



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP BOARD OF SUPERVISORS WORK SESSION MEETING MINUTES MONDAY, FEBRUARY 22, 2021

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

I.

Chairman Pinter called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

Virtually present were Chairman Pinter, Supervisor Teel, Supervisor Due, Supervisor DeFranco, Supervisor Bermingham, Township Manager Nelson, Township Solicitor Karasek, and Township Engineer Coyle.

Public Comments:

Richard Wilford-Hunt read his submitted public comment, which will become part of the official record. Richard commented on the development of the Industrial Park.

Sharon Duffield read her submitted public comment, which will become part of the official record. Sharon commented on the monitoring of public wells due to the impact of the RPL Development. Chairman Pinter stated the PADEP requires the developer to install upgrading and downgrading monitoring wells for drip irrigation fields, so the request for monitoring wells must be and will be done in accordance with DEP. There was a brief discussion with Engineer Coyle on the testing of wells. Engineer Coyle stated that the water withdraw will have to be approved by the Delaware River Basin Commission.

II.

ANNOUNCEMENTS

Secretary Cindy Beck announced that 2/21-2/27 is National Engineers week.

III.

TABLED ITEMS

1. Designation of Depositories-Manager Nelson discussed adding Embassy Bank as one of the Township's depositories. Manager Nelson stated it is best to diversify other banks. Chairman Pinter stated he has looked over contract and is in favor of adding Embassy Bank. **MOTION** by Supervisor Teel to add Embassy Bank as a Designation of Depository, seconded by Supervisor DeFranco. Vote: 4-0-1. Supervisor Due abstained.
2. Overlook Pub and Restaurant-Solicitor Karasek stated he just sent the packet to Attorney Piperato today. Manager Nelson stated he had a conference call with the PA Liquor Control Board and Senator Scavello's office and at this time, has no update. **MOTION** by Supervisor Due to table to the March 22nd WS meeting, seconded by Supervisor Teel. Vote: 5-0.

IV.

REPORTS

1. Manager Nelson gave a summary of his monthly report. Manager Nelson reported conference calls made, meetings attended, the road crew received COVID-19 vaccines, communication with Park/Rec about bathroom facilities at the Park, attended a webinar on in-home businesses, and contract negotiations with Teamsters. Supervisor Birmingham asked for clarification on the in-home businesses. Manager Nelson stated it refers to anyone running a business out of their home.
2. Engineer Coyle gave a summary of his monthly report. Engineer Coyle reported the finalizing plans and specifications for the River Road repair, Rt. 611/512 traffic light project, 2021 Road projects, bridges repairs and the review of several grading plans.
3. Solicitor Karasek gave a summary of his monthly report. Solicitor Karasek reported his monthly meetings attended, subdivision/land development/zoning matters, outstanding litigation, and miscellaneous administrative matters.
4. Supervisor Reports
 - a. Supervisor Teel reported the planning commission has not met.
 - b. Supervisor Due stated that Manager Nelson provided the snow removal numbers, currently at \$130,000.00.
 - c. Supervisor Birmingham commended the road crew on the snow clean-up. Also, he is currently working with a donor for the restrooms at the Park, the bus cameras have been installed on all school buses, thanks to the generous donation from the Post Foundation, working on the Industrial Park Committee mission statement, there will a Neighborhood Watch ZOOM meeting on March 2nd 7-8 pm, and he would like the Board to consider a representative from the Township for Liberty Water Gap Trail Alliance.
 - d. Supervisor DeFranco reported that the EDC met let month. Lou Pektor gave an update on RPL, two new members were introduced, Mitch Brown and

Geoff Deen, and they are working on local business directory, as well as working on their goals for 2021.

5. Tina Serfass gave a summary of her monthly zoning/building activity, permits issued, zoning denials, enforcement notices, address assignments, and the ZHB only met for reorganization. Tina commented on the home occupations, which the zoning ordinance allows, however, the majority will also need building/UCC approval.
6. In the absence of Scott Policelli, SEO, Secretary Cindy Beck reported 1 inspection was conducted, 1 permit was issued, and responded to a complaint at the Comunale's Italian Restaurant, in which a permit for a repair has been issued.
7. Supervisor Teel stated there is nothing to report on the Planning Commission.
8. In the absence of Diann Eden, Bookkeeper, Chairman Pinter reported the reports that have been submitted, the progress of the conversion with Freedom Systems, and currently we have 47 players signed up for girls' softball.
9. Secretary Cindy Beck reported her continuation of working with Stavros on updating the website, closed out the NORCO Grant, submitted the request for final payment on the DCNR Park Grant, entered the River Road Bridge project in a PSATS contest, reviewing options on emergency notification programs, and her day-to-day office activity.
10. Stavros Barbounis reported his monthly IT/Telecom activity, which included the continued server/network upgrade project, ongoing IT support, website updates, Munilogic update, software quotes, and assisting in identifying a new township notification program.

V.

NEW BUSINESS

1. Social Media Policy-Manager Nelson stated he is working with Solicitor Karasek and Stavros on implementing a Social Media Policy.
2. Park/Recreation Committee-Manager Nelson stated just a reiteration of Supervisor Bermingham acquiring the \$100,000 donation from the Post Foundation for the restrooms at the Park and is asking Stavros, Chairperson of the Park/Rec Committee, to bring this to the committee to make sure it is within their comprehensive plan.
3. Independent Traffic Study-Manager Nelson stated a proposal has been received from Keystone and that Benchmark is very interested and will be submitting a proposal this week.
4. Neighborhood Improvement District (NID)-Manager Nelson stated he received a request from RPL to create a NID. This will have to go through the Ordinance process, which will be sent to the Board to review. Manager Nelson stated he will also be posting some information about the NID Act on the Township website to help residents understand what the NID is. Manager Nelson encourages anyone with questions or would like further explanation, to please contact him.

5. Budget Committee-Chairman Pinter provided the Board with a synopsis for the implementation of a Budget Committee for the Township. Chairman Pinter asked for this to be on the March 8th meeting agenda.
6. Animal Control Officer Contract-Manager Nelson stated this contract is due for renewal for another two (2) years. Chairman Pinter asked for this to be on the March 8th meeting agenda.

VI. PUBLIC COMMENT

Supervisor Due commented on how dangerous the intersection of Rt. 191/West Bangor Rd./Lake Minsi Drive is and has been for quite some time. He would like for Manager Nelson to contact PennDOT to see if they would do a traffic study on the intersection. Engineer Coyle will send Manger Nelson a contact at PennDOT.

Janet Pearson, Chairperson of the OSAB, asked if the Heritage Conservancy Contract has been signed yet. Manager Nelson stated it has been signed. Janet also asked if the Deeds to the Preserve been recorded. Manager Nelson stated they have not. Solicitor Karasek stated he does not believe the Heritage Conservancy Contract has been signed yet, but he did send the approved language to their attorney. Solicitor Karasek will follow up on that. As far as the Deeds, Solicitor Karasek stated he was told to hold off on recording the Deeds. Manager Nelson stated he wanted to see if the Board wanted anything changed in the Deeds before they got recorded. Solicitor Karasek will send a copy of the Deed to the Supervisors to review. Chairman Pinter stated this will be completed by the next meeting.

Charles Cole commented on Sharon Duffield's concerns regarding the wells impacted by the RPL development. Charles stated there should be Hydrogeologist look at the area where the ground water will be going once the drip irrigation starts. Charles stated that Engineer Coyle should set up baselines of water levels and quality, for them to have something to compare to.

VII. ADJOURNMENT

MOTION by Supervisor Teel to adjourn the meeting at 8:30 pm, seconded by Supervisor Due. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary

Public Comment – UMBT BOS Meeting Feb 22 2021

Recently I was in the Blirstown NJ area and I noticed a thriving business park on the right hand side of Rt. 94 that consisted of about twelve businesses such as box manufacturer, millworkshop, and a machine shop. All light industrial. All seemed to have full employment, a few of the buildings had truck bays maybe five at the most. This is the kind and size of development that is allowed under our existing zoning and is more appropriate for a community like ours.

So why does this board think it necessary to throw out our zoning to allow development of the largest industrial park on the east coast right here in Mt. Bethel? Why are you allowing for 800,000 SF buildings, why are you allowing for ten story high buildings (high cube warehousing), why are you bending over backward for a developer who likely will sell and walk away with huge profits and leave the township with an enduring eyesore, with hundreds of trucks a day on Rt. 611 and growing development pressure along North Delaware Drive and Rt. 512 for truck stops, fast food establishments and the like.

If the community's lawsuit against this board is successful in invalidating the developers Text Amendment (we will hear from the court in a couple of weeks) then we as community have a new opportunity to shape our future. A scaled down industrial park, like the one in Blirstown, that complies with our existing zoning and SALDO protections will still generate tax revenue and jobs and it will allow us to grow as we wish to grow – incrementally and with community planning for our future; Smart growth that protects why we live here in the first place – for the peace and quite, for the natural beauty that defines UMBT. Thank you.

Richard Wilford-Hunt
2012 Shady Lane
Mt. Bethel, PA

Cindy Beck

From: sharon duffield <sharonduffield@gmail.com>
Sent: Friday, February 19, 2021 10:09 AM
To: Cindy Beck
Subject: Request for addition to agenda

Dear Supervisors,

I would like to respectfully request that you add to the agenda my earlier request I made at a BOS meeting in January, to have monitoring wells addressed for residents due to the impact of the RPL development.

I understand that there are plans by RPL for an extremely large drip irrigation field. I am very concerned about the health part of that drip irrigation field for me and for my surrounding neighbors. For example, Nitrogen in drinking water is regulated by US EPA as nitrate is a cause of Blue Baby Disease. The wastewater discharge such as the water which would be put onto that extremely large drip irrigation site is noted as containing nitrates or their precursors. Other things to be concerned about are the things which may be in waste water from industry, process water and cleaners for floors in warehouses. These things can pass through normal waste water treatment plants and then end up in the groundwater. They are not acute contaminants but long-term things which might cause cancer. Article 1, Section 27 of the Constitution of the Commonwealth of PA decrees that people have a right to pure water. Residents in UMBT shut down biosolids disposal on land of Ron Angle a few years ago for these same concerns.

I would like to request that UMBT do the USEPA Public Drinking Water analysis series. Also important is to have Professionals set up sampling protocol and actual sampling. A hydrogeologist (they know which way the water will flow) is a person who should set up which wells to drill as monitoring wells and whose homes to sample.

The residents should have a baseline reading of their water wells BEFORE anything further proceeds and monitoring wells installed now. It seems like this should already have been addressed and that oversight of the activity on the RPL land be tied to needed protections for resident's water supply.

I heard Lou Pektor speaking at the EDC meeting a few weeks ago talking about all of the many wells that were drilled and that he is still drilling. I know that potentially 300,000 gallons a day of waste could be dumped back onto that drip irrigation field across Potomac street from the RPL site covering as much as 50 acres. I also worry about all of those wells that were already drilled by RPL and the effect of occupiers pulling such substantial quantities of water from our existing groundwater resources, may have on the water supply of the rest of us who have lived here for decades.

Please add this to the agenda so that the wells of residents and monitoring wells may be addressed.

Respectfully submitted,

Sharon Duffield

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