

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

MINUTES
February 5, 2026

The Bushkill Township Board of Supervisors held their regular meeting on Thursday, February 5, 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, Solicitor Gary Asteak, Township Engineer Robert Collura, Chief Michael McLouth, and Open Space Coordinator Kerry Reider. There were 34 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.

Policies: Policy 2026-1 Healthcare Reimbursement Policy - This policy is to establish guidelines and requirements for reimbursing full-time Bushkill Township employees who elect to opt out of health care coverage provided by the Township. **Motion** by Carolyn Hill was seconded by Randy Knauss and approved unanimously to adopt Policy 2026-1.

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 Keith McKeon was seconded by Julie Bender and approved unanimously to approve the agenda.

PROMOTION: Chief McLouth stated in early August 2025, the department announced the opening of the promotional process for the rank of Patrol Corporal. Interested officers were instructed to submit a letter of intent along with a résumé. Three officers completed the application requirements, and their credentials were evaluated to confirm they met the established qualifications for the position. All three candidates were determined to be eligible to proceed in the department's promotional process. On January 20, 2026, the final stage of the promotional process was concluded, and the candidates' scores were calculated. Following a review of the overall results, we are pleased to recommend Officer Casey Snyder for promotion to the rank of Corporal. Officer Snyder began his career with the department as a part-time police officer in 2014 and was appointed to full-time status in 2018. He currently serves as a drone operator, field training officer, firearms instructor, and K-9 handler. **Motion** by Julie Bender was seconded by Carolyn Hill and approved unanimously to approve the promotion of Patrolman Casey Snyder to the rank of Corporal.

ZONING AMENDMENTS: Judy Stern-Goldstein from Gilmore & Associates attended the meeting to provide an update on the status of Zoning Amendments for Data Centers, Solar Farms and Membership Clubs. **Motion** by Keith McKeon was seconded by Julie Bender and approved unanimously to direct the Solicitor to draft the amendments into an Ordinance to be sent for review by the Township Planning Commission, the Lehigh Valley Planning Commission as well as the Nazareth Council of Governments.

Approval of Minutes

January 8, 2026 - Motion by Julie Bender was seconded by Randy Knauss and approved unanimously to approve the minutes of January 8, 2026.

SUBDIVISIONS: #2025-04 Cimerol Subdivision - Preliminary/Final Major Subdivision & Lot Line Adjustment 470 Swamp Road, Wind Gap, creating 3 lots in the (RR) Rural Residential Zoning District.

Resolution 2026-05 - Approves the Preliminary/Final plan for the Cimerol Major Subdivision with the following comments provided by the Township Engineer:

1. Owner's statement must be signed by the owner and notarized. (BT SALDO §703 C.4)
2. Plan preparer's seal and signature shall be required.
3. Lot line Utility/Drainage easement must be provided. (BT SALDO §503.C.E.5:1011.2&3)
4. The Final Plan should be noted as such.
5. Prior to Final Approval all monumentation must be in place unless securities are in place.

Motion by Randy Knauss was seconded by Carolyn Hill and approved unanimously to approve Resolution 2026-05.

The following waiver is also granted:

- **From Section 1019.A(1) Monuments**

From the requirement to place a permanent refence monuments at all exterior corners of the subdivision or land development. These monument requirements may be modified by the Township Engineer if an alternate arrangement still permits a surveyor to stake out accurately any building lot shown on the Record Plan.

Reports

1. **Police** - Chief McLouth provided the Police Report.
 - a. **New Officer Hire** - Chief McLouth stated that Officer Mycah Mollohan has resigned effective Friday, February 13, 2026. Due to this resignation, Chief McLouth is asking for authorization to begin seeking applicants to begin the replacement process for the vacancy. **Motion** by Keith McKeon was seconded by Randy Knauss and approved unanimously to authorize the Chief to begin the application process to fill the vacancy.
2. **Treasurer** - Report Enclosed
3. **Tax Collector** - Report Enclosed
4. **Zoning Officer** – **Assistant Zoning Officer Kerry Reider** provided the report.
 - **Zoning Hearing Board December Appeals:**
 - a. **Appeal # 2026-02** - Woodmont Manor is proposing to construct a 5,766 Sq Ft tent/structure which was not proposed in the previously approved appeal for an event center. The property is located at 220 Nazareth Drive, located in the Rural Residential Zoning district of Bushkill Township.
5. **Public Works** - William Kummer provided the report.
6. **Library** - Library Representative Valorie Hoff provided the report.
7. **Recreation** - No meeting was held in January.
8. **Fire Company** - BTVFC President Alex Thompson provided the report.
 - **Ambulance Report** - Report Enclosed
9. **Engineer** -
10. **Solicitor** -
 - a. **AG Security Area - Resolution 2026-04** - Solicitor Asteak stated that Bushkill Township received a proposal for an Agricultural Security Area filed by Robert C. Oswald for property consisting of approximately 22 acres, Tax Parcel Nos. J6-14-6A-0432, J6-18-8-0432, and J6-14-6-0432, located in Upper Nazareth Township, Northampton County, Pennsylvania. Upper Nazareth does not have an Ag Security Area, and passed Resolution 25-23 on December 17, 2025, for Bushkill Township to consider Mr. Oswald’s request. The AG Security Area request was reviewed and recommended for acceptance by the Township Planning Commission during the January 28, 2026, meeting. The Bushkill Township Agricultural Security Committee met at 5:00pm on Thursday, February 5, 2026, to discuss the proposal presented by Mr. Oswald, after a brief discussion, the Agricultural Security Committee

approved unanimously to recommend the parcels be added to the Bushkill Township Agriculture Security Area. Chairman Kocher opened the public hearing, Solicitor Asteak stated that Mr. Oswald was unwell and unable to attend the meeting. Chairman Kocher asked if there were any questions or comments, hearing none, Chairman Kocher closed the hearing. **Resolution 2026-04** Authorizes the inclusion of Mr. Oswalds 3 parcels (J6-14-6A-0432, J6-18-8-0432, and J6-14-6-0432), located in Upper Nazareth Township, Northampton County, into the Bushkill Township Agricultural Security Area. **Motion** by Randy Knauss was seconded by Keith McKeon and approved unanimously to approve Resolution 2026-04.

b. Subdivision Improvement Agreement - SPG Farms, LLC (Developer Phil Ronca) has executed the Subdivision Improvement Agreement, and the Township is in receipt of the Letter of Credit for Bushkill Center Fields Subdivision. **Motion** by Julie Bender was seconded by Carolyn Hill and approved unanimously to authorize execution of the Subdivision Improvements Agreement.

c. Resolution 2026-06 - Resolution 2026-06 Authorize execution of the DiGerlando Conservation Easement of 2.1187 acres on Romaneve and authorize Kerry Reider to sign documents on behalf of Bushkill Township at time of settlement. **Motion** by Carolyn Hill was seconded by Randy Knauss and approved unanimously to approve Resolution 2026-06.

11. EAC - Open Space Coordinator Kerry Reider stated the report enclosed.

12. NAZ COG - Nazareth COG representative Brien Kocher stated that Nazareth Borough would like to have a 250th Festival on July 4, 2026, to celebrate the birthday of the United States which would also be the Annual Kazoo Parade. The Borough would like to know if the Nazareth COG Members would like to participate with the celebration or host their own. Bushkill Township would like to participate in the proposed 250th Celebration on July 4th in Nazareth Borough.

13. Emergency Mgmt. - Report enclosed.

NEW BUSINESS:

14. 2026 Fuel, Stone, Paving Material & Material Hauling Bid - The Bid Advertisement was in printed in the Morning Call on January 13, 2026. The Bids were open at 2pm on Thursday, February 5, 2026.

2026 Hauling - 2 bids received - the bidders were G & B Construction (Trevose, PA) and Mainstream Services LLC (Duncannon, PA). **Motion** by Keith McKeon was seconded by Carolyn Hill and approved unanimously to reject and rebid the 2026 Hauling Bid at the recommendation of the Public Works director, based on the location of the both haulers.

2026 Fuel - 1 bid received from Suburban Heating & Oil. **Motion** by Julie Bender was seconded by Randy Knauss and approved unanimously to award the 2026 Fuel Bid to Suburban Heating & Oil.

2026 Paving Materials - 2 bids received - the bidders were Eureka Stone Quarry and Heidelberg Materials. **Motion** by Julie Bender was seconded by Randy Knauss and approved unanimously to award the 2026 Paving Materials bid to Heidelberg Materials with the appropriate justification due to milage and fuel provided by Solicitor Asteak.

2026 Stone - 2 bids received - the bidders were Eureka Stone Quarry and Heidelberg Materials. **Motion** by Randy Knauss was seconded by Keith McKeon and approved unanimously to award the 2026 Stone Bid to Heidelberg Materials, LLC.

15. 2026 Clean Up Day - Clean Up Day dates are still being finalized. The event will be held at the Lucas Lane Recreation Field parking lot. The event will be held rain or shine. This is a one-time event in 2026.

16. 2026 Electronic Recycling Day - May 6, 2026 - Event will be held at the Lucas Lane Rec. Field parking lot Wednesday, May 6, 2026, 3:00pm to 6:00pm or the trucks are full.

17. 2026 Yard Waste - Yard Waste location will tentatively open on Wednesday, April 8, 2026. The opening date is subject to change due to weather. The Yard Waste location will be closed on Friday, July 3, 2026, and Saturday, July 4, 2026, and will close for the season on Wednesday, November 25, 2026.

PAY BILLS: Bill List - \$191,373.74 - Motion by Julie Bender was seconded by Randy Knauss and approved unanimously to pay the bills.

**COORESPONDENCE: Public Works
PSATS Bulletin**

EXECUTIVE SESSION: Will be needed to discuss matters of Real Estate

The Board of Supervisors entered Executive session at 6:48pm to discuss matters of Real Estate. The Board of Supervisors reconvened at 6:56pm. No action was taken by the Board of Supervisors.

GOOD OF THE BOARD:

Coffee & Conversation w/ Sen. Nick Miller - Tuesday, February 10, 2026 @ 10:00am
Next regular Board of Supervisors Meeting - March 5, 2026 @ 6:00pm
2026 Spring Newsletter - Articles to be submitted by Monday, March 2, 2026
2026 PSATS Conference - April 19, 2026 - April 22, 2026

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 6:57pm.

Respectfully Submitted,

Belinda A. Roberts, Manager