



Upper Mount Bethel Township

387 Ye Olde Highway

P.O. Box 520

Mount Bethel, PA 18343-5220

Phone: (570) 897-6127

Fax: (570) 897-0108

www.umbt.org

September 22, 2026

Pennsylvania Office of Open Records
555 Walnut St. Suite 605
Harrisburg, PA 17101

Re: Bryan Stine v. Upper Mount Bethel Township, OOR Dkt. AP 2026-3822

1. Attached are emails and text messages from January 1, 2025, to present, between Township Officials', two fire companies, and others. There are no items or correspondence between Talen Energy or Slate Belt Holding LLC.
2. No correspondence on the MOU. Document drafts are not disclosable pursuant to Section 708 (b) (9).

Respectfully,

Cindy Beck
ORO, Upper Mount Bethel Township

Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:45 PM
To: Cindy Beck
Subject: RV MC
Attachments: image001.png; image002.png

----- Forwarded Message -----

From: Justin Coyle <jcoyle@carrollengineering.com>
To: John Bermingham [REDACTED]
Cc: Rich Meltz [REDACTED]; Matthew McHugh <MMchugh@klehr.com>; Ronald Patterson <RPatterson@klehr.com>; Paul Soult <paul@soultconsulting.com>
Sent: Thursday, April 17, 2025 at 07:03:27 PM EDT
Subject: Re: UMBT

John,

I believe that site would be a good representation of a DC to observe and it is located in a rural setting.

Justin

On Apr 17, 2025, at 6:44 PM, John Bermingham [REDACTED] wrote:

Thanks Justin.

So you think this is a good model for us to go look at?

John

On Thursday, April 17, 2025 at 05:06:51 PM EDT, Justin Coyle <jcoyle@carrollengineering.com> wrote:

That's about a 90 acre site in an Industrial Park just outside/northwest of Columbus in Dublin, Ohio. AWS Data Center with 5 data center buildings, generators, substations and retention ponds and localized parking lots.

So this is about a quarter the size of the data center campus envisioned for the RPL site in UMBT.

Aerial view and Street view below. Thanks - Justin

<image001.png>

<image002.png>

From: Rich Meltz [REDACTED]
Sent: Thursday, April 17, 2025 4:25 PM
To: Justin Coyle <jcoyle@carrollengineering.com>
Cc: Matthew McHugh <MMchugh@klehr.com>; Ronald Patterson <RPatterson@klehr.com>; Paul Soutl <paul@soutlconsulting.com>; John Bermingham [REDACTED]
Subject: Re: UMBT

How does that site compare to UMBT?

Sent from my iPhone

On Apr 17, 2025, at 3:10 PM, Justin Coyle
<jcoyle@carrollengineering.com> wrote:

[Where will Amazon spend \\$7.8 billion in central Ohio?](#)

Ohio AWS site.

Thanks,

Justin

<image001.png>

Justin M. Coyle, P.E.

Senior Vice President

610-989-4940 Ext. 317 (o) | 610-554-5309 (c)

<image002.png>

jcoyle@carrollengineering.com

www.carrollengineering.com

101 Larry Holmes Drive, Suite 201, Easton, PA 18042

<image003.png>

<image004.png>

<image005.png>

<image006.png>

<image007.png>

From: Justin Coyle

Sent: Thursday, April 17, 2025 2:32 PM

To: McHugh, Matthew <MMchugh@klehr.com>; Patterson, Ronald
<RPatterson@klehr.com>; Paul Soult <paul@soultconsulting.com>; John
Birmingham [REDACTED] Rich Meltz

Subject: RE: UMBT

Matt,

Attached are the recommended changes to the draft Text Amendment recommended by the Planning Commission at our meeting last night.

The two recommended changes were proposed by the local Fire Chief that sits on the Commission. One deals with the minimum setback between buildings including accessory structures and the other deals

with requiring as-built plans following construction (revising the wording from "may" to "shall".)

No other recommended changes were motioned/recommended.

Thanks for your help,

Justin

<image001.png>

Justin M. Coyle, P.E.

Senior Vice President

<image002.png>

610-989-4940 Ext. 317 (o) | 610-554-5309 (c)

jcoyle@carrollengineering.com

www.carrollengineering.com

101 Larry Holmes Drive, Suite 201, Easton, PA 18042

<image003.png>

<image004.png>

<image005.png>

<image006.png>

<image007.png>





Reedy Alliance - CO.

Carmelo Alton

Joseph Tree Service

M. J. Jenson

United Rentals

S&S Mulvick (Former) Dub

Accurate Plumbing

EarthPeak Solutions

Dairree Field

Field 14

Image © 2025 Airbus

159

Hough

From: McHugh, Matthew <MMchugh@klehr.com>
Sent: Thursday, April 10, 2025 4:19 PM
To: Patterson, Ronald <RPatterson@klehr.com>; Paul Soult
<paul@soultconsulting.com>; John Bermingham
[REDACTED] Rich Meltz [REDACTED] Justin
Coyle <jcoyle@carrollengineering.com>
Subject: FW: UMBT

I asked Jeff Wilhelm to clarify what properties ABC was acquiring and almost immediately received the below e-mail from Pektor's attorneys. I will see what they have to say and report back. I am not in tomorrow afternoon, so the call will either be in the morning or on Monday....

MATTHEW J. MCHUGH

KLEHR HARRISON HARVEY BRANZBURG LLP

1215.569.1662 | mmchugh@klehr.com

From: Craig R Lewis <rlewis@kaplaw.com>
Sent: Thursday, April 10, 2025 4:05 PM
To: McHugh, Matthew <MMchugh@klehr.com>
Cc: Marc B Kaplin <mkaplin@kaplaw.com>
Subject: UMBT

Matt,

I understand that you are representing Upper Mount Bethel Township in some capacity. As you likely know, Marc Kaplin and I represent RPL. We would like to speak to you about this project. Do you have any time tomorrow afternoon to set up a call or a zoom meeting to discuss?

Rob

Craig Robert Lewis, Esq.
Kaplin | Stewart

910 Harvest Drive, Suite 200

Blue Bell, PA 19422
rlewis@kaplaw.com

Direct Dial (610) 941-2584

Mobile (267) 235-7797

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CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<image001.png>
<image002.png>

Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:44 PM
To: Cindy Beck
Subject: RV MC

----- Forwarded Message -----

From: Nicholas Graziano <townshipmanager@umbt.org>
To: Jeff Williams (External)

; Randy Crane

> Scott Cole > Russell Horn <
Cc: Nicholas Graziano <townshipmanager@umbt.org>; John Bermingham [REDACTED]
Sent: Tuesday, April 15, 2025 at 03:48:28 PM EDT
Subject: Data Center

Hi All,

John Bermingham instructed me to canvas the various boards to inquire about one member from each of the board of directors attending a data center in Ohio or Virginia. Time and exact location to be determined. I know Jeff, and Courtney expressed interest in going. Most of the EDC board wants to go (they intend to pay for the trip themselves). Details are not yet agreed upon yet, but John wants to get a headcount as to who wants to go on the trip. If its Ohio, it will be a minimum 3 days. If you can email me back who has interest, that would be great.

Thanks for all you guys do for the Township.

Best,

Nick

Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:43 PM
To: Cindy Beck
Subject: RV MC

----- Forwarded Message -----

From: Paul Sault <paul@saultconsulting.com>
To: Becky Ford [REDACTED]; Graham, W. Ford
Cc: John Bermingham [REDACTED] David Friedman [REDACTED] Ron Patterson [REDACTED] RYNE OGREN <ryne@ryneogren.com>
Sent: Friday, April 11, 2025 at 12:49:47 PM EDT
Subject: RE: Dates for an existing data center tour, UMBT reps.

Becky and Ford:

Following up on the below request. Please advise.

Thank you, Paul

Paul Sault, Founder and CEO

Sault Consulting

610-420-9638

From: Paul Sault
Sent: Wednesday, April 9, 2025 7:10 AM
To: Becky Ford [REDACTED]; 'Graham, W. Ford'
Cc: John Bermingham [REDACTED] 'David Friedman' [REDACTED] Ron Patterson [REDACTED] 'RYNE OGREN' <ryne@ryneogren.com>
Subject: Dates for an existing data center tour, UMBT reps.

Good morning Becky and Ford:

I spoke with John Bermingham and David Friedman yesterday afternoon. They would like to plan a visit to an existing ABC site, namely one that is similar in size and scope. John mentioned a site in Ohio that had been recently recommended for a visit. April 22nd and 23rd are the days this month they have determined would work best.

Please let me/us know if that offer remains available, and if those dates are viable.

Thank you in advance, Paul

PS: There will be 4 UMBT attendees.

Paul Soult, Founder and CEO

Soult Consulting

610-420-9638

Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:41 PM
To: Cindy Beck
Subject: RV MC
Attachments: NBFC - Needs Based Assessment.pdf

Cc: David Friedman, Jonathan Erler, Nicholas Graziano
Mar 27, 2025, 2:36 PM

----- Forwarded Message -----

From: Nicholas Graziano <townshipmanager@umbt.org>
To: John Bermingham [REDACTED]
Cc: David Friedman <supervisorfriedman@umbt.org>; Jonathan Erler <supervisorerler@umbt.org>; Nicholas Graziano <townshipmanager@umbt.org>
Sent: Thursday, March 27, 2025 at 02:36:58 PM EDT
Subject: FW: Wish List Draft

Attached is the North Bangor assessment for the CBA.

Best,

Nick

From: Todd Pinto [REDACTED]
Sent: Thursday, March 27, 2025 2:11 PM
To: Nicholas Graziano <townshipmanager@umbt.org>
Subject: Fwd: Wish List Draft

----- Forwarded message -----

From: 2nd Lieutenant [REDACTED]
Date: Wed, Mar 26, 2025 at 7:51 PM

Subject: Wish List Draft

To: Todd Pinto [REDACTED]

Todd here's the wishlist. I broke it down a bit more professionally than Chris did his.

let me know what needs to be changed or added.

Thanks,

--



Thomas Austin

Captain

484-523-9547

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North Bangor Volunteer Fire Company
1009 Fox Gap Rd
Bangor PA 18013
484 – 837 – 2970

Research Components

The Fire Company took a comprehensive approach to identifying the needs to best service the community. A variety of quantitative and qualitative research components were implemented as part of the assessment. These components included the following:

- Current apparatus life
 - Apparatus needs to best facilitate response
 - Outline of NFPA regulations for apparatus and equipment
- Lifecycle of equipment
 - Maintenance and Repairs
 - NFPA Minimum Requirements
- Buildings & Grounds
 - Current Status of facilities
 - Maintenance, Repairs and life expectancy
- Training and Certification
 - Minimum Requirements
 - Cost
 - Facilities



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Needs Based Assessment

The North Bangor Fire Company has come together to undertake a comprehensive needs assessment. The assessment is based on the needs of the fire company to continue to operate effective and efficiently for Upper Mount Bethel Township including the residents, Commercial and Industrial businesses within the township.

This Final Summary serves as a compilation of the overall needs of the company. The completion of the assessment enables the company and its partners to take an in-depth look at the greater needs of the now and future. The assessment was completed to comply with requirements set forth within the NPFA as well as the independent needs of Upper Mount Bethel Township. The findings from the assessment are actively being utilized by the fire company to prioritize capital expenditures, repairs and maintenance of facilities and other actionable items in an essence to best meet the needs of the community and its partners.



North Bangor Volunteer Fire Company
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Equipment

Efficient and operable equipment is the backbone of firefighting and life saving operations. Immediate capital improvements of equipment would be portable and truck mounted radios that will align with future program of Northampton County's 911 system. The program in question is commonly referred to as the P25 system upgrade which will require all emergency agencies in the county to upgrade their radios. Additionally, the priority need for structural firefighting gear or "Turnout Gear" in which it is commonly referred to is vital. Currently the state and federal government are pushing towards gear that is considered "PFAS" free. In order to meet that need all gear during the next purchase will need to meet that requirement. Lastly, the need priority need for new SCBA proves to be a vital and expensive capital expenditure.

In ensuring that all capital expenditures meet the minimum requirements we will be focused on following:

- NFPA 1981 (Standard for respiratory protection),
- NFPA 1971 and 1851 (Standards for Structural Turnout Gear)
- NFPA 1802 (Standard for portable 2-way radios)



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Apparatus Maintenance, Repairs and Testing

Following the NFPA 1911 Standard for apparatus testing. All apparatus which have the aforementioned operation will be required to be tested on the following: Hose Testing, Pump Testing, Ladder Testing and Ariel Testing. Additionally, the cost of yearly safety and emissions testing (when applicable) will be required.

	Hose Testing	Pump Testing	Ladder Testing	Ariel Testing	State Testing
Frequency	Yearly	Yearly	Yearly	Yearly	Yearly
Cost	\$2,000	\$6,000	\$1,500	\$1,500	\$1,000
Priority Level	2	2	2	2	2

Immediate Need For Funding: \$0

Secondary Need For Funding: \$120,000

Third (Lowest Immediate Priority: \$120,000

In Total Need for Apparatus Funding based on 20 year expectancy of apparatus life: \$240,000



North Bangor Volunteer Fire Company
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Buildings & Grounds

The priority for upgrades and expansions of the current Fire Company grounds is considered a priority by the organization. Currently, The station has 3 bays which house the 5 pieces of apparatus in-service. In order to house the needed and top level priority of a ladder truck, the building will need to have an expansion put on it. This Expansion will have 2 additional bays to house the ladder and an additional apparatus as to not double stack the apparatus inside the bays. Additionally, The current station is in need of upgrades and repair including temperature control (Heat & Air Conditioning) and floor refinishing. The parking lot will also need to be paved. Lastly, the completion of the community social hall and shelter needs to happen. While Upper Mount Bethel currently has a shelter located at Station 37, due to the size of the township and current number of residents there is a priority need for 2 shelters as we saw during the storms of 2018.

The Fire Company's Buildings and Grounds will be prioritized for following the following guidelines and laws:

- NFPA 1500 and 1550 Standard for occupational safety and health
- OSHA regulations
- ADA requirements
- Township Zoning Ordinances



North Bangor Volunteer Fire Company
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Equipment Cont.

	Turnout Gear	Portable Radios	SCBA
Cost	\$360,000	\$400,000	\$475,000
Replacement Time Frame	Every 10 Years	N/a	Every 15 Years
Priority Level	1	1	1

Immediate Need For Funding: \$1,235,000

Secondary Need For Funding: \$835,000

Third (Lowest Immediate Priority): \$0

In Total Need for Apparatus Funding based on 20 year expectancy of apparatus life: \$2,070,000

Pricing based on current market values. Vendors are informing us that equipment is going up on average 30% per year

Secondary Need is based on the fact that SCBA and Turnout Gear will need to be purchased 2x during 20 year plan



North Bangor Volunteer Fire Company
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Training and Certification

The Fire Company sets a priority precedent for the need of proper and adequate training and certifications of the firefighters. The Fire Company wishes to continue to provide training that will meet the proboard standard for Firefighter 1 certification and National EMS Registry for EMR. In order to do so, the fire company follows the following NFPA Guidelines:

- NFPA 1001: Standard for Firefighter Professional Qualifications
- EMS Council Minimum Qualifications for EMR (Emergency Medical Responder)

Additionally, the fire company sees priority in needing the proper training materials and devices for consistent and quality training.



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Buildings & Grounds Cont.

	Station Expansion	Station Repairs	Paving	Community Shelter/Hall
Cost	\$175,000	\$175,000	\$250,000	\$900,000
Priority Level	1	1	1	2

Immediate Need For Funding: \$500,000

Secondary Need For Funding: \$900,000

Third (Lowest Immediate Priority): \$0

In Total Need for Building and Grounds Funding: \$1,400,000



North Bangor Volunteer Fire Company
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In Summary

As outlined throughout this assessment, the Fire Company shows a need for immediate funds for the betterment of protection for all residents, businesses and their employees in Upper Mount Bethel Township. As shown, each priority is based on a scale of 1 to 3 in reference to its immediate need to lower priority needs. This summary shall serve as the overall breakdown of immediate needed funds to lower priority needed funds.

Priority 1	Priority 1 Cost	Priority 2	Priority 2 Cost	Priority 3	Priority 3 Cost
Ladder Truck	\$2,000,000	Engine/Pumper	\$1,400,000	Tanker/Pumper	\$1,000,000
Turnout Gear	\$360,000	Brush Truck	\$600,00	QRV Truck	\$100,000
Radios	\$400,000	Hose Testing	\$40,000	UTV Unit	\$80,000
SCBA	\$475,000	Pump Testing	\$120,000	Command Truck	\$100,000
Building Expansion	\$175,000	Ladder Testing	\$30,000	Training Complex	\$300,000
Building Repairs	\$175,000	Ariel Testing	\$30,000		
Paving	\$250,000	State Testing	\$20,000		
		Community Shelter	\$900,000		
		Training Devices	\$30,000		
Total	\$3,835,000	Total	\$3,170,000	Total	\$1,580,000
		Total Cost of all 3 Priorities	\$8,585,000		



North Bangor Volunteer Fire Company
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Training and Certification Cont.

	Fire Cert	EMS Cert	Training Complex	Training Devices
Cost	\$6,000	\$2,500	\$300,000	\$15,000
Priority	1	1	3	2

Immediate Need For Funding: \$170,000

Secondary Need For Funding: \$30,000

Third (Lowest Immediate Priority: \$300,000

In Total Need for Training and Certification Funding: \$500,000

Based on the need of fire and Ems certifications over 20 years, a 2 time purchase of training devices due to normal life expectancy and 1 time cost of a training complex



North Bangor Volunteer Fire Company
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Apparatus Assessment

The Fire Company operates and maintains a fleet of apparatus that are currently deemed sufficient for the operation within Upper Mount Bethel Township's residential zones. It has been researched and confirmed that the Fire Company would be insufficient with the current apparatus for industrial and large commercial fires of facilities currently operating within the township and the potential for new facilities that may be built. In following the Fire Company's current replacement plan following the outlined regulation from NFPA 1901 (Standard for Automotive Fire Apparatus) and NFPA 1911 (Standard for Inspection, Maintenance, Testing and Retirement) and for which the needs for new apparatus is a priority.

NFPA 1901: Standard for Automotive Fire Apparatus:

Recommends that fire apparatus should be used for frontline service for 15 years, and then be moved to reserve status. Apparatus that are more than 20 years old should be retired, unless they meet the recommended tests and are in excellent condition that the retirement age shall be 25 years.

NFPA 1911: Standard for Inspection, Maintenance, Testing, and Retirement of In-Service Emergency Vehicles:

Includes the requirements for testing and maintenance of fire apparatus. Apparatus should be retired at 20 years old, unless they meet the recommended tests and are in excellent condition.



North Bangor Volunteer Fire Company
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Apparatus Cont.

	Engine 39	Tanker 39	QRV 39	Brush 39	UTV 39	Command 39	Ladder 39
Status	In-Service	In-Service	In-Service	In-Service	In-Service	In-Service	Not Owned
Make	Pierce	Sutphen	Ford	Ford	Polaris	Chevrolet	N/a
Year	2018	2024	2021	2016	2017	2018	N/a
Replacement Order Date	2032	2039	2036	2036	2032	2033	N/a
Replacement Cost	\$1,400,000	\$1,000,000	\$100,000	\$600,000	\$80,000	\$100,000	\$2,000,000
Priority Level	2	3	3	2	3	3	1

Immediate Capital Need For Funding: \$2,000,000

Secondary Need For Funding: \$2,000,000

Third (Lowest Immediate Priority) Need For Funding: \$1,280,000

In Total Need for Apparatus Funding on 15 and 20 Year replacement Plan: \$ 5,280,000

****Note This is for current market value. On average Manufacturers are seeing a 4%-6% increase on pricing every 18 months****

Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:37 PM
To: Cindy Beck
Subject: RV MC

----- Forwarded Message -----

From: McHugh, Matthew <MMchugh@klehr.com>
To: Paul Sout <paul@soutconsulting.com>; John Bermingham [REDACTED] Patterson, Ronald <RPatterson@klehr.com>
Cc: ryne@ryneogren.com <ryne@ryneogren.com>
Sent: Friday, March 14, 2025 at 10:46:21 AM EDT
Subject: RE: Upper Mt Bethel Township

Thank you Paul. I look forward to working with everyone. I am happy to have a preliminary discussion with Jeff but it would be helpful to have an internal call at some point to make sure I am up to speed on the various issues and the Township's perspective on this project.

MATTHEW J. MCHUGH

KLEHR HARRISON HARVEY BRANZBURG LLP

† 215.569.1662 | mmchugh@klehr.com

From: Paul Sout <paul@soutconsulting.com>
Sent: Friday, March 14, 2025 10:42 AM
To: John Bermingham [REDACTED] Patterson, Ronald <RPatterson@klehr.com>
Cc: ryne@ryneogren.com; McHugh, Matthew <MMchugh@klehr.com>
Subject: RE: Upper Mt Bethel Township

Matt:

Spoke to John Bermingham this morning, he let me know it is a go for your services. John, can you please officially accept/approve the engagement letter Matt sent previously.

Matt, I will let ABC Company counsel know you will be in touch, then connect you two via email. Counsel is Jeff Wilhelm from Reed Smith, Pittsburgh office. <https://www.reedsmith.com/en/professionals/w/wilhelm-jeffrey-g>

Thanks, Paul

Paul Soult, Founder and CEO

Soult Consulting

610-420-9638

From: John Bermingham [REDACTED]
Sent: Thursday, March 13, 2025 11:51 AM
To: Patterson, Ronald <rpatterson@klehr.com>
Cc: Paul Soult <paul@soultconsulting.com>; ryne@ryneogren.com; McHugh, Matthew <mmchugh@klehr.com>
Subject: Re: Upper Mt Bethel Township

Hi Matt,

Thank you for providing. I will run it by the Supervisors at our March 24th meeting.

Thanks,

John

On Thursday, March 13, 2025 at 08:39:02 AM EDT, Patterson, Ronald <rpatterson@klehr.com> wrote:

John.

Attached is our Firm's engagement letter to the Township to provide land use & zoning assistance, counseling and representation of the Township in connection with the proposed data center project. I will act in the Township's capacity as your special counsel. Ron Patterson will remain a technical, non-legal consultant to PRR Partners LLC., and will continue to not provide legal counseling to the Township.

My biography can be found at this link. <https://klehr.com/people/matthew-j-mchugh/>

I am well experienced in Pennsylvania Land Use. PRR is recommending special land use counsel to assist the Township with respect to the proposed data center project and its needed Township zoning and land use approvals, including but not limited to zoning text amendments, site plan development approvals, NID and LERTA assistance, and any other related matters the Township may seek my counsel on. I will need to review such and related documents and will provide guidance and strategy on how to proceed with the project.

As you see by our enclosed fee engagement letter, we bill by the hour. We unfortunately we cannot provide a flat fee for this counseling as there is no means to gauge what efforts will be invoiced. I can establish a budget as we get further into this matters, and of course keep you abreast of the current fees incurred at whatever regular interval you would like.

Thank you for this opportunity, and please contact me if you have any questions

MATTHEW J. MCHUGH

KLEHR HARRISON HARVEY BRANZBURG LLP

215.569.1662 | mmchugh@klehr.com

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Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:36 PM
To: Cindy Beck
Subject: RV MC
Attachments: Mt Bethel Fire needs and cost.pdf

----- Forwarded Message -----

From: mbfc3750 [REDACTED]
To: Pinto, Todd [REDACTED] supervisorialbert <supervisorialbert@umbt.org>; supervisorerler <supervisorerler@umbt.org>; Manager <townshipmanager@umbt.org>; johnbermingham [REDACTED]
Sent: Wednesday, March 12, 2025 at 03:12:32 PM EDT
Subject: Requested document, needs of Mt Bethel Fire

Hello

Attached is the requested document of the current needs of Mt Bethel Fire and needs in the event of ABC development.

The Chief officers of both Mt Bethel Fire and North Bangor Fire sat down this past Monday night and discussed fire company needs. We are both in agreement in the event ABC company develops, we both would need updated equipment, additional equipment, specialized training and other needs. However we also recommend an annual funding amount allocated to the fire companies. Unfortunately as you know the fire service will only continue to become more and more expensive.

I believe we need to sit down again and really establish a plan for the fire companies. Any questions please reach out to me. Thank you

Christopher Finan Jr
Chief
Mt Bethel Fire Co



MOUNT BETHEL FIRE CO.

Date: 3-12-2025

Ref: Fire Company needs and estimated costs

From: Christopher Finan Jr (Fire Chief)

To whom it may concern:

I was asked to provide the immediate needs of Mt Bethel Fire Company and what needs would we have in the event of ABC company development.

Below in **red** are the immediate needs of the department as of today.

Additionally listed below in **blue** will be the needs in the event ABC Company builds in the township.

The Ladder Truck would be the most important item to be ordered/purchased first, as Mt Bethel Fire will need it for proper fire protection of the buildings. The Ladder will also benefit the remainder of the community and surrounding mutual aid departments. Also we would need any specialized training and any specialized equipment for the development.

(Two Ladders should be Purchased for protection due to size of the buildings)

Additionally during our meeting it was recommended to ask for an annual sum of monies provided to both fire companies, funds to support a stipend program for members, and funds for a training center.

To properly provide fire protection to the community and this development not only do we need listed items, but we also need good open communication and working relationship between all parties.

If you have any questions please don't hesitate to reach out. Thank you.

Christopher Finan. Jr

Chief

Mt Bethel Fire Company

570-807-7495



Costs are only **estimates**, prices will increase until item is approved to purchase.

Main Fire Station Rebuild	8 to 10 Million Dollars	Our current station was built in the 60s and is literally falling apart.
Rescue Pumper	1.5 to 2 Million Dollars	Our current rescue pumper is a 1994
Pumper Tanker	1.5 to 2 Million Dollars	Our current Pumper tanker is a 2003
SCBA	800 Thousand	Our current SCBA are due to be replaced in 3 years
Mobile and Portable Radios	200 to 300 Thousand Dollars	County is going to a new radio system
Ladder Truck	1.8 to 2.5 Million Dollars	This is needed due to sizes of buildings
Second Fire Station	8 to 10 Million Dollars	Located on lower end of township
Apparatus for Second Station	3 million	Another Mini Pumper and another QRS truck, Engine
Equipment needed for new apparatus	500 to 800 Thousand Dollars	Equipment will need to be purchased for brand new apparatus that is not replacing an old piece of apparatus
Specialized training for development	Unknown	We will need special training for any specialty buildings

Cindy Beck

From: John Bermingham [REDACTED]
Sent: Monday, September 7, 2026 12:35 PM
To: Cindy Beck
Subject: RV MC

----- Forwarded Message -----

From: Jonathan E [REDACTED]
To: David Friedman [REDACTED] John Bermingham [REDACTED] Nick Graziano
<townshipmanager@umbt.org>; Jason Albert [REDACTED] Cori Eckman [REDACTED]
Sent: Wednesday, February 26, 2025 at 03:23:38 PM EST
Subject: Re: ABC meeting

Since I was only there for the first 10 minutes of the meeting, I didn't get very much. Their lawyer was still going through the term definitions when supervisor Freeman came in and swapped with me. Therefore I have nothing to add.

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From: David Friedman [REDACTED]
Sent: Wednesday, 26 February 2025 15:17:20
To: John Bermingham [REDACTED] Nick Graziano <townshipmanager@umbt.org>; Jason Albert [REDACTED] Cori Eckman [REDACTED] Jonathan Erler [REDACTED]
Subject: ABC meeting

Hello, everyone.

Here is a summary of the meeting from yesterday:

ABC sent 4 people, and Becky was on the phone for a while.

Also present were Ron and Justin.

They had drawings of the conceptual plan which were similar to the first one they showed.

They presented a 4 page addendum that would be added to the current TA that RPL had implemented.

Most of the addendum dealt with noise and fencing.

The old TA had 100 ft. tall buildings by right. Justin wants to decrease that to 85 feet without the 25 ft. accessory allowance for the roof structures.

Any water towers should not be taller than any of the buildings.

They want preliminary and final approval at the same time. Justin feels that this is not good for the township because too many changes could accord over which we would have not control.

RPL and Kaplan had a lot to say about the final sales agreement with any changes that we negotiate with ABC.

There was talk about getting potable water from Portland, with Mount Bethel residents being able to hook up to it.

For now, there would be on site septic, thereby eliminating the need for the drip field and sewage treatment plant.

Marshfield Drive is still up in the air for now. Gates are planned for both ends, but no other plans as yet.

John B. and Jon E. are welcome to add anything that I missed.

Dave

#55

Saturday, Aug 22 • 19:14

A revised version of the MOU will be sent to the Solicitor tomorrow morning, at the latest. We took/ addressed all the comments.

Thank you

I found two more well-known residents who are willing to express they are for data centers and not the alternative. If they can find the courage to follow through.

Ok. Great. Thank you!

I'm attempting to meet with an additional person tonight, but it

Thank you. it's good that we verbally told you. Keep me in the loop

Are you able to get us an altered version by monday?

Friday, Aug 21 • 20:32

Sorry, I was driving to Pittsburgh. We have your comments from the Solicitor. I'm checking on how quickly we can get an updated version turned.

Yes I actually saw him at the diner tonight and he informed me he sent them to you late this evening



I got in touch with our solicitor and instructed him to send my, and any other supervisor that wishes, alterations to your attorney for review. He know knows that supervisor Birmingham does not speak to the entire board

Thank you. I'm speaking with Supervisor Eckman this evening.



Friday, Aug 21 • 16:39

Just a heads up, our attorney has not received anything from Karacek.

