

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

**MINUTES
August 6, 2026**

The Bushkill Township Board of Supervisors held their regular meeting on Thursday, August 6, 2026, in the Bushkill Township Municipal Meeting Room. The following Supervisors were present: Mrs. Bender, Mrs. Hill, Mr. Knauss, Mr. Kocher, and Mr. McKeon. Also present at the meeting were the Manager, Belinda A. Roberts, Attorney Gary Asteak, Township Engineer Robert Collura, Chief Michael McLouth, Zoning Officer Todd Weidman, and Open Space Coordinator Kerry Reider. There were 11 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.

Sign Ins: None

Motion to Approve the Agenda: Chairman Kocher asked if there was any need to amend the agenda. Belinda Roberts stated there were no changes to the agenda. **Motion** by Randy Knauss was seconded by Carolyn Hill and approved unanimously to approve the agenda.

Approval of Minutes

July 2, 2026 - Motion by Julie Bender was seconded by Randy Knauss and approved unanimously to approve the minutes of July 2, 2026.

SUBDIVISIONS: 2026-02 1033 Jacobsburg Road - Minor Subdivision Preliminary/Final - 2 lots, located in the (RR) Rural Residential Zoning District. During the July 27, 2026, Planning Commission Meeting, the plan received conditional approval with the following conditions per the Engineers Review:

1. Plans must be signed by the Owner(s) and notarized. (BT SALDO §703.C.4)
2. Plan preparer's seal and signature shall be required. (§703.C.5)
3. Monumentation (or securities for placement) must be in place prior to Plan recording. (§703.E.2)
4. Percolation test and soil probes must be noted on the plan. (§703.G.4)
5. The comments from the EAC must be considered and resolved.
6. DEP approval of the Sewage Facilities Planning Module shall be required.

Resolution 2026-19 - Approves the Preliminary/Final plan for 1033 Jacobsburg Road Minor Subdivision with the conditions as listed above provided by the Township Engineer. **Motion** by Keith McKeon was seconded by Randy Knauss and approved unanimously to approve Resolution 2026-19

2025-09 Heritage Village at Bushkill - Beil Avenue - Preliminary/Final – Land Development - 5 Senior Living dwelling units/ 1 Lot, located in the (RR) Rural Residential Zoning District. During the July 27, 2026, Planning Commission Meeting, the plan received conditional approval with the following conditions per the Engineers Review:

1. Plans must be signed by the Owner(s) and notarized. (BT SALDO §603.C.5)
2. Plan preparer's certification must be signed and sealed. (§603.C.6)

3. An Erosion and Sedimentation Control Plan approved by the Northampton County Conservation District, shall be required.
4. Plan shall be revised to reflect maximum pond depth of 48"
5. A Security and Maintenance Agreement, satisfactory to the Township Solicitor, shall be required.
6. DEP approval of the Sewage Facilities Planning Module shall be required.

The following waivers are also granted:

- SALDO §302.A. Review and Approval Stages - Three types of plan submissions are established: sketch, preliminary, and final. The applicant's project is to be considered a Preliminary/Final.

Resolution 2026-20 - Approves the Land Development for Heritage Village at Bushkill with the conditions as listed above provided by the Township Engineer. **Motion** by Randy Knauss was seconded by Keith McKeon and approved unanimously to approve Resolution 2026-20

2022-08 Greystone Capital, Inc. - 454 Male Road - Land Development -

3 Industrial/Manufacturing buildings, located in the (GCI) General Commercial/Industrial Zoning District. During the July 27, 2026, Planning Commission Meeting, the plan received conditional approval with the following conditions per the Engineers Review:

1. The Owners Statement must be signed by the Owner(s) and notarized. (§503.C.C.5)
2. Fire hydrants, at locations approved by the Fire Company Chief, must be provided.
3. All facilities must be fully dimensioned (e.g. basin, antiseep collar)
4. Any waivers or variances granted must be listed with the date of action taken by the Board of Supervisors and Zoning Hearing Board.
5. DEP approval of the Sewage Facilities Planning Module shall be required.
6. Recording of the Greystone Capital, Inc. Subdivision Plan approved on December 7, 2023, shall be required

The following waivers are also granted:

- SALDO §1008.F.17. The maximum depth permitted for any detention basin shall be 48" measured from the top of the berm to the lowest point in the basin.
- SALDO §1008.F.6. Maximum requirement inside and outside slopes of the basin is 5 horizontal to 1 vertical.
- SALDO §1004.K.3.d. In areas of excavation of earth fill such as grading shall be done to a maximum slope of 4 horizontal to 1 vertical.
- ZO §1500.G. Required number of parking spaces is 1 space for every 500 square feet of gross floor area or 2 spaces for every 3 employees on largest shift, whichever is greater.

Resolution 2026-21 - Approves the Land Development for Greystone Capital, Inc. with the conditions as listed above provided by the Township Engineer. **Motion** by Julie Bender was seconded by Keith McKeon and approved unanimously to approve Resolution 2026-21

Reports

1. **Police** - Chief McLouth provided the Police Report.
2. **Treasurer** - Report Enclosed
3. **Tax Collector** - Report Enclosed
4. **Zoning Officer - Assistant** Zoning Officer, Kerry Reider provided the report.
 - **Zoning Hearing Board Appeals:** No July Meeting
5. **Public Works** - Kyle Kline provided the report
 - a. **2006 Hummers** - Authorization to place both Hummers on Muncibid for auction. **Motion** by Julie Bender was seconded by Carolyn Hill and approved unanimously to approve both 2006 Hummers to be placed onto the Muncibid site.
 - b. **2002 F250** - Request to sell F250, the item was tabled to allow for additional review by Solicitor Asteak.
6. **Library** - No meeting in July
7. **Recreation** - No meeting in July. Township Manager, Belinda Roberts noted that the Rec Board during the June Rec Board Meeting approved a memorial bench requested by Lisa Daems to be installed in memory of her husband. The cost will be covered by Ms. Daems.
8. **Fire Company** - BTVFC President Alex Thompson provided the report.
9. **Engineer** -
10. **Solicitor** -
 - a. **Ordinance** - Solicitor Asteak stated that the Ordinance to Prohibit the use of Motor Vehicles has been drafted. It is ready for review by the Board and can be advertised for public inspection with potential adoption at the next meeting. **Motion** by Julie Bender was seconded by Carolyn Hill and approved unanimously to authorize advertisement of the Ordinance for potential adoption at the September 3, 2026, meeting.
11. **EAC** - Open Space Coordinator Kerry Reider stated the report enclosed.
12. **NAZ COG** - No meeting in July
13. **Emergency Mgmt.** - Emergency Mgmt. Coordinator Tom Barnowski provided the report.

OLD BUSINESS:

14. **Municipal Building Roof Replacement** - Bids were opened live via PennBid. The Township received 10 submissions for the Roof Replacement. Low Bid received from Hulton Contracting at a bid of \$58,315.00. **Motion** by Julie Bender was seconded by Carolyn Hill and approved unanimously to approve the Low Bid contingent on contract review by Solicitor Asteak, and review of qualifications by Township Engineer and Public Works Director.
15. **JHS Bus Tour** - Joe DiGerlando provided an update to the Supervisors regarding the Historic Bus Tour scheduled to take place on Saturday, August 22, 2026. There would be 2 times for the Tour, 10am and 12pm. Doris Tamandl would have historic pictures and items to view inside of the Municipal Meeting room.

NEW BUSINESS:

16. **Resolution 2026-22** - NORCO Public Safety Grant - Resolution 2026-22 approves the application and designates the officials to execute documents for the 2026 NORCO Public Safety Grant. The application in the amount of \$18,400 is for the purchase of 3 P25-Compliant mobile Radios. The grant will cover 2/3 of the project, and 1/3 will be designated within the Police Budget. **Motion** by Julie Bender was seconded by Keith McKeon and approved unanimously to approve Resolution 2026-22.
17. **2026 Fall Newsletter Articles** - Articles for the Fall Newsletter will be accepted through Friday, August 28, 2026. They may be submitted to bushkillnews@gmail.com

- 18. Resolution 2026-23 - 2026 LSA Northampton & Lehigh Grant** - Resolution 2026-23 approves the application and designates the officials to execute documents for the 2026 LSA Northampton County Grant. The application in the amount of \$89,809.80 for the purchase of 2 police patrol vehicles. **Motion** by Julie Bender was seconded by Keith McKeon and approved unanimously to approve Resolution 2026-23.
- 19. Resolution 2026-24 - 2026 LSA Monroe Grant** - Resolution 2026-24 approves the application and designates the officials to execute documents for the 2026 LSA Monroe County Grant. The application in the amount of \$89,809.80 for the purchase of 2 police patrol vehicles. **Motion** by Julie Bender was seconded by Randy Knauss and approved unanimously to approve Resolution 2026-24.
- 20. Liability Insurance - 2027 Renewal** - MRM Trust provided the 2027 renewal for Liability Insurance (this includes Commercial Auto, Crime, Inland Marine, General Liability, Property, Public Officials, and Police Professional) with a 1.7% increase overall (2026 cost was \$76,158 and in 2027 will be \$77,464). In 2026 the Township received a dividend check from MRM Trust in the amount of \$2,016.28.

PAY BILLS: Bill List - \$323,984.85- **Motion** by Julie Bender was seconded by Randy Knauss and approved unanimously to pay the bills.

COORESPONDENCE: PSATS News Bulletin
#69 Leidy Line A GB Project

GOOD OF THE BOARD: Next regular Board of Supervisors Meeting - September 3, 2026 @ 6:00pm

ADJOURNMENT: Chairman Kocher asked if there was any other business, hearing none, Chairman Kocher asked for a motion to adjourn the meeting. **Motion** by Carolyn Hill was seconded by Randy Knauss and approved unanimously to adjourn the meeting at 6:50pm.

Respectfully Submitted,

Belinda A. Roberts, Manager