

UPPER MOUNT BETHEL TOWNSHIP  
BOARD OF SUPERVISORS and ECONOMIC DEVELOPMENT COMMITTEE  
MEETING MINUTES  
THURSDAY, FEBRUARY 27, 2020 @ 6:00 PM

This was a Special Joint Meeting with the Board of Supervisors and the Economic Development Committee. The meeting was solely dedicated to River Pointe Logistics LLC., Lou Pektor and his team. They provided a power point presentation of an overview of their development plans for the River Road property, along with an economic impact overview and other miscellaneous topics.

Chairman Bermingham Jr. introduced the Board of Supervisors: Supervisor Due, Supervisor Pinter, Supervisor DeFranco, and Supervisor Teel. Chairman Bermingham Jr. gave a brief summary of the meeting schedule. After River Pointe's presentation, there will be question/comment period.

Chairman of the EDC, Scott Cole, introduced the Economic Development Committee: Tiffany Hayward, Michael Kulick, Bob Schneider, Stavros Barbounis, and Bill Hall. Absent was John Bermingham Sr.

Chairman Cole introduced Attorney Marc Kaplin, representing River Pointe Logistics. Marc presented a slide show, giving an overview of the area slated for development. Marc stated that approximately 725 acres were purchased in the I-2 Zone (Industrial), it is a superior location, \$85,250 in real estate transfer tax was generated and the project encompasses only 2% of the Township's total land area. The proposed plan is for 13 buildings, ranging from 115,000 Square Feet to 1,000,000 Square Feet. Their intention is to attract a broad range of businesses and it will target manufacturing and specialty process uses. Any development will have to comply with all requirements, i.e. zoning, SALDO, stormwater, etc.

Public Comments/Questions:

Charlie Cole- (to Lou Pektor) Can you explain the judgments against you, how it came about and what are you doing about it? Marc Kaplin explained that yes, there were judgments against Lou and not just Lou, individually; however, Lou has settled those debts.

Charlie commented on the analysis of the economic benefits and stated that they did not use whole cost accounting.

Bob Gerwig-There are a lot of side issues that have not been addressed. Families moving in, the schools, water and sewer. There are pluses and minuses, all have to be addressed.

Joe Kazarda commented on the traffic on Rt. 611. Will they be able to limit the truck traffic on Rt. 611? Why not bring in a business that will benefit everyone, i.e. a grocery store.

Judy Henckel commented on the I Zone, it was there as excess property for the electric company, which was done back in the 70's. Concerns about ground water supply, wet lands and endangered species have to be considered. Judy asked if they would be willing to sit down with her and maybe the Martins-Jacoby Watershed group and hear some of their points of view. Marc Kaplin stated they would welcome them.

Richard Wilford-Hunt commented on the Board of Supervisors and the EDC and how they have not been transparent in informing people what is going on. Richard commented on the Rich Roberts Report, that the EDC compiled. Richard read an excerpt from the report in relation to economic development. Surveys show this is not what the Township wants. Professional planners need to be considered.

Howard Klein asked what the total square footage of all the buildings (13) is. Marc Kaplin responded somewhere around 5 million square feet. Howard commented on the Rich Roberts report and asked why they didn't follow it because we don't have the room for people to live.

Pete Reisen commented on industries and tax cuts, we cannot do this in our Township. What is the Township looking for?

Resident (Name not audible) -Do you know if they are able to meet all the compliance requirements and if not, do you know which ones will require variances? Marc Kaplin stated we are not at that point yet. Once the projects are designed, they intend to comply with all requirements.

Bob Gerwig commented on soil and perk tests and is concerned about the wetlands on that property and it will create problems.

Resident (Name not audible)-Are they building sewer on the property and who is going to pay for it and are you going to give it to the town to manage? Marc Kaplin stated they are responsible for paying for the sewer for their project. Are they aware of the LERTA program? Marc stated he is aware of the program but not the details.

Resident (Name not audible)-Are the Board of Supervisors going to verify numbers that were presented tonight? Chairman Bermingham Jr. stated the Supervisors will be reviewing the presentation and at this point, this is only a tentative plan, they don't know what businesses are coming in.

On behalf of the Board of Supervisors and the Economic Development Committee, Chairman Bermingham Jr. thanked Lou Pektor and his team for giving a presentation this evening and all the residents for attending.

This Special Meeting adjourned at 8:00 pm.

Respectfully Submitted by Cindy Beck-Recording Secretary