

LOWHILL TOWNSHIP
BOARD OF SUPERVISORS
JULY 10, 2025
MEETING MINUTES

The Lowhill Township Board of Supervisors meeting was called to order at 6:30 pm by Chairman Curtis Dietrich. Also present were Vice Chairman Michael Divers, Supervisor Jack Iannantuono; Engineer Ryan Christman; Manager Michael Siegel; Solicitor David Brooman, Esq. and Secretary Jill Seymour.

After the Pledge of Allegiance, there were no agenda modifications. Michael Divers made a motion to approve the agenda, as written. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. There was an executive session held on June 17, 2025 to discuss litigation and on July 10, 2025 to discuss personnel matters. Michael Divers made a motion to approve the June 12, 2025 meeting minutes, as written. Jack Iannantuono second the motion. Roll call: All yes. Motion carried. Michael Divers made a motion to pay the monthly bills, as submitted. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

The floor was opened for public comment. Hearing none, moved on with the agenda.

CRG – 2951 Betz Court – Sewage Planning Module.

Michael Siegel – This is amending the original to add a second replacement on the northern part of the property. The planning commission recommended denial at their June 28, 2025 meeting. Some of the reasons in the letter to the DEP are that it goes against our SALDO, the natural buffer area and the 60” diameter heritage trees. The closest neighbor was notified, Mr. David Jaendl, who currently farms the lot directly on the other side of the buffer. This is under our 1998 SALDO, not our current SALDO. This is against our grading ordinance to not have anything within 10’ of the property line. Recommends denial. The perc and probes did pass.

Curtis Dietrich – After reading the letter Mr. Siegel wrote he would like more clarification on the SALDO violations.

Michael Siegel – all of the violations are clarified in the letter to the DEP,

Curtis Dietrich – Briefly describe the violations of our SALDO, the cliff note version of the letter.

Michael Siegel gave a brief description of the violations of our SALDO.

Mr. Rocco Caracciolo, Land Development Manager for Jaindl was present, along with David Jaindl.

Rocco Caracciolo – Mr. Jaindl is the owner of the adjacent lot. This will make a big impact to their property. They are currently farming, but could possibly be a development in the future. He is also concerned that no one has seen the grading. Mr. Jaindl is not against development, as long as it is done right. The placement of this secondary system would potentially be an eyesore to any future development on their property in the buffer area. Mr. Jaindl would like to be put on the record as a party of interest in this development and would like to be notified on all future information provided to the Township. The property is large; they could find another spot for the secondary septic system that would not impact our property.

David Brooman, Esq. – Thanked Mr. Caracciolo and Mr. Jaindl for attending and will keep them informed.

Stephen Lear – This is a major, significant change to the original. It's very concerning.

David Brooman, Esq. – Put in letter to CRG that this is a major change from the original plan.

Terry Lenhart – Lowhill Resident – Is a large housing development an allowable use?

Michael Siegel – Yes.

Curtis Dietrich – In the RV district it is a use by right. If it's RC, it gets a little more complicated.

Michael Divers – If a development would go in, it would be no different than the Cottage Gates development.

Curtis Dietrich – Neighbors would be notified via the Zoning Hearing Board, NPDES, etc.

David Brooman, Esq. – Mr. Jaindl could write his own letter, as they have standing.

Michael Divers made a motion to deny the Sewage Planning Module for CRG – 2951 Betz Court, as described in the letter written by Michael Siegel. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Trexler Nature Preserve Trail Rehabilitation Development Project Phase 1 Waiver Request.

Michael Siegel – They have received a DCNR grant to upgrade their trails. There will be minimal impervious coverage to the existing trail system. They are requesting a waiver of our SALDO.

Michael Divers made a motion to adopt resolution 2025-06, granting a waiver of our SALDO to the Lehigh County Parks Department for Phase 1 of the Trexler Nature Preserve Trail Rehabilitation Development Project. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Annette Dadura – Lowhill Resident – Spends a lot of time on the trails and would like to see it upgraded.

Jeremy Schaller – What part of the SALDO are they looking for the waiver.

Michael Siegel – All of it.

Wayne Schaffer – Lowhill Resident – Upset that the State isn't doing upgrades to Mill Creek Road. He sent pictures to the State Representative two years ago.

Pension Administrator/Trustee:

Jack Iannantuono worked with our Pension Administrator, Kampstra Wealth Management about the new regulations. He was very impressed with how knowledgeable they are about all aspects of the pension plan and laws. The State and the IRS have their own regulations. The State rules the eligibility of our plan. Our paperwork is out of date and needed to be updated.

We have a Lowhill Township Corporate Court commercial Development Agreement drawn up and ready to execute. David Brooman, Esq. explained the agreement and compliance from the developer. This will be signed when the plan

gets recorded and will be recorded along with the plan. This will need to be signed in front of a Notary Public.

Michael Divers made a motion to sign the agreement, once everything is ready. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Eugene McGorry got two quotes for a generator for the Township Building. Hafner came in at \$37,760 and Shafnisky came in at \$17,815.

Mike Divers would like a price to go from 100 amp to 200-amp service and the cost to hook up the generator. Gene will get this information for the board at the next meeting.

Curtis Dietrich would like a Capital Improvement list by the August meeting and priority level. He has been asking for this list for a few months now and wants it no later than the August meeting.

Curtis Dietrich – Barry Betz has been on the planning commission for many years and can no longer commit to being at the meetings. We will get his years of service. Curtis Dietrich made a motion to accept Barry Betz oral resignation and the secretary will coordinate recognition. Michael Divers second the motion. Roll call: All yes. Motion carried.

Eric Orth, who is present this evening is interested in serving on the Planning Commission. He currently serves on the UCC Board of Appeals. He has been an architect for 20 years and has 10 years' experience as a general contractor.

Michael Divers made a motion to appoint Eric Orth to the Planning Commission to complete the unexpired term of Barry Betz. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

Diana Valois Estate Agreement:

David Brooman, Esq. – gave a brief description of the estate. There is a mutual release and settlement agreement that will be signed by both parties. There was a meeting to hash out difference, the property will be sold. All proceeds will go to the Township. This is in farmland preservation, only one home can be built on the property. The money from the sale will go in a separate account for open space. One property sold for \$346,000 and the other for \$333,500.

Jack Iannantuono made a motion to approve the mutual release and settlement agreement draft of July 7, 2025. Michael Divers second the motion. Roll call: All yes. Motion carried.

Curtis Dietrich read the financial audit report from the accountants for the 2024 annual audit. There were no findings. This was advertised in the paper.

Curtis Dietrich made a motion to approve the audit, as presented by Frey & Company. Michael Divers second the motion. Roll call: All yes. Motion carried.

Jack Iannantuono made a motion to close the paver checking account and have those funds transferred into the General Money Market Account. Michael Divers second the motion. Roll call: All yes. Motion carried.

Jill Seymour received an e mail from Forgotten Felines. They would like us to increase our amount from \$1000, as they are already $\frac{3}{4}$ of the way to that amount.

Jill will check to see if we have a contract with the Sanctuary @ Haafsville or not and report at the next meeting.

There are no Solicitor comments at this time.

Curtis Dietrich – Church Road has two failing pipes; Stanley German Excavating has given us quotes to repair the upper and lower pipes. The Township would provide the pipe and 2 loads of 2B stone.

Ryan Christman – Conservation will come out and look at it, if we go with a low volume grant. DEP will look at it as well to issue a permit. The Conservation low volume grant isn't available until next year.

Ryan Christman – Old Village Road Overlay – Had a pre-construction meeting with the Contractor. AMS will work with us if we need to postpone for a year, in order to repair Church Road.

Jack Iannantuono – If we can split Old Village and do the one half, then later do the other half. This is a possibility.

There was a discussion on the closure of Church Road. If DEP will issue a permit quickly, we can keep it closed. If it's going to be a while, get jersey barriers and open one lane.

ACT 537 Update:

Ryan Christman – Everything has been submitted to the DEP for approval. We are waiting on that right now.

Michael Siegel gave his monthly report on what he has done.

Michael Divers made a motion to approve Odenheimer to fix the water at the Township Building for \$3800. Jack Iannantuono second the motion. Roll call: All Yes. Motion carried.

Joe Kalusky gave his road report for last month and what he anticipates on doing this month.

Michael Divers gave an update on the recreation commission. Old Homestead pulled out of Night in the Country. 8 Oakes and Seven Sirens will provide the alcohol this year. Lowhill will help, but will not run anything.

Jack Iannantuono – The Exxon Station at Pope & Chapmans will sell beer and have gambling.

The Open Space Ordinance is tabled.

The floor was opened for public comment.

Stephen Lear – Commends the board and attorney Brooman on the work on securing the money from the Valois property. That money means a lot for open space and farmland preservation.

Michael Divers made a motion to adjourn. Jack Iannantuono second the motion. Roll call: All yes. Motion carried.

The Lowhill Township Board of Supervisors meeting was adjourned at 8:27 pm.

Respectfully Submitted,