael Saphore made a motion to approve the Fredericksburg Fire Police Special Duty Request/Authorization for the Fredericksburg Fire Company Gun Bingo on March 28, 2026 from 1:00 - 5:00 pm. Seconded by David Brubaker. All voted in favor.

Mt. Zion Fire Police Special Duty Request/Authorization - Richard Rudy made a motion to approve the Mt. Zion Fire Police Special Duty Request/Authorization for the Lebanon Valley Livestock Mark - 237 Freeport Road on April 18, 2026 from 6:00 am - 4 pm. Seconded by Michael Saphore. David Brubaker abstained due to owning the business. The motion carried.

Exoneration of 2026 Municipal Real Estate Tax Bill - 19:2335533-406282-0000, 137 S. Center Street - Michael Saphore made a motion to exonerate the 2026 Municipal Real Estate Tax Bill for the township owned property 19:2335533-406282-0000, 137 S. Center Street. Seconded by David Brubaker. All voted in favor.

Michael Blecker Agenda Request - Grumbine Ag Operation, Setback and Questions - Michael Blecker was present to inquire about the setback being allowed at the Grumbine Ag Operations.

Bert Nye, NCS, Inc. and Charlie Beckley, the Grumbine's attorney were present to discuss the plan and answer any questions.

Rick Sauer, Tim Shower and Keven Snader commented.

ADJOURNMENT - With no further business, David Brubaker made a motion to adjourn the meeting at 9:20 p.m. Seconded by Michael Saphore. All voted in favor.

Respectfully Submitted,

**Melissa Johnson
Secretary**