

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

**MINUTES
August 7, 2025**

The Bushkill Township Board of Supervisors held their regular meeting on Thursday, August 7, 2025, 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 at the meeting were Solicitor Gary Asteak, Township Engineer Robert Collura, Chief McLouth, Public Works Director Peter Yotter, and Open Space Coordinator Kerry Reider. There were 9 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: David Banko, 1061 Jacobsburg Road, Wind Gap, PA 18091, addressed the Board of Supervisors regarding a letter that was sent via email regarding creating a Cemetery Ordinance in the Township. Chairman Kocher stated that the letter was received and reviewed. It is currently being reviewed by the Solicitor, and he will provide direction as to the creation of an Ordinance.

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

Approval of Minutes

July 3, 2025 - Motion by Jason Smith was seconded by Julie Bender and approved unanimously to approve the minutes of July 3, 2025.

Subdivisions:

#2025-02 Eugene C. Albanese Estate Minor Subdivision - 211 Kromer Road, creating a new lot, located in the Rural Residential District. The plan was approved by the Planning Commission during the regularly scheduled meeting on July 28, 2025.

Resolution 2025-15 Approves the Preliminary/Final plan for the Eugene C. Albanese Estate Minor Subdivision with the following comments provided by the Township Engineer:

1. Plans must be signed by the Owner(s) and notarized.

Motion by Jason Smith was seconded by Carolyn Hill and approved unanimously to approve Resolution 2025-15 with the conditions set forth in the Engineers Review Letter.

#2025-03 Pulcini Lot Line Adjustment - 409 Clearview Avenue, the lot line adjustment proposes to convey 0.9624 from Lot 2 (J8 2 8) to Lot 1 (J8 2 8A), which would increase the current size of Lot 1 at 0.3208 acres to 1.2832 acres. The plan was approved by the Planning Commission during the regularly scheduled meeting on July 28, 2025.

Resolution 2025-16 Approves the Pulcini Lot Line Adjustment with the following comments provided by the Township Engineer:

1. Plan must be signed by the owner and notarized.
2. Front line should be 75 feet from the street centerline. Front line should be noted as such.
3. Lot area noted in site data and site date Number must be corrected.
4. A space should be provided for the Township Engineer's signature.

Motion by Julie Bender was seconded by Carolyn Hill and approved unanimously to approve Resolution 2025-16 with the conditions set forth in the Engineers Review Letter.

#2023-13 MKG Estates, LLC Major Subdivision & Land Development - Lahr Road & 141 E. Douglasville Road, the Subdivision creates 20 lots, located in the Rural Residential District. The plan was approved by the Planning Commission during the regularly scheduled meeting on July 28, 2025.

Resolution 2025-17 Approves the Major Subdivision & Land Development with the following comments provided by the Township Engineer:

1. Plans must be signed by the Owner(s) and notarized.
2. The Plan Preparer's statement must be signed and sealed. (§703.C.5)
3. A description of Grant of Right-of-way shall be required for Dontas Road
4. An Improvements and Quantity/Cost Estimate, Letter of Credit, and a Development Agreement satisfactory to the Township Solicitor must be provided.
5. All lots accessing Lahr Road must provide a drywell or rain garden to capture the driveway stormwater.

30-Day Extension of Time was provided to the Township by the Developer to allow an opportunity for the project Engineer to meet with the EAC regarding condition #5.

Motion by Julie Bender was seconded by Jason Smith and approved unanimously to table any action for Resolution 2025-17, MKG Estates, LLC.

Reports

1. **Police** - Chief McLouth provided the Police Report
 - a. **Full Time Officer** - Chief McLouth stated that in 2024 Bushkill Police Dept. began the preparations for Sgt. Steigerwalt's retirement in 2025. Sgt. Steigerwalt officially retired July 11, 2025. Authorization to move Officer Steven Luke from a part-time officer to a full-time officer effective September 6, 2025. **Motion** by Randy Knauss was seconded by Jason Smith and approved unanimously to approve Officer Steven Luke as a full-time officer effective September 6, 2025.
2. **Treasurer** - Report Enclosed
3. **Tax Collector** - Report Enclosed
4. **Zoning Officer** - Open Space Coordinator Kerry Reider provided the report.
 - **Zoning Hearing Board Appeals:**
 1. **Appeal 2025-10** - 104 Bady Lane (*Continued from June 9, 2025*)
 2. **Appeal 2025-11** - B8 Wind Gap Owner, LLC (*Continued from July 14, 2025*)
 3. **Appeal 2025-12** - 437 Old Grade Road
5. **Public Works** - Public Works Director Peter Yotter provided the report.
6. **Library** - Jarred Bedoya provided the report.

7. Recreation - No Report

8. Fire Company – Alex provided the report.

- a. Labor Day Parade** - Approval Fire Company to attend the Pen Argyl Labor Day Parade on Saturday, August 30, 2025. **Motion** by Carolyn Hill was seconded by Julie Bender and approved unanimously to approve attendance of BTVFC at the Pen Argyl Labor Day Parade.

9. Engineer -

- a. Speed Study Request** - Engineer Robert Collura stated that a request has been made by Developer for property located on Old Allentown Road which is a State Road. Current Speed limit is 55mph. The project Engineer has sent complete Radar Study to PennDOT and PennDOT stated that request needed to come from the Township. **Motion** by Jason Smith was seconded by Carolyn Hill and approved unanimously to authorize the request be sent to PennDOT to complete the Speed Study on Old Allentown Road.

10. Solicitor - Draft of the Biosolids ordinance, changes requested to be made, will be brought back to the Board of Supervisors for consideration at the September 4, 2025, meeting.

11. EAC - Open Space Coordinator Kerry Reider stated that minutes are enclosed.

12. NAZ COG - No report

13. Emergency Mgmt. – No report

OLD BUSINESS:

14. DCED Greenways, Trails & Rec Park Grant –

NEW BUSINESS:

15. Resolution 2025-18 Public Safety Grant - Application in the amount of \$27,044.25 for the purchase of 3 P25-compliant mobile radios for the Bushkill Township Police Department. **Motion** by Julie Bender was seconded by Randy Knauss and approved unanimously to approve Resolution 2025-18.

16. 2025 Fall Newsletter - Articles for the Fall Newsletter will be accepted through Friday, August 29, 2025. They may be submitted to bushkillnews@gmail.com

17. Fiber Optic Cable Project - Frontier Communications will be installing Fiber Optic cable via directional boring in the ROW;

Albert Road on September 19, 2025

Kromer Road, Bushkill Ridge Road, Farmhouse Lane, Stonegate, Parkland Drive, Gold Mill Road, Renaldi Drive, & Park Estates Road scheduled to begin on October 29, 2025.

PAY BILLS: Bill List - \$172,445.46 - **Motion** by Julie Bender was seconded by Jason Smith and approved unanimously to pay the bills.

COORESPONDENCE: Anthony Senneca - Re: Cetronia Ambulance Subscription Personal Info. Concerns
Shelly Hegedus - Re: Community Request for Noise Barrier/Rte. 33 (Support)
PSATS Bulletin
PA COG Membership Letter

EXECUTIVE SESSION: The Board of Supervisors entered an Executive Session at 6:26pm to discuss Real Estate matters. The Board of Supervisors reconvened at 6:46 and made the following motion:

Authorize the Open Space Coordinator to make an offer for a Conservation Easement on OS-84 up to the appraised value. **Motion** by Randy Knauss was seconded by Carolyn Hill and approved unanimously to authorize the Open Space Coordinator to make the offer on OS-84.

GOOD OF THE BOARD: Next regular Board of Supervisors Meeting - September 4, 2025 @ 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 Jason Smith was seconded by Carolyn Hill and approved unanimously to adjourn the meeting at 6:48pm

Respectfully Submitted,

Belinda A. Roberts, Manager