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UPPER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
WEDNESDAY FEBRUARY 28, 2024 – 7:00 PM

*This meeting was held at the Mt. Bethel Fire House and live streamed through the Upper Mount Bethel Township Facebook page.

I.

Supervisor Bermingham called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

In attendance were Supervisor Bermingham, Supervisor Friedman, Supervisor Eckman, Supervisor Albert, and Supervisor Erler.

II.

APPROVE THE AGENDA

MOTION by Supervisor Friedman to approve the agenda, seconded by Supervisor Eckman. Vote: 5-0.

III.

Community Discussion revolving around River Pointe Development

Supervisor Bermingham stated that this is the first meeting with our neighboring communities and hopes to have more. This meeting is for a discussion on the River Pointe Development to hear comments/concerns and answer questions.

Present were:

Heather Fischer-Mayor of Portland

Karen Pfeiffer-Portland Councilwoman

Sandra Newman-Representing Lower Mount Bethel Township

Bonnie Due-Secretary East Bangor Borough

Susan Ruggiero-East Bangor Councilwoman

Jason Huggans-East Bangor Council

Sandra Newman first wanted to thank the BOS for bringing everyone together. Sandra stated some of the concerns of her community (LMBT) are quality of life, environmental issues, traffic, roads, the lack of agreement on data presented by RPL/Engineer, the

impact it will have on the farming community. Sandra stated that in Lower Mt. Bethel they completed a new zoning ordinance and they have done their best to preserve farmland.

Heather Fisher stated that traffic is a big concern for Portland, as well as the roads. Heather stated that she was not aware of a NID agreement that will cover any roads that need to be repaired. Supervisor Friedman stated that the NID will be a wonderful thing if it is implemented correctly. Their first initial cost is a ladder truck to serve the development. Supervisor Friedman explained the NID. Heather stated that there is no positive in this development.

Richard Wilford-Hunt asked Supervisor Friedman who makes up the NIDMA Board. Supervisor Friedman stated the NIDMA is made up of 5 members, Scott Cole, Judge Zito, Lou Pektor, Lisa Pektor and Lou's son (he can't recall his name).

Mark Mezger stated the NIDMA doesn't take over the NID until after 50% of the parcels are sold.

Frances Visicaro stated that she has a copy of the NID if anyone would like to get a copy of it.

Karen Pfeiffer stated that she doesn't have anything to add but just repeat what has already been said in regard to the concerns of traffic.

Susan Ruggiero stated that their concerns are the traffic and environmental impact on the whole Slatebelt area.

Bonnie Due stated that there is a need for a traffic light at the intersection of Rt. 611 and Rt. 512.

Supervisor Bermingham stated that what he's been hearing are the main concerns are traffic and environmental issues.

Heather Fisher stated there are issues with the underpass and the problems with trucks getting under it. Supervisor Friedman stated that RPL has been trying to deal with the railroad.

Jim Potter stated that he has been with the Fire Co. for 47 years and they have never had one truck that got stuck under that underpass.

Charles Cole spoke on environmental issues, air quality, quality of life, water quality/quantity, and cost benefit analysis.

Tara Mezzanotte spoke of county wide related issues related to potential traffic impacts that are projected to come over the Portland-Columbia bridge.

Sandra Newman asked if the developer has ever reached out to the surrounding communities to discuss the development. Supervisor Eckman stated that she asked that question, as a resident, and was told that they were concerned about Upper Mount Bethel. Sandra also asked if there has been any interaction with PennDOT. Supervisor Friedman stated yes.

Judy Henckel stated that she is hoping we all stay connected, working together, and keep discussing/communicating.

Eleanor Shelton commented on the NID not having all the money to do everything. And asked Supervisor Friedman about the PennDOT mitigation plan. Supervisor Friedman stated that there is a major plan between Rt. 512 and Portland.

Mark Mezger commented on the traffic on Rt. 611, eminent domain, where is the money coming from to maintain the roads, and there is no financial plan.

Supervisor Bermingham stated that looking at the Sunset clause in the NID, it does have a chance of expiring when there's development threshold, but it can be extended by petitioning the Board of Supervisors.

Charles Cole commented on the NID, non-applicable things, on the I-2, I-3 zone, there is no environmental assessment, no community impact assessment.

Supervisor Erler asked the attending communities what kind of businesses they would prefer to see in that area.

Michael Onufrak directed his question to Portland, regarding sewage disposal, and RPL trying to hook up with Portland's system. Does Portland have a formal position or definitive position on RPL hooking up to Portland's system. Heather stated that she does not have a formal position to answer that question.

Ron Angle commented on growing up in Portland and all the amenities it once had. Ron asked if Portland has had any conversation with RPL about their sewage treatment plant. Heather responded saying there are minutes posted on their website if he any questions regarding his question. Ron stated that the biggest problem right now are the dump trucks coming over from NJ going to East Bangor.

Fred Clark commented on coming up with a repository of questions that people have, so that they can submit their questions anonymously. Define positions, then negotiate. Get back to having conversations.

Tom Gilmour commented on what we will lose when this development comes in, we need to control what this becomes, look towards the future of what we want our towns to be, put a cohesive and coherent plan together as local municipalities to drive that.

Supervisor Eckman spoke of all the local businesses along Rt. 611, what happens when Rt. 611 gets widened, what about the EIT money the Township collects because they live and work in the Township.

Supervisor Erler followed up his question regarding when type of businesses they would prefer to see in the area. Heather stated she will take that question back to council to get their thoughts. East Bangor stated they will do the same.

Supervisor Bermingham thanked the municipalities that came out to speak their thoughts and hopes to have more meetings like this in the future.

ADJOURNMENT

MOTION by Supervisor Bermingham to adjourn the meeting at 8:15 pm, seconded by Supervisor Eckman. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary