



Upper Mount Bethel Township

387 Ye Olde Highway

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UPPER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 2020 @ 5:00 PM
AT THE COMMUNITY PARK
1535 POTOMAC ST MT. BETHEL PA 18343

*This meeting was live streamed through the Upper Mount Bethel Township Facebook page.

PART I

1. Call to Order-Chairman Bermingham Jr. called the meeting to order at 5:10 pm.
2. The Pledge of Allegiance was recited.
3. Roll Call-Present were Chairman Bermingham Jr., Supervisor Teel, Supervisor Due, Supervisor Pinter, Supervisor Teel, Township Manager Nelson, Township Engineer Coyle and Township Solicitor Karasek arrived at 5:45 pm.
4. Approve the Agenda-**MOTION** by Supervisor Teel to approve the agenda, seconded by Supervisor Due. Vote: 5-0.

Chairman Bermingham Jr. asked for a Moment of Silence in Remembrance of 9/11.

PART II (Public Comment) Emailed comments received were not read at the meeting, but will be part of the official record.

Jeremy Redcay asked what has changed with the Text Amendment since the last meeting. Chairman Bermingham Jr. stated this is a comment period only, but responded no further negotiations have occurred.

Steve Myers commented on the time of the meeting. Steve stated he is not against development as long as they comply with the current zoning ordinance and that the BOS work for the Township, not the developer, make the right choice, vote no.

Tim Hayes commented on his personal desire to use the park for the residents and was not permitted to do so, which he was told the Township was already planning events.

Richard Haller commented on the obligation of the Board of Supervisors, to listen to the residents. Scott Zukowski commented on the infrastructure of Upper Mount Bethel Township and the truck traffic that will affect the Township.

Tyler Baggitt commented on the tax funds that will be received by the Township from the development go towards paying for a police force, roads or whatever gets destroyed.

Janet Pearson commented on the percentage of tax exempt/tax reduced properties in the Township and it is only the land itself.

Diane Friedman commented on zoning changes, keep the current zoning. The people of the Township vote no.

Mount Bethel Fire Chief, Chris Finan commented on his concerns, the current zoning and the proposed zoning changes and safety concerns.

- Larry Ott, Chairman of the EAC, commented on the height and size of the buildings that may come in and the time the meeting was scheduled.
- Jennifer Peterson commented on living in the heart of Mt. Bethel, please protect the residents from unwanted development, truck traffic. Please vote no, take your time.
- Nick Pugliese commented on what is the value of the Text Amendment, please don't rush, and make the right decision.
- Richard Wilford-Hunt commented on the residents understanding the changes to the current zoning ordinance. Where in the Text Amendment does it say no warehouses? The Supervisors hold the cards, not the developer. Please vote no.
- Sunny Ghat, from Upper Macungie Township, commented on residents that will experience quality of life loss, resident frustration, truck traffic, property damage, road/signage damage, and safety concerns in commercial areas.
- Dave Friedman commented on the Community Planning Report and how can the Board negotiate with Lou Pektor.
- Mark Mezgar commented when will the residents questions be answered, why aren't the resident's concerns recognized.
- Charles Cole commented on the RPL site and how it is a terrible property for industrial development and building.
- Loren Rabbat commented on elected/appointed officials and taking the "Oath of Office", with Fidelity. Loren stated she voted for Chairman Bermingham, Supervisor Due and Supervisor Pinter.
- John Tarallo commented on the protocol and plan of putting up high rises.
- Dave Clunie commented on Upper Mount Bethel having large high rises.
- John Gorman commented on an outside entity proposing to change our current zoning ordinances. Mr. Gorman stated that each one of the Supervisors should step down from their positions.
- Mary Wilford Darnell commented on living in the area for 72 years. She does not want to see it change.
- Cori Eckman commented on how the Text Amendment will only benefit the developer, slow down, revisit the amendments, do what's right for the community, vote no.
- Catherine Buehler commented Lower Mount Bethel's agreement with a truck company and with warehouses in Upper Mount Bethel, this will increase truck traffic drastically.
- Sharon Duffield commented on listening to residents, engineers, environmentalists, and neighboring communities, on the concerns and disapproval of the Text Amendment. Please vote no.
- Nancy Mahon commented on safety concerns with truck traffic.
- Judy Henckel commented on the amount of residents that have shown up to express their disapproval of this Text Amendment and hopes that the Board is listening to them. Judy stated she would like to see a community planner come work with the Township.
- Scott Minnich commented on some of the deficiencies of the Text Amendment and the impacts it will have on the Township and how can you vote without knowing them.
- Travis Fraunfelter commented on the truck traffic and for the Board to gather as much knowledge and information before making a decision.

PART III (Action Agenda-matters to be voted on)

1. River Pointe Logistics LLC Text Amendment (Version 10) Chairman Bermingham Jr. thanked everyone for coming out and for guiding him on what direction the Township should go. There are people for Economic Development and some that are against it, but now is the time to listen to the residents.

Supervisor Teel stated that for the past six (6) months, along with Chairman Bermingham Jr. and Engineer Coyle, have been working on the negotiations with River Pointe. Judy Henckel and Loren Rabbat sat on the Board when the Industrial Park was created and probably never envisioned that it would ever be built on, but it is happening. We are trying to work with the developer so that they do not put up all warehouses.

Engineer Coyle stated he felt the obligation not only to the Board but to his profession to give a brief summary of his opinion on the Text Amendment and provide technical guidance. Engineer Coyle stated he did some research on the neighboring municipalities and all of them allow for industrial parks, however they are not a permitted use by right, they are permitted by either special exception or conditional use. Engineer Coyle stated his recommendation is to treat the planned industrial park as a conditional use, where many of the concerns can be addressed and the Board does not lose control. Chairman Bermingham Jr. stated it would be a disservice if the board did not take the recommendations from the people or the experts.

Marc Kaplin, Mr. Pektor's attorney, stated that this is version 10 of the Text Amendment, with the suggestion of Engineer Coyle, modifications were made. Mr. Kaplin stated that if this Text Amendment does not get approved, businesses will go somewhere else and what will happen is - there will be warehouses, more trucks and fewer jobs. There was a discussion on the different types of uses and traffic, which you cannot prevent. Solicitor Karasek stated he was not involved in the negotiations of the Text Amendment and it is the Board of Supervisors' decision to approve it or not. Supervisor DeFranco comments attached.

Chairman Bermingham Jr. made a MOTION to wait the 30 days to review everything, to get it right, no second. Motion fails.

Supervisor Pinter comments attached.

Supervisor Due commented on looking to the future, the Comprehensive Plan and we have an Industrial Zone to be developed.

MOTION by Supervisor Teel to approve the Text Amendment, Version 10, seconded by Supervisor DeFranco. Vote: 4-1. Chairman Bermingham Jr. voting no.

PART IV (Public Comment)

Loren Rabbat commented that some information stated this evening was incorrect.

Female resident commented that 87% of statistics are made up.

PART V (Adjournment) **MOTION** by Supervisor Teel to adjourn the meeting at 8:20 pm, seconded by Supervisor Pinter. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary

Cynthia Beck

From: Gina Refvik <ginarefvik@yahoo.com>
Sent: Tuesday, September 08, 2020 3:33 PM
To: Cynthia Beck
Subject: "NO" to text amendment

To all Supervisors:

Please vote "NO" to the text amendment that will change the current zoning ordinances. No one is opposed to change, but instead we're all shocked by the sheer magnitude of the projected plan. The bad will certainly outweigh the good.

Please consider our plea as a community.

Sincerely,
Gina & Evan Refvik

Sent from my iPhone

Cynthia Beck

From: Cristin Firestone <crisfire211@gmail.com>
Sent: Tuesday, September 08, 2020 10:19 AM
To: Cynthia Beck
Subject: NO to the text amendment

Please voice my opinion to STOP the text amendment that rewrites the zoning ordinances to allow ten story buildings and 1,000,000 square foot buildings and bring in 100s of trucks.

Protect the wetlands, woods and farmland!!!!

Cristin Firestone

Cynthia Beck

From: Danielle Mohr <narff2006@yahoo.com>
Sent: Tuesday, September 08, 2020 7:20 AM
To: Cynthia Beck
Subject: We oppose

Please don't destroy mount bethel
Albert Thomas Schiavone
Danielle Rita Schiavone
Sent from my iPhone

Cynthia Beck

From: johnabermingham@aol.com
Sent: Monday, September 07, 2020 9:07 PM
To: jccarp70@gmail.com; Cynthia Beck
Subject: Re: Vote

Thanks Carolyn.

Hi Cindy - Please make this part of the record.

John

-----Original Message-----

From: Carolyn Carpenter <jccarp70@gmail.com>
To: johnabermingham@aol.com
Sent: Mon, Sep 7, 2020 8:52 pm
Subject: Vote

Please vote no on the "Text Amendments".
Sent from my iPhone

Cynthia Beck

From: Carolyn Wilki <carolyn@raspberryridgesheepfarm.com>
Sent: Monday, September 07, 2020 1:17 PM
To: Cynthia Beck
Subject: Stop the text amendment

No— to text amendment that re-writes zoning ordinances that allows anything such as 10 story buildings and 1 million square foot buildings and 100s of extra trucks in our rural community.

Keep UMBT rural!

Carolyn Wilki

Sent from my iPhone

Cynthia Beck

From: Theresa Mohr Shanley <theresa.mohrshanley@gmail.com>
Sent: Monday, September 07, 2020 9:52 AM
To: Cynthia Beck
Cc: Birmingham - External; Christopher Shanley
Subject: STOP the Text Amendment to ReWrite Zoning Ordinances

Hello

Please add to the records that Theresa and Chris Shanley vehemently oppose the Text Amendment to ReWrite Zoning Ordinances. We say NO to this as it's far too great a risk. The massive buildings will be run by robots and will not be a good source of jobs. The negative impacts to this community and the environment far outweighs the perceived benefit.

The township should consider expanding into tourism There is a strong demand for access to the river, camping and trails. This could be done while protecting the rural nature of the town, generating jobs and the environment. It's abundantly clear that the Delaware Water Gap park has been overwhelmed by visitors. There's opportunity to take some of that business. Additionally, the town could consider those relocating from the cities now that many white collar workers are permitted more permanent remote work options. There's been a flow of people out of NYC to PA and other states. These people would have the resources to own nice homes with solid tax flow..

Thank you for your attention to our opposition as well as some ideas to help.

Please be sure to enter our opposition into the public record.

Regards

Theresa and Chris Shanley

Cynthia Beck

From: Donald Terroni <greytguy@icloud.com>
Sent: Sunday, September 06, 2020 3:00 PM
To: Cynthia Beck
Subject: Text Amendment

I am a concerned UMBT resident.

I emphatically request my township supervisors to vote NO to the text amendment.

Sent from my iPhone

Cynthia Beck

From: Anna Louise <loveparisballet@yahoo.com>
Sent: Sunday, September 06, 2020 8:49 AM
To: Cynthia Beck
Subject: Text Amendment

I am an UMBT resident who loves my rural community.

I emphatically request my township supervisors to vote NO to the text amendment.

Thank you for voting NO.

Sent from my iPhone

Cynthia Beck

From: John Lux <juanpadilla455@gmail.com>
Sent: Wednesday, September 09, 2020 12:26 AM
To: Cynthia Beck
Subject: From: 10 crystal ter, mt bethel pa 18343

We just want to say "NO" to the New text amendment, we used to live in Jersey city and moved here 2 years ago because it was quiet and peaceful. Mt bethel is truly one of a Kind, close to the cities and just far enough for peace and quiet. We hope it stays like this.

Cynthia Beck

From: aaron vanhorn <aaronvanhorn@hotmail.com>
Sent: Tuesday, September 08, 2020 10:47 PM
To: Cynthia Beck
Subject: no to text amendment

The our upper mount bethel supervisors! I am urging you to vote no on this rediculus text amendment! a daveloper should never get special treatment over the townships own citizens! The vast majority of upper mount bethel township do not want this! You represent us! This day in age in our country most of you politicians have forgotten that you represent us and what we want not what you want! If this is so right put it on the ballot this November. Make it fair and let our citizens vote it in! It seems your not concerned at all about what damage this will do to our township but let me educate you! Between 1992 and 2012 31 million qctes of our unreplaceable precious farmland has been destroyed by these same davelopers asking you to change this text amendment for them! Things like what yoir thinking of doing have obviously happened far to often lately otherwise 31 million acres would not of been lost in such a short time period! Maybe you don't care about the destruction of our countries open space or our townships open space but i do care! This amendment change is wrong and it should not even be a question as to saying no to the change! I am 36 was born here and have always loved this townshios beauty but you think your going to allow whats going on in forks, tatamy, and other places that used to be beautiful and are now trash holes because of incompetit supervisors guess what? I'm out ill go where I'm wanted! Where the supervisors I elect actually stick up for me and my fellow citizens! I say no to the text amendment! My parents feel the same so I am including them in our signatures below!

Aaron vanhorn, Larry vanhorn, marion vanhorn
1753 potomac street mount bethel pa 18343

Sent from [Outlook](#)

Cynthia Beck

From: Sara Torres <nmountbethel@aol.com>
Sent: Tuesday, September 08, 2020 9:47 PM
To: Cynthia Beck
Subject: Text amendment

I say NO to the text amendment.

Sara Torres

Cynthia Beck

From: Doris <cozycottage@epix.net>
Sent: Tuesday, September 08, 2020 10:42 PM
To: Cynthia Beck
Subject: Proposed text amendment for River Pointe Logistics Project

I am asking our UMBT Supervisors to cast their vote in accord with their constituents wishes and in the best interests of the steeply sloped areas of the building site and vote **NO** on the Text Amendment requested by the developer, Mr. Lou Pektor.

Doris W. MacPherson
4379 River Road
Mt Bethel, PA 18343

Cynthia Beck

From: evelynn4566@earthlink.net
Sent: Tuesday, September 08, 2020 9:05 PM
To: Cynthia Beck
Subject: Simply say "NO" to the text amendment

Dear Township Supervisors,

Joan Deichmann and Evelyn Diabo are both residents of UMBT on Shady Lane. We are against the proposed text amendment that rewrites zoning ordinances to allow ten story buildings and 1,000,000 square foot buildings to be built in UMBT. Simply say "NO" to the text amendment on September 9, 2020.

There is no doubt that the proposed zoning change will bring an increase in Land, Air and Water Pollution and stress roads and resources. Why risk the health and beauty of UMBT's priceless environment, or the health and safety of your families and neighbors? Calculated risks are worth taking. This isn't one of them, it is a bad risk. Please stand up and represent your constituents on September 9, 2020.

We are against the proposed zoning change. On September 9, 2020 we urge you all to vote against the change with one simple word: "NO".

Sincerely,
Evelynn Diabo
evelynn4566@earthlink.net

Cynthia Beck

From: Kevin Sorensen <george.kevin.sorensen@gmail.com>
Sent: Tuesday, September 08, 2020 8:08 PM
To: Cynthia Beck
Subject: Text Amendment

I vote NO to the proposed text amendment.

George Sorensen
1615 Potomac St, Mt Bethel, PA 18343

Cynthia Beck

From: stettlerfamily@frontier.com
Sent: Tuesday, September 08, 2020 7:45 PM
To: Cynthia Beck
Subject: STOP the text amendment

As a resident of Mt Bethel already adversely affected by the River Road closure , I vote NO to the text amendment that rewrites our zoning ordinance to allow ten story buildings and larger square foot buildings . Our local ordinances must prevail. Pektor knew our laws when he purchased this property. Do not let his greed ruin our township, turning it into the traffic, pollution nightmare of Palmer and Easton. We as citizens and voters are saying NO to a text amendment regarding this property. Please forward this letter to the supervisors.

Cynthia Beck

From: michael labarre <mlabarre@ymail.com>
Sent: Tuesday, September 08, 2020 5:27 PM
To: Cynthia Beck
Subject: No to Text amendment

I encourage the supervisors to vote no to the text amendment. The residents will pay the burdon for what the supervisors see as a win. The developer is only in this for himself not OUR community. If the supervisors would like our township to look like palmer township I encourage them to move there and leave us.

Also, if Ron Angle says it's a good idea and you should do it that is the biggest red flag to run the other way and vote NO!

Michael LaBarre
Upper Mount Bethel Resident and voter.

Sent from Yahoo Mail on Android

Cynthia Beck

From: john molinari <PATTYANDJOHN1@hotmail.com>
Sent: Tuesday, September 08, 2020 7:16 PM
To: Cynthia Beck
Subject: TEXT AMENDMENT

Dear Supervisory Board of Upper Mount Bethel Township,

I am asking you all to please vote NO on the text amendment, as I feel it would have a huge impact in our rural community. My concerns are about what it will do to our roads, as we all know what the dump trucks are doing to Route 512 And Route 611., tractor trailers would be worst, because of thier size and heavier loads. My second concern is the amount of water run off that this would create, by paving over all this land with warehouses and parking lots, not to mention all of the wildlife this will affect. Ten story warehouses are not what our township needs. How about the blaring lights on all night long, not to mention trucks idling for hours?

Our township fire department and surrounding fire companies , are not equipped to handle a 10 story fire, nor do they have the money and space to purchase such a vehicle of that size. Again, I am asking all of you to please vote No.

Thank you all for taking the time to read this,

**John D. Molinari
Upper Mount Bethel Resident**

Cynthia Beck

From: Richard Normyle <victor2011@me.com>
Sent: Tuesday, September 08, 2020 4:08 PM
To: Cynthia Beck
Subject: Text amendment

I say no to the text amendment .

Also why is something this important not on a ballot so the residents of UMBT Can vote on this matter.

What we have now is priceless all you have to do is drive 20 minutes in any direction To realize how good life is here.

The current zoning will allow plenty of opportunity for all.

Again I say NO to any change to the existing zoning

Regards
Rich Normyle

Sent from my iPad

Cynthia Beck

From: Lynn Svendsen <lynncarol949@gmail.com>
Sent: Wednesday, September 09, 2020 8:37 AM
To: Cynthia Beck

Just a short memo to say that I, Lynn Carol Svendsen say,

NO TO THE TEXT AMMENDMENT!

Lynn Svendsen, 7 Lenape Trail, Mount Bethel, PA 18343

Cynthia Beck

From: Diane Fienemann <diane.fienemann@gmail.com>
Sent: Wednesday, September 09, 2020 9:07 AM
To: Cynthia Beck
Subject: Vote "NO" to the text amendment

As a 17 year resident and property owner in the township, I urge the Supervisors to vote "NO" to the text amendment. Jobs come and go, but these variances will live forever. Please hear the voices of your neighbors and retain the rural beauty of this area.

Sincerely,
Diane Fienemann
Stone Church

Cynthia Beck

From: Elaine Gawel <elainegawel@yahoo.com>
Sent: Wednesday, September 09, 2020 9:11 AM
To: Cynthia Beck
Subject: Text amendment

I am a concerned citizen for UMBT asking for you to please say NO to the text amendment.

Sent from my iPhone

Cynthia Beck

From: john sven <jsven@ptd.net>
Sent: Wednesday, September 09, 2020 9:19 AM
To: Cynthia Beck
Subject: Text Amendment

Please vote NO to the Text Amendment.

Thank you.

John Svendsen

Cynthia Beck

From: Deborah Raesly <deborahr@epix.net>
Sent: Wednesday, September 09, 2020 9:20 AM
To: Cynthia Beck
Subject: Text Amendment

My family has resided in UMBT since the early 1800's and we've followed the rules. A developer should be required to do the same.

Pecktor knew the township zoning before purchase. If you vote for these many amendments you are disrespecting everyone who has abided by long-standing regulations.

Vote NO on the Text Amendment.

Deborah Raesly
1452 Potomac Street

Sent by Deborah

Cynthia Beck

From: Angelica Schlicher <apschlicher@gmail.com>
Sent: Wednesday, September 09, 2020 9:24 AM
To: Cynthia Beck
Subject: STOP TEXT AMENDMENT

To the Township,

Please stop the text amendment. Rewriting the zoning ordinance to allow huge warehouses, bringing more traffic to our area is not something many of us want or desire. 'Progress' is not always better. I, personally, greatly enjoy the quietness and the surrounding farm land. Not every area needs to become a hussle and bussle. We live in the country because we like the country and want to keep it that way.

Angelica Schlicher

Cynthia Beck

From: Jeff Joy <jjoy1354@yahoo.com>
Sent: Wednesday, September 09, 2020 10:01 AM
To: Cynthia Beck
Subject: Text Amendment

NO !

Sent from my iPhone

Cynthia Beck

From: Legendary Moon <legendarymoon@yahoo.com>
Sent: Wednesday, September 09, 2020 10:16 AM
To: Cynthia Beck
Subject: Regarding text amendment

Dear Supervisory Board of Upper Mount Bethel Township,

I am asking you all to please vote **NO** on the text amendment, as I feel it would have a huge impact in our rural community. Our roads are not equipped nor do they have signage to handle the additional tractor trailer traffic. We do not have the police force to enforce the truck traffic even if signage is posted. The environmental impact is still not fully understood with regard to local wildlife and water runoff and sewage requirements. When we moved to the township 10 years ago, we moved here for the rural atmosphere and the great neighbors. Not ten story warehouses. How about the blaring lights on all night long? Trucks idling for hours? How will this be enforced?

I feel we need to better address the recommendations provided to the township by the Lehigh Valley Planning Committee before we rush into this. If these developers are "in a rush" to get this rammed through, let them go. Let's do this right with all due diligence so we and future generations don't have the same regrets as the residents of Forks and Tatamy.

Additionally, our volunteer fire department and surrounding fire companies are not equipped to handle a 10 story fire or large scale fire of such a manufacturing facility, nor do they have the money or storage space to furnish a vehicle of that size.

Again, I implore all of you to please vote **No**.

Thank you all for taking the time to read this,

Julie Sager

Upper Mount Bethel Resident

Cynthia Beck

From: newron@aol.com
Sent: Wednesday, September 09, 2020 10:18 AM
To: Cynthia Beck
Subject: Proposed Text Amendment

Supervisors,

At last Monday's meeting Supervisor DeFranco, in defense of the Text Amendment, noted that 84% of the township properties paid reduced or no taxes. I expect that is true, as Tracey DeFranco is the township Tax Collector, though it is not relevant to this discussion. If he thinks the tax distribution is unfair, he can propose modification of the system as a separate issue, but it is not a justification to change zoning to allow 100 foot high buildings as opposed to the currently zoned 50 foot high buildings.

It is not a justification for the Supervisors to abrogate the Townships ability to address concerns of environmental and community issues and defer these to the State Agencies, as these agencies are geographically and politically far removed from and less concerned about these small town local issues.

If RPL will make less money and pay less taxes on smaller warehouses it was zoned when purchased, as opposed to 100 ft high 800,000 to 1,000,000 sq ft buildings, so be it. Trading the promise of eventually increased Township tax revenue for more immediate decreased Quality of Life and Community is a bad trade. As one of the 16% that does pay full taxes, I would prefer to continue to pay my taxes to keep Upper Mount Bethel a safe and pleasant place to live.

If somehow this Text Amendment is truly in the best interest of UMBT, the Supervisors would be well advised to not approve this amendment until and unless such best interest could be clearly and convincingly explained to the large mass of voters currently vociferously opposed to it. The Township's trust in its current Board of Supervisors is being severely tested, and their response to citizen's concerns will not be forgotten.

Wayne Greene
72 Saddle Creek Drive
UMBT

Cynthia Beck

From: HRD <dealupriver@frontier.com>
Sent: Wednesday, September 09, 2020 11:14 AM
To: Cynthia Beck
Subject: 9/9/20 voting on Text Amendment

Hello,

As long time residents of UMBT we urge the township supervisors to vote NO to the UMBT TEXT AMENDMENT and NOT allow the proposed warehouses to be built. Protect the environment, keep UMBT rural and support the local residents. Do not vote in favor of the developers.

Harold and Elizabeth Deal
River Road

Cynthia Beck

From: Matt Bednarsky <mcb368@nyu.edu>
Sent: Wednesday, September 09, 2020 11:19 AM
To: Cynthia Beck
Subject: NO to the text amendment!

Hello,

My name is Matthew Bednarsky, and my fiancée and I recently moved to the neighborhood. We say no to the text amendment regarding zoning ordinances. We moved here because of its quiet, closeness to nature, and gentle demeanor. We think that character should remain!

Thanks for your time,

Matthew

Cynthia Beck

From: Betty Turcic <eturcic@frontier.com>
Sent: Wednesday, September 09, 2020 11:29 AM
To: Manager; Cynthia Beck; UMBT Clerk
Subject: Sept 9 vote on amendment

Dear Supervisory Board of Upper Mount Bethel Township,

I am asking you all to please vote NO on the text amendment, as I feel it would have a huge impact in our rural community. My concerns are about what it will do to our roads, as we all know what the dump trucks are doing to Route 512 And Route 611., tractor trailers would be worst, because of thier size and heavier loads. My second concern is the amount of water run off that this would create, by paving over all this land with warehouses and parking lots, not to mention all of the wildlife this will affect. Ten story warehouses are not what our township needs. How about the blaring lights on all night long, not to mention trucks idling for hours?

Our township fire department and surrounding fire companies , are not equipped to handle a 10 story fire, nor do they have the money and space to purchase such a vehicle of that size. Again, **I am asking all of you to please vote No.**

Thank you all for taking the time to read this,

Elizabeth Turcic

Upper Mount Bethel Resident.

Betty Turcic
PO Box 88
Mount Bethel PA 18343-0088
Telephone: 570-897-5578
Cell: 908-339-7042
Fax: 570-897-7763
Email: eturcic@frontier.com

Cynthia Beck

From: Eleanor Shelton <eshelton@panix.com>
Sent: Wednesday, September 09, 2020 11:36 AM
To: Cynthia Beck; Bermingham - External; Pinter - External; Due - External
Subject: RE River Pointe Logistics text amendment vote.

The supervisors' rationale for pushing through the text amendment is both Job creation for locals and Tax revenue for the township. Nobody disputes the benefits of both, nor do we dispute that the area in question is zoned for industrial development. I respect the amount of time and effort you have all put into the negotiations for this project; we know you have been working on this for a long time, and that you would like to wrap it up. Unfortunately, a convincing argument for the text amendment as being in the best interests of UMBT still has not been made. In fact you have been uniformly advised against adopting it in its current form it time and again; by LVPC, other local municipalities, engineers, environmental experts, people with knowledge of planning and logistical impacts, development, and legal matters associated with this type of project. It is unclear why you are so eager to pass this.

Mr Pektor has dangled the sugar plum of local jobs and added revenue for the township. No one disputes the desirability of jobs and money. But the reality is that the text amendment guarantees neither. In fact, it would make us a magnet for precisely the type of development (high-cube warehouse*) that is automated and generates few jobs and minimal tax revenue*. UMBT would, in fact, be the *only* place in the region that would allow this type of industry, as everywhere else locally has deemed it unsuitable and detrimental.

Mr Pektor's lawyer, Mr Kaplin said "the development is allowed regardless of residents' opinions. The developers will comply with all state and local laws.

"What we are proposing is zoned for this site". (<https://www.lehighvalleylive.com/news/2020/02/plan-revealed-for-5m-square-foot-industrial-park-in-slate-belt-residents-not-happy.html>)

You are trusting the developer to do the right thing. That is magical thinking of the highest order. Anyone who has ever worked on *any* project knows that any plan presented at the beginning will change, especially if there is money involved. I, for one, do not expect this developer to be acting in my best interests, because that is not his goal; his goal is to make money. The moment this text amendment is passed, any company that wants to build one of these automated distribution centers can buy the property from him and go ahead and do so, because you will have ceded control. There is zero legal commitment on Mr Pektor's part to stick with the original plan.

Supervisor DeFranco has already acknowledged earlier this year that revenue from commercial development would be years away from becoming a reality. (<https://www.lehighvalleylive.com/news/2020/02/slate-belt-township-may-raise-taxes-23-percent-to-close-budget-gap.html>). This was in the context of raising our taxes, which it appears will happen anyway at some point soon. Yes, development at that site will happen. Yes there will be more truck traffic regardless. There will not, per this text amendment, necessarily be more jobs, or more revenue. If our taxes are going up anyway, and we will have to foot the bill for added impacts to area infrastructure over the next several years, then why then why also hand over any control over what we get in return?

Supervisor Due has said that you can't put a value on the environmental beauty of our area; that it is "priceless". (<https://www.facebook.com/watch/?v=1571888646287193&extid=aNhq4Yw39sx5VaU3>) This text amendment would allow them to circumvent zoning restrictions designed to protect the area, thus abdicating control to an entity that is not at all interested in the "priceless value to the locals". Do we even know what the

environmental impact will be? No, because no studies have been made. Do we really want to cede control of the future without having a made a proper assessment of the impact of the gutted zoning restrictions? Do we trust in the agency of others who do not share the local agenda to "do the right thing"?

Supervisor Pinter has said "The last thing we want to do is to continue to make decisions today without thinking about the future". (<https://www.facebook.com/watch/?v=791411121218049&extid=IbgREbBCKDrQhsyr>). In fact, adopting the text amendment would be against the advice of experts who do have knowledge. The LVPC ("this looks like it was written by a developer for a developer") various engineers, environmental consultants, planners, lawyers, and neighboring townships, have all voiced skepticism and opposition. It has been said that we, the public, don't have all the facts, but if the UMBT BOS does, it should share them with the public in the interest of transparency. There can be no promises in writing of number or types of jobs, types of businesses, etc. because no one has a crystal ball. In the mean time, there are not even any impact studies. The future is uncertain, but the potential consequences of the amendment are extreme, and not consistent with the BOS' stated goals.

Supervisor Teel, I heard you last night. It is a long process. Please listen to the experts who advise caution and more time. If what you truly want is more jobs for the area, then please continue negotiating to ensure that more jobs and more revenue will be the outcome of all your hard work.

UMBT BOS appears to be precipitously following a course of action like lemmings over a cliff. We citizens are concerned you will take our community with you.

Please do not pass this text amendment as it is.

Thank you for your time.

Eleanor Shelton.

I do not have email for Supervisor Defranco or for Supervisor Teel. Please forward.

*

	Standard Warehouse/ Storage	Transload Facility	Short-Term Storage	Cold Storage
Ceiling Height	Typically between 28 and 40 feet	Typically, lower than for other HCW	Typically between 28 and 34 feet, with some facilities in excess of 40 feet	Typically high (70-100 feet) to maximize efficiency of refrigeration; frozen food storage to have a high ceiling that produce heat
Number of Docks	Low number of dock positions to overall facility, 1:20,000 square feet or lower	Typical dock-high loading door ratio is 1:10,000 square feet; common range between 1:5,000 & 1:15,000 square feet	Typically, 1:10,000 square feet or lower	
Automation				
Material Handling Systems	Little or no automation; mechanization limited to pallet jacks and forklifts	Very highly-mechanized material handling systems	Very highly-mechanized material handling systems; high ratio of material handling equipment to overall floor area	Very high ceiling height requires sophisticated material handling equipment
Conveying Systems	Little or no automation	Usually automated mechanized conveying	Usually limited automated conveying	Very high ceiling height requires sophisticated conveyance
Warehouse Mgmt Systems (WMS)		Some facilities use ASRS (Automated Storage and Retrieval Systems)		

<https://www.ite.org/pub/?id=a3e6679a-e3a8-bf38-7f29-2961becdd498>

Cynthia Beck

From: James Poliskiewicz, Jr. <jpoliskiewicz7@yahoo.com>
Sent: Wednesday, September 09, 2020 11:42 AM
To: Cynthia Beck
Subject: Text Amendment

Dear Board of Supervisors,

With all the potential risks involved in this development, the promises that are not written anywhere on paper, I believe this would be detrimental to our township from both River Point Logistics and any other company that will undoubtedly come to build here. Keep in mind that no area around here allows buildings of this size or height and this text amendment will make us the only place for companies to come develop with more buildings of this size. I do not trust the word of any developers backroom deals. Nothing in this amendment protects our home. You claim months of negotiations when you could simply tel him that he needs to abide by current zoning and complete traffic and environmental impact studies. Everyone outside the board agrees that this decision is l'll advised and being rushed. I ask that you vote no to the text amendment or, at the bare minimum, put off the vote until traffic and environmental impact studies can be done. In addition to getting black and white agreements on what their plan is. This development will end up costing our township money. Mark my words. And all we will be left with is a destroyed area. Your argument is to prevent warehouses. This amendment does not prevent warehouses. It only allows him to build much bigger warehouses. Sure he may bring in industry. Your constituents have repeatedly voiced that we do not care what it brings in. We do not want anyone to be able to circumvent our current zone. As a lifelong resident, and from the bottom of my heart, I again beg you to vote no or postpone this vote until the proper studies can be done and the entire plan is reviewed by an independent organization, not the development team. Thank you.

Jim Poliskiewicz Jr.
Sent from my iPhone

Cynthia Beck

From: jpkjr@epix.net
Sent: Wednesday, September 09, 2020 11:43 AM
To: Cynthia Beck
Subject: "No" to the text amendment

I vote "NO" to the text amendment

Thanks
James Kelly
1722 POtomac St
Mount Bethel PA. 18343

Cynthia Beck

From: Tylerbaggitt <tylerbaggitt@gmail.com>
Sent: Tuesday, September 08, 2020 7:32 PM
To: Cynthia Beck
Subject: No to the text amendment

My name is Tyler Baggitt I have been a home owner in upper mouth bethel for the past 5 years. I moved to this area for the rural life style and to raise my son in the same place. Allowing public officials to vote the way they want instead of voting the way the people of this town have asked is disgraceful. Giving just a few individuals the power to decide the fate of our township is political bull s**t and corruption. It seems that our business owning supervisors are voting for their own best interest not the township. Saying that we need these jobs is not an excuse you can't afford to live in this town with a job making 15 dollars an hour we need to keep mt bethel beautiful and rural like it was ment to be. These warehouses will ruin everything that this town ship is .

Sent from my Verizon, Samsung Galaxy smartphone

Cynthia Beck

From: Nick Pugliese <npugliese@aceelectronics.com>
Sent: Monday, September 07, 2020 1:42 PM
To: DeFranco - External; Pinter - External; Due - External; Teel - External; Bermingham - External
Cc: Cynthia Beck
Subject: give me 30 seconds

Gentlemen,

I think the most frustrating thing for your constituents, other than it appears that you will ignore the pleas of so many, is that we do not understand what the value of this development is to our community. We do not understand why we are capitulating to this developer and making so many unnecessary changes to our zoning laws. We see this as a devastating blow to our way of life here. We see no upside at all. If it is your goal create jobs here, why are you not trying to create higher skilled, higher paying jobs in tech or research and development; vs low wage warehouse jobs? Is that the future for our kids and grandkids?

Can you take 30 seconds each and please explain why you see this as a benefit to our community. Low wage jobs are not something we see as *value*, especially at the high cost in future tax increases and destruction to UMBT resources.

Your explanation will help people understand why you are so adamant in your support of this text amendment and the horrible results to follow.

I'll ask the township secretary to please read each response at the hearing on Wednesday so we understand your position.

Thank you

Respectfully,

Nick

Nick Pugliese
Business Development Manager
Ace Electronics Defense Systems, LLC
Office: (443) 327- 6100
Mobile: (732) 439- 6507

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AUSA Past President
Picatinny Arsenal- Middle Forge Chapter

Cynthia Beck

From: J Peterson <jkpete50@yahoo.com>
Sent: Wednesday, September 09, 2020 10:27 AM
To: Cynthia Beck
Subject: Text Amendment

Dear Supervisors,

My name is Jennifer Peterson and I live at the heart of Mt. Bethel, the corner of Rt.611 and Potomac St.. We have lived here for over 30 years, and have enjoyed being part of life in Mount Bethel. We love it here, and are very troubled by the proposed changes. We are not anti-development, but we do not feel that our interests are being taken into account.

Please protect us from unbridled greed and uncaring development that does not take the nature of our beautiful township into consideration! We voted for you so that you would place our best interests at heart. It does not feel that is being done.

Some concerns we have are as follows:

1. If there is truck traffic allowed on Potomac street "In Emergencies", what constitutes an emergency? Who decides? The developer? The truck drivers?
2. When there are zoning violations, who is going to enforce them? We have no police, the State Police are rarely present in our township. At the last accident in my intersection, it took them an hour to come out!!!
3. If you give all our environmental protections over to other agencies, will they have a daily presence to make sure these protections are not being violated?

Please do not pass this Text Amendment as written. You are giving away all our power, our protections! You are weakening our options. Please reconsider and vote no to the Text Amendments as written. Take the time to take into account what the other entities are advising us to consider. Please do not rush to pass this. I want to enjoy living in Mount Bethel many more years.

Thank You for your time,
Jennifer Peterson

text_0.txt

Re RPL Text Amendment

To all supervisors.

I have only questions and no answers. If this proposal is so favorable to a majority of you, why haven't you shared it's benefits with your community ?

Why hasn't it gone through the planning and zoning committees as is required for any other significant change ? Why this back door approach?

Why wasn't it discussed at a township meeting for proper discussion and comments.?

Why not use a public referendum so that all could have a voice?

I am against this Text amendment as I think many in this community are. Give us a voice through you.

Even birds don't foul their nests. Think carefully before you proceed with this vote.

Cynthia Beck

From: darasuepiano <darasuepiano@protonmail.com>
Sent: Wednesday, September 09, 2020 11:56 AM
To: Cynthia Beck
Subject: No to Text Amendment

To Whom it May Concern,

As a resident of Upper Mount Bethel Township, I am writing this email to express my desire to STOP the text amendment that would rewrite the zoning ordinances of our township.

I wish to say NO to the text amendment.

Thank you.

Sincerely,
DaraSue Braun

Sent with [ProtonMail](#) Secure Email.

Cynthia Beck

From: Barbara Horutz <barbaracats28@gmail.com>
Sent: Wednesday, September 09, 2020 12:54 PM
To: Cynthia Beck
Subject: Concerned Citizens for UMBT (CCUMBT)

Mr. and Mrs. David, Barbara Horutz
234 Frutchey Ct.
Mount Bethel, PA 19343

We vote "No" to the rest amendment.
Thank you.

Cynthia Beck

From: Z. Musaeva <janna.musaeva@gmail.com>
Sent: Wednesday, September 09, 2020 8:20 PM
To: Cynthia Beck
Subject: Vote on the River Point Logistics LLC

NO!

Cynthia Beck

From: BEVERLY KLEIN <kleinb@eastonteachers.org>
Sent: Wednesday, September 09, 2020 4:55 PM
To: Cynthia Beck
Subject: No to the text amendment

Thank you.

Bev

Sent from my iPhone

Cynthia Beck

From: Steve Housel <stevehousel414@yahoo.com>
Sent: Wednesday, September 09, 2020 8:00 PM
To: Cynthia Beck
Subject: Text amendment

I am writing to tell you that I absolutely say no to the text amendment. We already have a traffic problem in Mt. Bethel as it is and changing the ordinance to allow ten story buildings, which I would bet will be Amazon warehouses or something just as bad, will create an even greater problem. And inevitably ,in time ,it will cause tax increases for all of us and I know this because I went through events just like this in New Jersey and was driven out of the state by it. The noise from traffic is so bad for me on Rt 611 that I can't even hear my own TV with the windows open and I'm sure some will say this will lower taxes and the traffic will not be a problem but that is nothing but a load of horse bagels. Stop trying to make this beautiful township into a city for whatever reason you have . I'm sure I am not alone in this.

Steven Housel

Sent from my iPad

Cynthia Beck

From: Diane Mohr <2017dimohr@gmail.com>
Sent: Wednesday, September 09, 2020 2:43 PM
To: Cynthia Beck
Subject: Text amendment

I say no to the Text amendment. No new zoning please. We should all abide by the amendments that we have presently.

I realize that some of Mount Bethel has to be cultivated according to law. Can we find something else other than something that will disrupt and distort.

Diane Mohr

Fawn Ln., Mount Bethel, PA 18343

Cynthia Beck

From: Robert Sinclair <bclair@epix.net>
Sent: Wednesday, September 09, 2020 2:12 PM
To: Cynthia Beck
Subject: To the supervisors-proposed warehouse development

Dear UMBT Supervisors,

Good afternoon, my name is Christine Sinclair, and I have been a resident of Upper Mount Bethel Township for over 21 years. I am also a registered voter. I am writing this message concerning the vote tonight in regard to the proposed warehouse development in our township.

I am strongly opposed to this project that you are advancing. It will adversely effect this township in so many areas. The increased truck traffic will destroy the peace and safety of those living on the Route #611 corridor. Their house values will decrease. I personally know many who live on this road their entire lives. The beauty of this rural area will be forever changed.

As elected supervisors, you are supposed to protect the interests of the people. There is no one I know that thinks this development will be an advantage to us. It seems that only the developer and those with special interests will profit from this.

Please, I ask you to say NO to this project. I believe I will be unable to vote for any supervisor who says "yes" when their name appears on the election ballot again.

Sincerely,
Mrs. Christine Sinclair
691 Totts Gap Road
Bangor, Pa. 18013
610-588-3067

Cynthia Beck

From: Deborah Barnes <debbarnes2017@gmail.com>
Sent: Wednesday, September 09, 2020 12:25 PM
To: Cynthia Beck
Subject: Say "NO" to Test Amendment

As the amount of trucks affects our household greatly, I agree that we need to team together to stop the damage this is causing our state. I say NO to the Text Amendment!

Please keep me updated with this progress and outcome.

Deborah Barnes

--

Deborah Barnes

"Without continual growth and progress, such words as improvement, achievement, and success have no meaning."
~ Benjamin Franklin

Review of Upper Mount Bethel Text Amendments to the Zoning Ordinance and SALDO for I-2 and I-3 Districts.

Sara Pandl, AICP and RLA, Sept. 8, 2020

The most troubling aspect of the proposed changes to the Industrial Zoning Districts is that they effectively remove authority for land use decisions by the Board of Supervisors on the most significant development that the Township will see. In this light, including larger building sizes and uses (Truck Stops, Outside Storage of Materials, Sewage Treatment for example) that could potentially impact local infrastructure such as roads and sewer and water, as well as add significant traffic volumes are listed as permitted uses. In addition, the Ordinance removes environmental regulations that protect steep slopes, flood plains, riparian buffers and woodlands and relies on outside agencies to review and approve the plans. It places the burden on the Conservation District, Fish and Boat Commission and DEP beyond their authority. For example, the NPDES review is intended to reduce the erosion and sedimentation that results from development and not to protect natural resources on the site.

On the first point, the proposed Ordinance expands the list of “by-right uses” and eliminates the **Conditional Use Permit** process for larger projects that may be regionally significant or have a large impact on the local community. The Municipality Planning Code provides for the Conditional Use Permit process be included in the Zoning Ordinance for certain uses. This permits the Township to closely review a proposed use, hold a public hearing to discuss the proposed use and attach relevant conditions as part of the approval to ensure that the proposed use is compatible with the intent of the District. It is important to note that a Conditional Use is a permitted use, but because of the potential impacts additional review, public hearings and the opportunity to apply reasonable conditions is afforded to the Township. Ultimately the Township Supervisors have the authority to grant the use and apply appropriate conditions.

As stated in the MPC, section 603, Ordinance Provisions, Zoning ordinances may contain:

1. (1) provisions for special exceptions and variances administered by the zoning hearing board, which provisions shall be in accordance with this act;

2. (2) provisions for conditional uses to be allowed or denied by the governing body after recommendations by the planning agency and hearing, pursuant to express standards and criteria set forth in the zoning ordinance. Notice of hearings on conditional uses shall be provided in accordance with section 908(1), and notice of the decision shall be provided in accordance with section 908(10). In allowing a conditional use, the governing body may attach such reasonable conditions and safeguards, other than those related to off-site transportation or road improvements, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of this act and the zoning ordinance.

On the second point, the Ordinance relies on the NPDES process to mitigate any environmental impacts. This is late in the process and relies on outside regulatory agencies that can only address the development impacts of sedimentation and erosion from earth disturbance. Township standards for environmental protection have been eliminated and potential impacts that would normally be addressed in the design phase have been erased.

The steep slope regulation amendment includes several troubling regulations. One not mentioned in the LVPC review letter is O. Pumping water over undisturbed land. It does not protect the slopes or prevent impacts, but addresses impacts after the fact.

The design concessions on 100 ft. building height and 100 sq. ft sign area are out of scale with the area and should be reduced by right and any increase tied to a conditional use process once the end user is identified. Proper scaling of the sign appropriate to the area should be addressed and LVPC recommendations followed. Tall buildings should not be approved without larger buffer yards and the assurance that fire fighting equipment can access the roof of the buildings with adequate area to set up firefighting equipment to stage operations. This again could be addressed through Conditional Use Permit.

I have reviewed the LVPC recommendations and concur with them as well as urging that the Ordinance be redrafted to place the potentially most impactful uses as Conditional Use Permits and include current environmental protections.

In response to Nick Pugliese email - Why you see this as a benefit to our Community
From: Supervisor DeFranco

Our township is the 2nd largest in PA, consisting of 28,352 acres. Of which 84% or 23,815 acres are in a discounted or no tax at all status. That leaves 16% or 4,536 acres of the total properties that pay full price.

RPL Properties total 725 Acres. Out of which they will develop only about 40% with buildings, roads and parking, which is 290 acres. That 290 acres equals 1.02% of the township. Also, RPL properties is NOT in the 84%. It is in the 16%. So the 84% of our township, which gives us our rural character is not changing. Our RURAL atmosphere is not going to change.

Also, that 1.02% of the township which will encompass the total development of buildings and parking will generate more income for the township than the other 99.98% of the township.

As far as traffic. If we say RPL has to build with our current zoning, they can put up 20-22 300,000 sq ft buildings. So let's say 21 @300,000 = 6,300,000 sq ft. The truck traffic will be the same if its in 21 buildings or in 12-13 buildings.

However, being flexible with the sq footage and height enables RPL to customize the building and lot size to accommodate a specific clientele other than warehouses. A clientele which tend to service the Northeast (NJ, NY, CT and New England). Thus shifting most traffic over the bridge to Jersey and East.

The Text Amendment also will tend to be more conducive to Manufacturing Companies, which pay higher wages than traditional warehouse positions. With higher paying jobs comes increased Earned Income Taxes to the Township.

For years our Township has been neglected by the Lehigh Valley Economic Development Corporation. All the while, they would take our ideas and possible businesses down to the Lehigh Valley for their own Economic Development. The LVEDC actually continues to compete for the very prospects the development team is currently in talks with. They have in fact propagated the view right up to the Lehigh Valley Planning Commission level that we are the Open Space component for Northampton County, the "County's Playground".

Also, with 114 miles of roads, we should be paving, not tar & chipping 11 to 12 miles of roads each year per Penn Dot recommendations. We paved 1 mile of road and tar & chipped 10 miles this year. Well below Penn Dot standards. We should have an additional 1 million dollars going towards our roads just to keep up with proper maintenance. Which the new tax base would help.

The businesses RPL is attracting are ones that want to own their buildings and properties rather than rent. Transfer tax alone will generate millions of dollars along the way during construction. By way of example, River Pointe's purchase of the Marshfield property last year generated approximately \$85,000 in transfer tax to the Township. A recent inter-company land purchase from River Pointe generated

approximately \$19,000 in transfer tax to the Township. As the LERTA program increases over the years, it will generate millions of tax revenue each year.

And finally, regarding comments that through the text amendment the developer is intending to side step requirements in the land development process, I'll share two excerpts from the text amendment relating to Traffic Impact Studies and Environmental Impact Analyses, which will be required as part of the land development approval process:

Section 4.304 of The Township's Zoning Ordinance, which designates projects which include actions in "environmentally sensitive protection areas" as conditional uses shall not be applicable to Planned Industrial Parks in the Township's I-2 and I-3 Industrial Zoning Districts. However, the Developer shall submit an Environmental Impact Analysis with each application for approval of a Planned Industrial Park.

Section 4.303 b, d, and e of The Township's Zoning Ordinance, which designate projects which will have a "major traffic impact" as conditional uses shall not be applicable to Planned Industrial Parks in the Township's I-2 and I-3 Industrial Zoning Districts. However, when the first Land Development Plan located in a Planned Industrial Park is submitted the Developer shall submit a Traffic Impact Study that projects the impact of the Development depicted on the Overall Conceptual Sketch Plan. Such Traffic Impact Study shall be updated when the actual development of such Planned Industrial Park differs in a material way from the development depicted on the Overall Conceptual Sketch Plan by proposing a use or uses that will generate more traffic than estimated in the originally submitted Traffic Impact Study.

Thank you,
Anthony DeFranco, Supervisor UMBT

Good evening all –

I hope that all of you both here in person and watching at home are doing well and are safe and healthy. For those of you with children, I hope that their first week back in school delivered a small slice of normalcy to smile about.

This year more than any solidifies that life is ever changing no matter how much we wish it would stay the same. I'm sure you join me while working in the yard or having a drink around the table with friends and family talking about those "Glory Days"

This year, I've seen our community step up to help others in a desperate time of need. Whether it was donating time at handing out meals for those who were impacted greatly during the COVID crisis or donating food and or money to help sustain the program for over six weeks or this past winter, during storms that volunteers seek out and check on our elderly as well as members of our community that face challenges.

I've also seen and experienced the negative and vengeful side of our community. In the past months I've received disparaging messages about personal issues in my life, I've experienced cars driving past my house shouting derogatory language while I've been working in my yard. I'm thankful that my family including my 7 and 14-year-old daughters were not home to witness them. I have a wife that fears what could possibly happen to our family simply because of the temperament of what is shown on TV and what seems to be the hostile result of difference of opinion.

The decision that is in front of the Board of Supervisors tonight is not an easy decision. I can look you all in the eyes and tell you that this decision for all of us is not made lightly. In some aspect we are in a "no-win" situation. Much like the decision we all make every 4 years. Sometimes simply our choice is the "lesser of two evils". This decision though is much closer to home. I can see and feel your pain, anger, frustration and in some cases... desperation.

The facts are:

1. We CAN NOT STOP this development. The land River Pointe Logistics has purchased is zoned Industrial and have been zoned that since the mid 1970's
2. The municipal strategic plan shows this area be the area of industrial development for the township.
3. It is the law that the township have zoning for all types of businesses... even those that you may not agree on.
4. River Pointe Logistics could easily and simply move forward with what is already allowed in our zoning. Up to 300K sq foot box warehouses - 22 to be exact with no input from the township.

. That is NOT what we want as a township.

River Pointe Logistics came to the township and asked what type of businesses did we want? We discussed a myriad of different businesses that we would like to see in our township to make it better. These included light manufacturing, manufacturing and professional businesses.

If you look at the demographics of our township, you will see that it limits us in the businesses that would find UMBT attractive. 92% of our community have a High School diploma or equivalent certification. 18% have a bachelor's degree or higher. This makes it difficult to pull in professional businesses without a higher percentage pool for the businesses to choose from. In this township and in our county, the blue-collar worker is our foundation and we must capitalize on this asset. While at the same time pulling the levers to enable and matriculate higher degreed workforce to our community. "A rising tide, lifts all boats"

Manufacturing jobs are not minimum wage. These are skilled positions that require training. In many cases they are fulfilling careers that have a sense of accomplishment at the end of the day. With the Per Capa 12-month income in the Township of \$35,616.00 these manufacturing jobs will be an added lift those who choose to take advantage of it.

A telling sign to me is that 45% of the students at BASD are on free or reduced meals. This is an indicator of the number of hardworking families that are living at or below the poverty rate. I'm sure these jobs will be a welcome addition and since of security for those families.

Looking forward to our future generation, 23% of UMBT is under the age of 18. With the time of this development to take place, by the time those are of age to search the job market, they will have opportunities here at home whether it be in the trades or degreed job opportunities.

We need to be flexible in our zoning and have the nimble ability to make decisions fast and deal with ambiguity. Manufacturing buildings are not simple 300K sq. foot or smaller boxes. Were talking about "made to order" facilities with extensive engineering and capital outlay for the buyers. These businesses will be here for long-term and will be integral part of our community much like Lam-Tec, Air Liquide and Ultra Polly are.

The businesses that are looking to move to Mt. Bethel has have strategic plans that are confidential. This board and River Pointe Logistics just cannot divulge names because you want to know who they are. Those strategic plans are confidential as there are millions of dollars in investment that are on the line. What I can tell you is that there are companies that want to invest in UMBT.

This industrial park will have a substantial impact on our fiscal income not only for the town, but for the Bangor area school district.

If we take full buildout of 5M sq. ft of buildings, the revenue for UMBT is \$2.7M. effectively double the income of the township on an annum basis. If we break that down to 1M sq. ft levels it out to be \$540K in Revenue per annum. This revenue is needed for our general fund to secure the financial security for our township for generations to come.

In a school district that is strapped and struggling for money right now it would bring \$1.8M revenue per annum. With full build out at 5M sq. ft, that equates to \$9.1M in revenue per annum. I believe with

investment like this the teachers will get the dignified raises that they deserve for educating our children.

Also, I 'd like to share the facts with you that 75% of the school taxes are paid by homeowners, 11% is paid by commercial, 11% by Agriculture and 2% by Utilities. This is extremely unbalanced the undue weight is held by us... the homeowners. I don't know about you, but I like to have a balanced portfolio in my investments. This certainly is not one of them.

20% of UMBT's population is 65 + . and most likely on fixed income. These school taxes are significantly impacting their quality of life. I would like to have the ability to relieve some of their financial pressures.

Inherent Risk in everything we do.

Driving to work, driving here... putting on your seatbelt. Speeding... driving your ATV to the meeting tonight. But we all do it with the best intentions. Some of you probably don't agree with the risk that others take. As I'm sure others wouldn't agree with the risks you take.

Through 10 versions from the original text amendment we have weighed the risk vs. the reward for our community. I have listened and talked to many of you on your stance and why you are for and against this. In the end, I hope that no matter the decision move forward at one. I'm not looking forward to the promise of a lawsuit that will unnecessarily use your own money to fight yourselves simply because of a difference of opinion. I hope for the glory days back when we were a community of one.

I'm reminded now more than ever of a favorite quote of mine.

"Change is the Law of life,

And those who look only to the past or present are

Certain to miss the future". – John F. Kennedy

September 9, 2020

Dear Board of Supervisors,

My family has lived in Mount Bethel for over 150 years. I grew up here, my father grew up here, his father grew up here (he was Chief of Police for many years) and his father grew up here. I have known some of you serving on the board for many years. I love this community and would hate to see it destroyed. I often describe it as the little forgotten township. As development has surrounded us, we have been able to keep to our rural roots here in Mount Bethel.

I moved away for some years and lived in other areas of this state as well as other states but found that Mount Bethel has the rural beauty, the nicest people, a wonderful warm atmosphere that makes me feel safe, and this is where I want to live. My husband has over an hour commute to work every day, but he feels it is worth it to come home to this beautiful area. We are now approaching retirement age and had planned to spend it here in Mount Bethel. Now we are afraid that if all these changes happen, we will not want to stay here and will have to move away to try and find what we already have here.

A member of the board said that the township needs this development to increase tax income. I feel that most taxpayers feel they would pay a little more to keep our township the way it is. This development will bring with it many, many new expenses that we do not have now. Examples like maintaining roads, widening roads, traffic signals, safety concerns including police coverage, and fire and ambulance services, sewage and water, more recreation areas since walking or biking on the roads will not be possible. Not to mention needed additions to the schools. I have not seen the numbers but the additional tax income from this industrial development would have to be quite substantial to cover all these costs without a tax increase for the rest of us property owners.

I ask that you please try to find a way to keep our township rural. There must be a suitable kind of industry that would not have the negative impact on our roads, and environment that these huge warehouses would have. This tract of land (some 725 acres) once was home to three dairy farms. There are unlimited uses for this land. I ask that Mr. Pekter would look for another way to make money off this property. A way that would not destroy, not only his own land but also the quality of life in the surrounding communities. I know he is a businessman, but some things are worth more than more money.

For several years, I held the elected position of Township Auditor in Jackson Twp. in Monroe County. Through working closely with the supervisors there, I have come to appreciate that you board members have a very difficult and thankless job. I thank you for all your time and effort.

I ask that before you make these amendments to the zoning that you first have the traffic study, environmental study, community study, water table study, electricity study, sewage study, effects on the Delaware River study, etc. completed and to not rush into a decision which effects not only you but 7000 plus other people who call our township home.

Sincerely,

Sheryl Felker Mims

Potomac Street

Text Amendment Comments

September 9, 2020

Charles A. Cole, Ph.D, PE

The RPL site for which this text amendment might apply is a terrible property for industrial development and building. It has many features, which make it picturesque open space, but are complicated to build on. The Chrin Interchange Park site at Tatamy is relatively easy to put massive buildings necessary for warehouses – but that is not the case here!

This site has many steep slopes, wetlands, woods, and farm fields. The farmers already figured out which land was usable, and it wasn't these hills, ravines, and wet areas. Look at where there are farm fields and that is where small environmentally acceptable buildings might go (a small fraction of the total land). An Existing Features Map of the site still has not been matched with the developer's preliminary site plan. Why has the Township not had an environmental scientist review this proposed Text Amendment to see what things might impact our residents. Why will this Environmental Assessment not be done now and spell out what things must be changed or protected up-front?

The larger, each building footprint is, the larger the impact on the site. It means that much more earth must be leveled to put in the structure, it means that many more small wetlands and slopes must be obliterated. And discussion how this TA reduces total building coverage from an allowable 50% to only 40% is avoiding the fact that total allowable coverage including parking and roads is now 60%.

Building a 100-foot-high building of one million square feet takes expert engineering skill and work. Add to these steep slopes and it is very complicated. Township scrutiny should be applied at every level, during the length of the property development. And, putting a building potentially within ten feet of the tract boundary or maybe fifty feet is entirely too close. A true New Industrial Park would shield buildings from view of neighbors.

There is rumored waffling on the source of water for development of the site and disposal of wastewater from its buildings. The Amendment says that if public sewage is not available other methods will be permitted. Supposedly a site for drip irrigation has been located and will be used. Has the Township consulted with a hydrogeologist to determine the impact on our groundwater quantity and quality? We need monitoring wells put in now to determine base line values right now. Waste treatment and application may affect neighbors ground water. Food processing wastes require great care in disposal. Where will water come from, Portland Authority has limited supply. Food processing has large water needs!

Traffic problems is the one issue in the Township on which the Board of Supervisors and residents agree. A Traffic study is to be done per the Text Amendment. But, so what, a study is just a study; if there are no procedures, which implement changes to the project to eliminate or ameliorate the problem. We see nothing. And trucks and traffic cause air pollution. Have you considered that?

September 9, 2020

Good evening, I stand before you to bring to your attention and to *re-remind* you gentlemen of Act 69, of the Pennsylvania General Assembly, first written in 1933 which states, under ARTICLE V, TOWNSHIP OFFICERS GENERALLY, and specifically,

Section 501. (Which is the) Oath of Office.—“Every person elected or appointed to any township office shall before assuming the duties of the office take and subscribe an oath or affirmation before a notary public, district justice or judge *to support the Constitutions of the United States and of the Commonwealth and to perform the duties of the office with fidelity.*”

And, as an English teacher here in our local school district, I always encourage my students to look up the definitions of terms they are unsure of. So, to that end, I will provide you with the Merriam Webster definition:

Fidelity, a noun. The quality or state of being faithful.

However, under Title 53, revisions were made to the Pennsylvania General Assembly as found in SUBCHAPTER D under MISCELLANEOUS PROVISIONS and found at

Sec.1141. Subsection also entitled “Form of oaths of office.” Wherein it states: Whenever an elected or appointed official of a municipality is required to take, subscribe or file an oath or affirmation of office, the oath or affirmation shall be in the form prescribed in this section, as follows:

I do solemnly swear (or affirm) that I will support, obey and defend the Constitution of the United States and the Constitution of this Commonwealth and that I will discharge the duties of my office with fidelity.

This was added July 9, 2008, under P.L.999, No.76,

I want to also bring to your attention the Constitution of the State of Pennsylvania and in particular, subsection 25 Reservation of power in people, "to guard against transgressions of the high powers which we have delegated..." AS WELL AS subsection 27, entitled Natural resources and the public estate. The Constitution of our state specifically says, "The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment." YOU, gentlemen, are the trustees of our community.

So, I am asking each one of you to ask this question of yourselves....
ARE YOU VOTING WITH FIDELITY TO YOUR VOTERS?

ARE YOU PRESERVING THE VALUE OF OUR ENVIRONMENT?

Respectfully submitted,

Loren Rabbat,
Resident
198 Million Dollar Hwy.
Bangor, PA

River Point Logistics the developer bought 725 acres of the I-2 zone, knowing from past experience what UMBT's zoning laws are. It is not the 1st time, in this township for this developer. After purchasing the land now comes the text amendments. The text amendments that will only benefit the developer with larger and higher buildings, the ability to disturb wet lands and build on steeper slopes. The size of this build the developer is reaching for is going beyond the 725 acres. They are trying to relocate the Clover Leaf Saddle club to have more land for their benefit . RPL is also reaching out to another resident for land to have drip irrigation for the sewage waste water disposal. By allowing this to happen the BOS is giving the developer the key to change our zoning laws with out a definite plan. We have only been given conceptual maps. Now to me, something doesn't sound right. We are voting to change our zoning laws in a text amendment that suits the developers needs but the BOS does not have the same in return. We have no definite plan, No definite plan in writing that when this is all over 2, 1 million square foot warehouses and 6-100 foot high cube warehouses can be built. The zoning laws should not be changed this big with out having the plans in black and white of all the promises in writing from the developer. We have to remember that this zoning change is also for the I-3 that is a large flat piece of land along the river that has a lot more to offer a future developer. The zoning laws will already be changed to benefit any future developer. Control will be lost and and no one will take responsibility.

Why the rush, we need to slow down, revisit the amendments,

seek professional help to make the changes that are best for the UMBT residents and township, not the developer? This will impact Umbt forever and we the residents will be the ones who suffer from what 5 board members will let happen. Don't vote to approve tonight. Think about the 7,000 peoples lives that will be changed by five board members with out all the facts. Vote no tonight to do what is right for the community we live in not for the developer's plan.

Cori Eckman

1108 Potomac street

Mt Bethel Pa 18343

RiverPointe Logistics – Text Amendment Version 10- Hearing – September 9, 2020 – UMBT Community Park

Comments for entry into Public Record

Sharon Duffield 554 Potomac St. Mt. Bethel, PA 18343 .

Gentlemen,

We have listened to residents from all walks of life speak to their concern regarding this Text Amendment. We have heard bicyclists, truck drivers, environmentalists, experts on area water, neighbors from Plainfield, engineers...a young father asking that his young son be allowed to see the stars in the night sky instead of glow from massive building. We stood here with hundreds in the wings to show their concern and disapproval while almost 200 more were watching online. We have a petition signed by over 450 people asking that this Text Amendment be voted 'no'.

Most residents did not have any idea what was happening until a few short weeks ago-- few, knew **ANYTHING** had happened. In February, we heard from a developer who said he was going to abide by our existing zoning and all oversight. A few weeks later that had **already** changed as he presented a Text Amendment to remove and change our communities existing zoning because he 'needed more'. The developer bought the land knowing what it was. We now hear there are Declarations of Covenants that have been written changing the Text Amendment, but the citizens have not seen any of these and no revised version of the Text Amendment has been advertised---only Version 10 which we got to see just a few weeks ago.

In the last few weeks the developer has approached our neighbors to buy their homes, has purchased additional land from some, has attempted to relocate the saddle club and promised them a state of the art facility if they will permit him to relocate them so he can have that piece of land. There has been construction equipment and trucks coming off of Marshfield Drive in the dark and down Potomac. There is talk of use by the developer, of the land across Potomac owned by someone else for disposal of waste water from a processing plant. We worry about what wildlife and features may already be gone on the property. So, what is the integrity and motivation that we are REALLY dealing with? Do you blame the citizens for worry? Do you blame them for getting angry?

Just 5 years ago UMBT zoning was changed so that the land in question for I2 – I3 became 300,000 Sq Ft from 35,000 Sq Ft with words of caution **THEN** from LVPC QUOTE: "A nearly tenfold increase in maximum building size (from 35,000 to 300,000 Sq Ft) will allow development of large warehousing facilities, which is incompatible with rural and agricultural uses that dominate the township.

Can you please consider **where** not adhering to our existing zoning will **potentially** take us? LVPC had about 30 items they found of concern **THIS** time around and, **again**, voiced those warnings---one of which was the impact on the community and quality of life. I work in light manufacturing primarily for aerospace and as I learned of all of this, started looking into what in the world could require 10 stories and what it could mean for us. My nephew, who graduated from Bangor many years back, went to college in Pittsburgh and stayed works with manufacturing companies EVERY DAY to set up training

programs to staff their facilities. He had information to convey about manufacturing size. In Pittsburgh, a major industrial and technological city, the overwhelming majority of the 2,500 manufacturers in his 12 counties have less than 500 employees. Quoting him: "I can't think of a single manufacturer that has an operation 10 stories high. The largest manufacturers in the region would be companies like Alcoa, PPG, Bayer, US Steel, Philips, MSA, and many of them are shells of their former size and operations here in the region. Industrial Scientific is probably one of the newest and most advanced manufacturing spaces built in our region that I can think of. I think it is 3-4 stories high. 200,000 square feet."

In thinking about some of the facilities in the Lehigh Valley: Ocean Spray 300,000 Sq Ft, Lutron 250,000 Sq Ft, Crayola 800,000, What is Lamtec? What is UltraPoly? They are NOT 1 million Sq Ft. or 10 stories high. So, I wondered---what COULD be?

I did some research on what has been happening in the Lehigh Valley. There is a company called AmeriCold aka Wakefern Food Corp. (who supplies all the ShopRite Groceries and is one of **THE largest** grocery cooperative retail groups in the US) aka the **ultimate Parent Company** of Readington Farms. The reason this one came onto the radar is that AmeriCold has a facility in Macungie and wanted to build a 140 foot high (14 story) refrigerated racking system warehouse....there were 75 Macungie residents at the meeting objecting and long story short that facility has not happened there.....so, then there is Palmer/Easton area I looked at **AND---oddly** the same company (listed as Readington Farms) is on the radar there. Readington is Listed as a dairy/fish/poultry processor. They were supposed to get grant money and build a massive facility there about \$65 million designated as a QUOTE: **warehouse/manufacturing plant**--- when you look up the contractor bid sites the project is listed as 'abandoned'. Why? What location is on their radar next as a possibility? I have to wonder.

I will close, in my limited time, with portions of an article written about "Wakefern/AmeriCold/Readington" in Jan.

Jan 30, 2020 Article WFMZ:

ALLENTOWN, Pa. – The warehouse of the future may land on Upper Macungie Township, and it's the sum of all suburban fears: it would serve many trucks, create few jobs and be 140 feet high, according to the Lehigh Valley Planning Commission.

The commission's director of community planning, Peter Barnard, said the building would be not so much a building as a huge automated rack system that moves frozen food around, wrapped in 140-foot-high white insulated walls that have no windows or architectural features.

"Because this is a fully automated facility, **there is not a lot of job creation,**" Barnard said at Thursday's meeting.

The height would be equivalent to a 14-story building, "a big white wall." The automation leads to quick turnaround for loading trucks, so more could move in and out than at conventional warehouses.

The size of the cold-storage facility was staggering for some board members. **Because such facilities are very new, boards have difficulty evaluating them**, Barnard said. (I think we may be having the same difficulty)

"The people of this region are disempowered," LVPC Commissioner Chris Amato said in frustration about the inability to stop warehouse proliferation.

Supervisor Kathy Rader said, "This could have a big effect on residences nearby,"

"I do think this is a game-changer for the Lehigh Valley," LVPC Chairman Greg Zebrowski said, **citing the potential environmental and traffic problems. "Those factors give us cause for concern."**

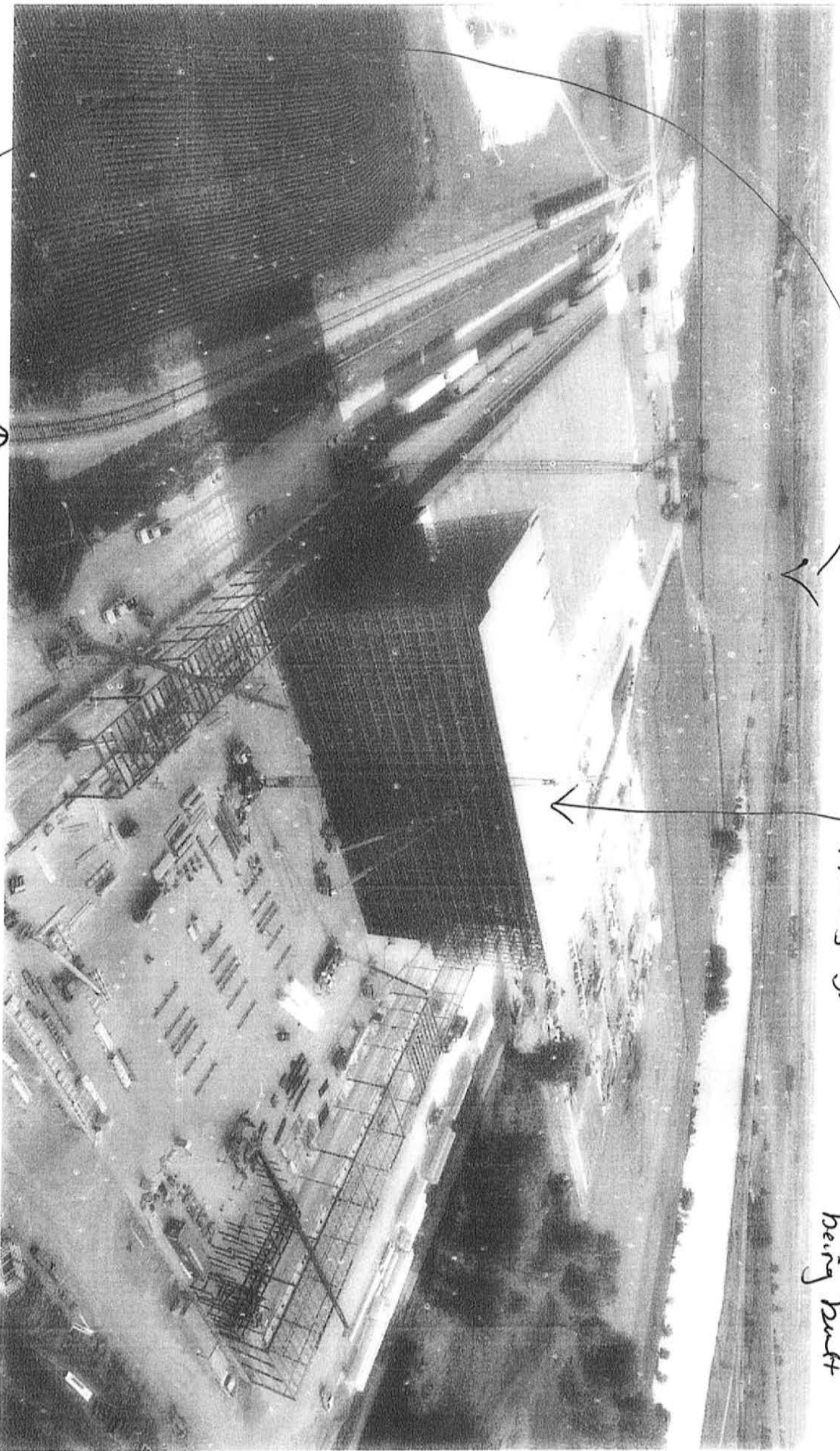
Yes, it is manufacturing---it is processing of milk, dairy products, juices, meats and it is **tied to a large refrigerated high cube 10 story plus warehouse facility**. SO---something **LIKE this if NOT this** is what the Text Amendment would encourage **HERE**.

We are not dumb country folks---and for our Supervisors, this type of thing is **SO new** as in Macungie's dealing with it---evaluation **IS** difficult. I worry that the developer may think he has a live one **HERE**--- and there is a price for everything. A price to increase the developer's bottom line and a price to give up our control in our zoning.

Did our existing zoning mean for this to be what happens to us? Did our existing zoning mean to have our township give up control of saying what happens to us? Or was our existing zoning meant as protection from massive development that is not a proper fit for our rural community--- to keep it from plowing, quite literally and figuratively, through our community and quality of life. Causing stigma and related eventual decline in property values that our citizens and Supervisors have been able to reasonably preserve to this point.

Please vote "No". Please preserve our quality of life.





Railways

Amer. Cold New Rochelle IL

Facility Surrounded by Farmland

Packing System Warehouse being built

WE, the Undersigned, PETITION the Upper Mt. Bethel Township Board of Supervisors to reject the Text Amendments submitted by River Pointe Logistics, and advertised by the Township for action, which essentially ignore the protections our existing Zoning Ordinances have in place to protect the residents of Upper Mt. Bethel Township:

Legal Name	Signature	Address	Registered Voter
Danielle Hill	Danielle Hill	445 Quiet Valley Rd Mt Bethel PA 18343	
Lira Remmoner	Lira Remmoner	421 Sunrise Blvd. Mt. Bethel PA	
Donald Lewis	Donald Lewis	24 ECHO LAKE DR 18013	
Anna LePajo	Anna LePajo	24 Echo Lake Drive Mt Bethel 18013	
Jackie Haller	Jackie Haller	960 Belknap Corner Rd MT Bethel	X
Richard Haller	Richard Haller	" " " "	X
Jeremy Kenner	Jeremy Kenner	282 JOHNSONVILLE RD., BANGOR, PA 18013	✓
TRAVIS S. FRAUNFELTER	Travis S. Fraunfelter	479 Turkey Ridge Rd. Mt. Bethel PA 18343	✓
Josh Steward	Josh Steward	324 Spire Church Dr Mt. Bethel	✓
JOHN D. MOLTZBART	John D. Moltzbart	331 FRUTCHER COURT MT. BETHEL	✓
Dana Mahon	Dana Mahon	2515 No. Delaware Dr. Mt Bethel	✓
Quinn L. Schenk	Quinn L. Schenk	886 Ridgely Rd Bangor PA 18013	✓
Jonathan Eiser	Jonathan Eiser	2725 N. Delaware Dr. Mt. Bethel	✓
Stephanie Picone	Stephanie Picone	37 Apache Dr, 18343	✓
CHUDY ETELMAN	Chudy Eteelman	330 Frutcher Ct MB, PA 18343	✓
Edin HASSETT SR.	Edin Hassett	1053 Million Dollar Hwy BANGOR 18013	
ROBERT DUMONT	Robert Dumont	575 Beach Lane, Bangor 18013	
ANNIE DESBOIS	Annie Desbois	575 Beach Lane, Bangor 18013	
PHILIP JONES	Philip Jones	472 HEIDEN RD. MT BETHEL 18343	
Heleen HODDER	Heleen Hodder	217 Independence Way Mt Bethel 18343	✓
Robert Schindler	Robert Schindler	814 Million Dollar Hwy, Bangor	✓
Jessica Dooley	Jessica Dooley	1052 Million Dollar Hwy, Bangor 18013	✓
Jim Dooley	Jim Dooley	1052 Million Dollar Hwy, Bangor 18013	✓
Holly Jarneck	Holly Jarneck	258 Ramblewood St. Bangor PA 18013	✓
Tammy Lett Aufah	Tammy Lett Aufah	565 Stratford Rd Mt Bethel	✓
John # Maria Kivora	John # Maria Kivora	11003 POTOMAC ST MT BETHEL	2.
Rich Normyle	Rich Normyle	1493 TOTTS GAP ROAD	✓
Chris Normyle	Chris Normyle	" " " "	W
Victor Normyle	Victor Normyle	" " " "	NO
LEELI BOARCKE	Leeli Boarcke	2213 LAKE MINSI DR. Bangor (Mt. Bethel)	✓
JOSEPH A. GROVER	Joseph A. Grover	2213 LAKE MINSI DR BANGOR PA 18013	✓
KEV KLEIN	Kev Klein	574 JACONY CR MT. BETHEL PA	✓
Michael Loureiro	Michael Loureiro	1222 Potomac St Mt. Bethel PA 18343	✓
Catherine Buehler	Catherine Buehler	10438 Mill Creek Rd Bangor PA	✓
Sally Streuss	Sally Streuss	734 Hemlock Dr Mt Bethel	✓
Mark Meizer	Mark Meizer	114 Scenic Ct., Mt. Bethel	