

**BUSHKILL TOWNSHIP BOARD OF SUPERVISORS**  
**1114 BUSHKILL CENTER ROAD**  
**NAZARETH, PA 18064**

**MINUTES**  
**September 5, 2024**

The Bushkill Township Board of Supervisors held their regularly scheduled meeting on Thursday, September 5, 2024, in the Bushkill Township Municipal Meeting Room. The following Supervisors were present: Mrs. Bender, Mrs. Hill, Mr. Knauss, Mr. Kocher, and Mr. Smith. Also, present was Chief McLouth, Captain Dempsey, Solicitor Gary Asteak, Township Engineer Robert Collura, Open Space Coordinator Kerry Reider, and Zoning Officer Todd Weidman. There were 23 people in the audience.

**Pledge of Allegiance to the Flag**

The Chairman, Brien Kocher called the meeting to order at 6:00 PM with the Pledge of Allegiance to the Flag.

**MOMENT OF SILENCE:** A moment of silence will be observed to honor the passing of Zoning Officer Kenneth Shiffert

**Sign Ins:** Residents from Farmhouse Lane attended the meeting to voice concerns they all have regarding hunting and target shooting that is taking place within close proximity of homes in the Farmhouse Lane Subdivision. Scott Castone - 104 Castone Lane, Wind Gap, PA 18091 addressed the Board of Supervisors regarding the most recent incident that occurred in August with a bullet entering a home from a person target shooting on a nearby property. Mr. Castone provided pictures of the area in question and requested the Board of Supervisors address the use of high-powered rifles on Township Property and requested that the Board of Supervisors look into permits for property owners who have target or shooting ranges. Chairman Kocher stated that Open Space Coordinator Kerry Reider and Zoning Officer Todd Weidman would look into what regulations/permissions could be updated with regards to Zoning and PA Game Commission.

Shawn Hilbert - 225 Zimmer Court, Wind Gap, PA 18091 addressed the Board of Supervisors regarding the Hunting Access Program. Mr. Hilbert stated that he was late in getting his hunting permit application submitted into the Township and was upset that he did not receive a Hunting Permit for Township Properties this year. Chairman Kocher asked how many hunting permit applications were received? Open Space Coordinator Kerry Reider stated that he received 116 applications this year.

**MOTION TO APPROVE THE AGENDA:** Chairman Kocher asked if there was any need to amend the agenda. Township Manager Belinda Roberts stated there are 2 additions under New Business for LSA Grant. **Motion** by Carolyn Hill seconded by Julie Bender and approved unanimously to approve the amended agenda.

**Approval of Minutes**

1. **August 1, 2024 - Motion** by Julie Bender seconded by Jason Smith and approved unanimously to approve the minutes of August 1, 2024.

**SUBDIVISIONS:**

**#2024-07 Gary & Marie Hoffman, Lot Line Adjustment** - 1538 Clearfield Road, Property is located within the (RC) Rural Conservation Zoning District. The Applicant proposes a lot-line adjustment to merge Lot 1B and Lot 1C shown on the plan with Lot 2, to be for residential purposes. During the Planning Commission meeting on August 26, 2024, The Planning Commission recommended approval of the lot line adjustment, per the review submitted by the Township Engineer.

**Resolution 2024-28 Approves the Hoffman, Lot Line Adjustment Plan with the following conditions:**

1. All signature blocks shall be signed and executed.
2. The typical sight triangle shown on the plan indicates a proposed driveway, however no driveways appear to be proposed. Please clarify that this is intended to be used for the existing driveway.
3. It appears that any proposed impervious coverage which may be proposed in the future would result in the need for the approval of a stormwater management plan. This should be confirmed. If confirmed, a note should be added to the plan indicating this requirement.
4. A pin certification shall be submitted by the surveyor indicating all proposed monumentation has been set in the field.

**Motion** by Randy Knauss seconded by Jason Smith and approved unanimously to approve Resolution 2024-28 with the conditions set forth in the Engineers Review Letter.

Mr. Hoffman stated that placement of the pin/monument would be difficult at this time since the area is currently planted with corn. Chairman Kocher stated that they would be required to put an escrow in place until the pins could be placed and certified following removal of the corn. Mr. Hoffman stated he understood the requirement.

**#2023-10 The Enclave at Bushkill** - 1490 Church Road, creating 14 new lots, the property is located within the (RR) Rural Residential Zoning District & (RC) Rural Conservation Zoning District. The Plan proposes the subdivision of a 33.01-acre tract within the Rural Residential and Rural Conservation Zoning Districts. Thirteen residential lots are proposed within Bushkill Township and one residential lot within Moore Township. During the Planning Commission meeting on August 26, 2024, The Planning Commission recommended approval of the Final plan, per the review submitted by the Township Engineer.

**Resolution 2024-29 Approves The Enclave at Bushkill Subdivision final plan with the following conditions:**

1. Plans must be signed by the Owner(s) and notarized. (BT SALDO §503.C.C.5)
2. Engineer's/Surveyor's signature shall be required. (§503.C.C.6)
3. Comments by the Lehigh Valley Planning Commission must be satisfied.
4. Average percolation rates should be noted as "mpi" (minutes per inch)
5. DEP approval of the Sewage Facilities Planning Module shall be required
6. Improvements agreement & Securities

**Motion** by Jason Smith seconded by Randy Knauss and approved unanimously to approve Resolution 2024-29 with the conditions set forth in the Engineers Review Letter.

**Reports**

2. **Police** – Chief McLouth provided the report.
  - a. **First Responder Chaplaincy Program** - **Motion** by Julie Bender seconded by Randy Knauss and approved unanimously to approve the Chaplaincy Program.
3. **Treasurer** - Report Enclosed
4. **Tax Collector** - Report Enclosed
5. **Zoning Officer** - Zoning Officer Todd Weidman provided the report
6. **Public Works** – Jesse Longley provided the report
7. **Library** - Jarred Bedoya provided the report
8. **Recreation** – No meeting in August
9. **Fire Company** - BTVFC President Alex Thompson provided the report

10. **Engineer** - No Report

11. **Solicitor** –

- a. **Speed Limit** – Authorize the Solicitor to draft and advertise Speed Limit Ordinance for Clovershire Drive to be posted at 25mph. **Motion** by Julie Bender seconded by Carolyn Hill and approved unanimously to authorize the Solicitor to draft and advertise the Speed Limit Ordinance for Clovershire Drive.

12. **EAC** - Kerry Reider provided the report.

13. **NAZ COG** - No Meeting held in August and September meeting has been cancelled

14. **Emergency Mgmt.** - No Report

#### OLD BUSINESS:

15. **Traffic Corridor Study (SR 946/Knauss Road & Penn Allen Road)**

16. **Zoning/SALDO Amendments**

#### NEW BUSINESS:

17. **Letter of Opposition to House Bill 1976 & House Bill 2045** - The drafted letter which will be mailed to Representative Flood, Senator Miller and Governor Shapiro opposes both of the House bills because the passing of these bills impedes local government's ability determine land use and zoning within township boundaries.

- **HB 1976** proposes revising Zoning laws to allow for multi-family housing and mixed-use development in urban areas zoned for office, retail and parking with existing water and sewer systems.
- **HB 2045** proposes the revision of the Municipalities Planning Code to require cities, boroughs, towns and township with a population of 5000 or more to permit the use of duplex, triplex and fourplex housing in areas currently zoned for single- family residences

**Motion** by Jason Smith seconded by Randy Knauss and approved unanimously to approve and authorize the letter of Opposition to be sent PA Rep. Flood, Senator Miller, and Gov. Shapiro.

18. **2025 MMO (Uniform & Non-Uniform Pension)** - Uniform MMO is \$242,607.09 and Non-Uniform MMO is \$108,999.67. **Motion** by Julie Bender seconded by Randy Knauss and approved unanimously to approve the 2025 MMO for Uniform and Non-Uniform employees.

19. **Resolution 2024-30** - Resolution approving Bushkill Township to apply for the LSA Northampton/Lehigh County Grant & LSA Monroe County Grant for the purchase of a 2026 Mack Single Axle Dump Truck w/ plow in the amount of \$295,404.56. **Motion** by Randy Knauss seconded by Jason Smith and approved unanimously to approve Resolution 2024-30.

20. **Trick or Treat** - Thursday, October 31, 2024, from 6pm to 8pm. **Motion** by Carolyn Hill seconded by Julie Bender and approved unanimously to hold Trick or Treat on Thursday, October 31, 2024, from 6pm - 8pm.

21. **Resolution 2024-31** - Resolution approving Bushkill Township to apply for the LSA Northampton/Lehigh County Grant & LSA Monroe County Grant for the purchase of a 2026 Mack Single Axle Dump Truck w/ plow in the amount of \$295,404.56. **Motion** by Randy Knauss seconded by Carolyn Hill and approved unanimously to approve Resolution 2024-30

22. **Resolution 2024-32** - Resolution approving Bushkill Township to apply for the LSA Northampton/Lehigh County Grant & LSA Monroe County Grant for the purchase of a 2026 Mack Single Axle Dump Truck w/

plow in the amount of \$295,404.56. Motion by Randy Knauss seconded by Carolyn Hill and approved unanimously to approve Resolution 2024-30

**PAY BILLS: Bill List - \$221,270.50 - Motion** by Julie Bender seconded by Jason Smith and approved unanimously to pay the bills.

**EXECUTIVE SESSION:** The Board of Supervisors entered into Executive session at 6:57pm to discuss matters of Real Estate. The Board of Supervisors reconvened at 7:09pm and made the following motion:

Authorize the Open Space Coordinator to obtain an appraisal on OS-98 subject to the EAC's determination of the value of the property. **Motion** by Julie Bender seconded by Jason Smith and approved unanimously to authorize obtaining the appraisal.

**GOOD OF THE BOARD: National Night Out - September 29, 2024 (2:00pm - 5:00pm)**  
**Next regular Board of Supervisors Meeting - October 3, 2024 @ 6:00pm**  
**Touch-A-Truck Event - October 5, 2024, 10am - 2pm**

**ADJOURNMENT: Motion** by Jason Smith seconded by Carolyn Hill and approved unanimously to adjourn the meeting at 7:10pm.

Respectfully Submitted,

Belinda A. Roberts, Manager