

**MINUTES  
BETHEL TOWNSHIP BOARD OF SUPERVISORS  
APRIL 9, 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

Approximately nine audience members were in attendance.

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

**COMMENTS** - None.

**MINUTES** - David Brubaker made a motion to approve the March 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 - David Brubaker made a motion to table waiver request §22-512.3.a & b indefinitely. Seconded by Michael Saphore. All voted in favor.

Alex Kinzey, Steckbeck Engineer stated that he will resubmit the waiver request at a later date.

**Bell and Evans Realty II, LLC Plant 2 Eastern Parking Extension -**

Time Extension Request - Michael Saphore made a motion to accept the time extension of October 5, 2026. Seconded by David Brubaker. All voted in favor.

**Revised Bell and Evans Realty II, LLC Transportation Center Preliminary/Final Development** – Alex Kinzey from Steckbeck Engineering was present to discuss the plan.

Time Extension Request - David Brubaker made a motion to accept the time extension of May 15, 2026. Seconded by Michael Saphore. All voted in favor.

Waiver Requests:

Revised §22-512.C - David Brubaker 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 - to include no street lighting along Fredericksburg Road. Seconded by Michael Saphore. All voted in favor.

§22-510.C.(16) - Michael Saphore made a motion to grant waiver request §22-510.C.(16) - All nonresidential buildings containing 20,000 or greater square feet of gross floor area shall be provided with at least two separate and distinct means of access. Seconded by David Brubaker. All voted in favor.

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**Bell and Evans Financial Security Requests:**

Waste Water Treatment Plant LDP (580 Chestnut Hill Road) - Michael Saphore made a motion to release \$43,442.85 and retain a remaining balance of \$14,547.50 of the financial security, as recommended by the township engineer. Seconded by David Brubaker. All voted in favor.

Plant 3 Wall Demolition Bond (520 Chestnut Hill Road) - David Brubaker made a motion to release the financial security in its entirety of \$294,800.00, as recommended by the township engineer. Seconded by Michael Saphore. All voted in favor.

Chestnut Hill Road Mass Grading Bond (112-acre tract along Chestnut Hill Road (Now Plant 3) - David Brubaker made a motion to release \$1,425,177.29 and retain \$494,265.51, of the financial security, as recommended by the township engineer. All voted in favor.

Plant 3, 4, and Chestnut Hill Road Bond (520 Chestnut Hill Road) - Michael Saphore made a motion to release \$311,366.56 and retain \$2,748,637.03, of the financial security, as recommended by the township engineer. Seconded by David Brubaker. All voted in favor.

Plant 2 Current LD Bond (2929 S.R.22) - Michael Saphore made a motion to release \$641,132.80 and retain \$575,503.60, of the financial security, as recommended by the township engineer. Seconded by David Brubaker. All voted in favor.

**Jay & Miriam Weaver - On-lot Planning Exemption** - David Brubaker made a motion to approve the On-lot Planning Waiver as presented and authorize the Chairman to sign the document for Jay and Miriam Weaver. Seconded by Michael Saphore. All voted in favor.

**Lebanon 22 Solar Projects -**

Time Extension Request - Michael Saphore made a motion to accept the time extension of June 24, 2026. Seconded by David Brubaker. All voted in favor.

**Jeff Brubaker (2288 S. Pine Grove Street) Minor Subdivision and Land Development Plan -**

Time Extension Request - Richard Rudy made a motion to accept the time extension of May 20, 2026. Seconded by Michael Saphore. All voted in favor.

**Christ Lantz - Proposed House and Barn Addition Revised Land Development -**

Time Extension Request - David Brubaker made a motion to accept the time extension of July 20, 2026. Seconded by Michael Saphore. All voted in favor.

Request for PennDOT HOP Awareness Letter - Michael Saphore made a motion to approve Mack Engineering sending PennDOT a HOP Awareness Letter for the existing and proposed driveways from Greble Road. Seconded by David Brubaker. All voted in favor.

**Michele Grumbine Ag Operation** - Caleb Light from Nye Consulting Service was present to discuss the plan.

Time Extension Request - David Brubaker made a motion to accept the time extension of July 17, 2026. Seconded by Michael Saphore. All voted in favor.

**Waiver Requests:**

§22-510.C(10)(b) - Michael Saphore made a motion to grant waiver request §22-510.C(10)(b) - Requirement to improve the side of the street abutting the land development, except for a concrete apron at the entrance. Seconded by David Brubaker. All voted in favor.

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The vehicular traffic is limited to an average of 1 truck per day.

§22-510.C.(16) - David Brubaker made a motion to grant waiver request §22-510.C.(16) - Requirement to provide a second access. Seconded by Michael Saphore. All voted in favor.

§22-23-114.10 – David Brubaker made a motion to grant waiver request §22-23-114.10 - Requirement minimum grades for turf areas inside detention basins to be 1%. Seconded by Michael Saphore. All voted in favor.

**Dew Mist Farms Land Development Plan -**

David Brubaker made a motion to approve and sign the Land Development Improvements Agreement as presented. 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 as presented. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to approve the Driveway Access Easement as presented and signed by the Martin's. Seconded by David Brubaker. All voted in favor.

Michael Saphore made a motion to approve the Dew Mist Farms Land Development plan as presented. Seconded by David Brubaker. All voted in favor.

**Sprinkler Bid Opening May 14<sup>th</sup> Meeting** - The bids are being advertised April 10<sup>th</sup> and 17<sup>th</sup> and were uploaded to PennBid for a May 14, 2026 bid opening.

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

**Zoning Ordinance Review Update** - A meeting was held on March 31<sup>st</sup> and a follow-up meeting will be held on April 23<sup>rd</sup>.

Samantha Acri commented.

**Appoint Auditors Vacancies** - Richard Rudy made a motion to appoint Gary Martz as an auditor until December 31, 2027 to fill a vacancy. Seconded by Michael Saphore. All voted in favor.

Michael Saphore made a motion to appoint Beth West as an auditor until December 31, 2027 to fill a vacancy. Seconded by David Brubaker. All voted in favor.

**Copart of Connecticut, Inc. Agreement** - David Brubaker made a motion to have the township zoning officer Jackie Hollenbach forward the revised agreement to all parties involved for review and comment. Seconded by Michael Saphore. All voted in favor.

**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:

**Spring Fling is April 11<sup>th</sup> from 11am - 4pm at Lions Park** - An announcement was made that the 1<sup>st</sup> Annual Spring Fling will be this weekend, April 11<sup>th</sup> from 11am - 4pm at Lions Park.

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**2026 Pool Season Forms - Decrease Large Pavilion to \$175 and add \$50 Refundable Deposit** - Michael Saphore made a motion to approve the 2026 Pool Season Forms with the changes, as recommended by the Park and Recreation Board. Seconded by David Brubaker. All voted in favor.

**2026 Pool Staff Wages and Reimbursement of Half the Lifeguard Certification fee after 100 Hours Worked** - David Brubaker made a motion to approve the 2026 Pool Staff Wages as presented by the Park and Recreation Board and the reimbursement of ½ the lifeguard certification fee after 100 hours worked. Seconded by Michael Saphore. All voted in favor.

**Nature's Accents Landscape Services, Inc. for Weed Control at Baseball Field (\$451.56) and Park (\$1,515.80)** - Michael Saphore made a motion to approve the weed control at the baseball field and park grounds, if the price is not cheaper from a local company. Seconded by David Brubaker. All voted in favor.

**Purchase Refrigerator for Large Pavilion, up to \$800.00, and Recycle the Old One** - Richard Rudy made a motion to purchase a new refrigerator for the large pavilion up to \$800.00, and recycle the old one. Seconded by Micheal Saphore. All voted in favor.

**Ratify Approval of the Lion's Club Request to Use the Park for their Annual Easter Egg Hunt Event on April 4th and Allow the Township to Attend for Photos Easter Bunny Photos** - David Brubaker made a motion to ratify the approval of the Lion's Clubs request to use the park for their Annual Easter Egg Hunt Event on April 4<sup>th</sup> and the Township to attend for photos with the Easter Bunny. Seconded by Michael Saphore. All voted in favor.

**FSWA REPORT** - Chairman Rudy gave a brief report, next meeting is Monday, April 20, 2026.

**FINANCIAL REPORT** – Michael Saphore made a motion to approve the Financial Report as presented in the meeting packet, subject to audit. Seconded by David Brubaker. 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** – The contract was signed and a partial payment was paid to the township. Engineer Mack reported the project is moving along, the survey will be completed tomorrow or Monday.

**NEW BUSINESS**

**Appoint Jennifer Harding as the Lebanon County Tax Collection Committee, Northern Lebanon Municipal Representative and James Shotzberger as the Alternate Effective Immediately** - David Brubaker made a motion to appoint Jennifer Harding as the Lebanon County Tax Collection Committee, Northern Lebanon Municipal representative and James Shotzberger as the alternate, effective immediately. Seconded by Michael Saphore. All voted in favor.

**Accept the Resignation of James Shotzberger as the Northern Lebanon Tax Collection Committee, Northern Lebanon Municipal Alternate as of December 31, 2026** - Richard Rudy made a motion to accept James Shotzberger's resignation as of December 31, 2026 as the Lebanon County Tax Collection Committee, Northern Lebanon Municipal alternate. Seconded by Michael Saphore. All voted in favor.

**Thomas Brewer 90-day Salary Increase as of April 19, 2026** - Michael Saphore made a motion to approve the 90-day probation evaluation wage increase of .50¢ for Thomas Brewer effective April 19, 2026. Seconded by David Brubaker.

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He will still need to schedule his core pesticide license within the next 3 months.

**Approval to Advertise the 2026 Road Bids** - Michael Saphore made a motion to approve the advertising of the 2026 Road Bids. Seconded by David Brubaker. All voted in favor.

**Fredericksburg Fire Company:**

**Special Duty Request May 25, 2026 - Parade 8am  
Special Duty Request July 3, 2026 - Parade 4pm**

Michael Saphore made a motion to approve the Fredericksburg Fire Company's Special Duty Request of May 25, 2026, parade at 8am and July 3, 2026, parade at 4pm. Seconded by David Bruabker. All voted in favor.

**Department of Emergency Services Report** - The Municipal EMC Briefing was received and Chairman Rudy provided a brief summary. One Supervisor will attend May 9<sup>th</sup> Full-Scale Exercise if available.

**ADJOURNMENT** - With no further business, David Brubaker made a motion to adjourn the meeting at 8:31 p.m. Seconded by Michael Saphore. All voted in favor.

**Respectfully Submitted,**

**Melissa Johnson  
Secretary**