



## *Upper Mount Bethel Township*

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### UPPER MOUNT BETHEL TOWNSHIP BOARD OF SUPERVISORS WORK SESSION MEETING MINUTES MONDAY, MAY 24, 2021 -7:00 PM

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

I.

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

The Pledge of Allegiance was recited.

Present were Vice Chairman Teel, Supervisor Due, Supervisor DeFranco, Supervisor Birmingham, Township Manager Nelson, Township Engineer Coyle, and Township Solicitor Karasek. Chairman Pinter was absent.

Vice Chairman Teel stated Executive Session is to be added to the agenda.

**MOTION** by Supervisor Birmingham to amend the agenda adding Executive Session to discuss Legal matters, seconded by Supervisor DeFranco. Vote: 4-0.

#### Public Comments:

Manager Nelson read a thank you note from Henry and Carole Deibel, complimenting and thanking the road crew for the work that was recently completed on Orchard Rd.

Janet Pearson commented on Manager Nelson's recent "Manager's Message" regarding Act 319 and how it is misleading.

Charles Cole commented on his RTK request for the RPL Land Development Plan Submission and asked why a 30-day extension is being required since these are public documents.

Richard Wilford-Hunt read his public comment, which focused on why there is only one Supervisor directing all negotiations with Mr. Pektor, transparency, a written report should be provided to the BOS and public for review, and what is best for the UMBT. This public comment will become part of the official record.

Mark Mezgar commented on when will the residents have a question-and-answer time.

Judy Henckel commented on our regional partnerships, specifically Lower Delaware Wild & Scenic River and asked if the Township received their letter referencing River Pointe Logistics Center. They would like to partner with Upper Mount Bethel Township.

## II.

### ANNOUNCEMENTS

Supervisor Birmingham thanked everyone, including businesses, who donated towards to the Anti-Bullying Campaign, which over \$1,800 was received in donations. There will be a Memorial Day Drive-by Parade at the Community Park on Memorial Day, 11-2. Manager Nelson stated the plaque honoring Andrew Nester has been placed at the Flagpole.

## III.

### TABLED ITEMS

1. Social Media/Privacy Policy-Manager Nelson stated this is still being worked on and would like it tabled to the July 12<sup>th</sup> meeting. **MOTION** by Supervisor DeFranco to table to the July 12<sup>th</sup> meeting, seconded by Vice Chairman Teel. Vote: 4-0.
2. River Rd. roadway & Embankment Repairs Bid-Engineer Coyle stated this has been out for re-bid as well as Manager Nelson working on numbers to do the project in house. Public Comment from Charlie Kull: would the Township consider preventative maintenance on River Rd-Riverton Rd. due to so many leaning trees.
3. Zoning Officer-Manager Nelson discussed the job description for the position of the part-time Zoning/Property Maintenance Officer. There was a discussion on the position and the job duties. **MOTION** by Supervisor DeFranco to hire Matthew Wojaczyk as the part time Zoning/Property Maintenance Officer, up to 25 hours a week at \$55 an hour, with no benefits, seconded by Supervisor Due. Vote: 4-0.

## IV.

### ACTION AGENDA

1. 2021 Roadway Guiderail Replacement Payment Request-Engineer Coyle discussed the recommendation of payment #1 in the amount of \$46,068.75 to Wm. Orr & Sons for the 2021 Roadway Guiderail Replacement contract.

**MOTION** by Supervisor Due to pay Wm. Orr & Sons a partial payment of \$46,068.75, seconded by Supervisor Bermingham. Vote: 4-0.

2. Agricultural Security Area (ASA) Application-Solicitor Karasek discussed the ASA application for John R. Wilson et al, 24.19 acres on Belvidere Corner Rd and 7.7 acres on River Rd. Assuming the application is accepted, there will be 180 day waiting period and if no action is taken, the application is deemed approved. **MOTION** by Supervisor Bermingham to accept the ASA application, seconded by Vice Chairman Teel. Vote: 4-0.

## V.

### SUBDIVISIONS

1. 1596 & 1608 Potomac St. Lot Line Adjustment-Solicitor Karasek discussed the applicants requested SALDO waiver, No. 2016-03 section 200 (D) "lots reduced in size shall be required to pursue a secondary or reserve sewage testing." A written request has been received. **MOTION** by Vice Chairman Teel to grant the waiver request, seconded by Supervisor Due. Vote: 4-0. This will be on the next Planning Commission meeting in June for Final Review and then back to the Board of Supervisors in July for approval.
2. 1879 Mount Bethel Highway Lot Line Adjustment-Solicitor Karasek discussed the Lot Line Adjustment plan, no new development is proposed, and the matter has been reviewed by the LVPC and the Township Planning Commission and is now before the Board for Conditional Preliminary Final Approval. **MOTION** by Vice Chairman Teel to approve the 1879 Mount Bethel Highway Lot Line Adjustment, seconded by Supervisor DeFranco. Vote: 4-0.

## VI.

### REPORTS

1. SEO-Scott Policelli was not present.
2. Zoning-Tina Serfass gave a summary of her monthly report. Tina reported the zoning and building applications reviewed and permits issued, and many enforcement notices sent in March have responded and the majority have been resolved. Supervisor Bermingham asked about the pool fence on Sunrise, Tina stated it has been resolved. Supervisor Bermingham also asked about the Nance property on Lake Minsi Dr., Tina stated Manager Nelson is handling that.
3. Accounting/Bookkeeping-Diann Eden was not present.
4. Open Space Advisory Board-Janet Pearson gave a summary of her monthly report. Janet stated they had a fantastic presentation on the Minsi Lake Corridor by Sherry Acevedo. Janet stated the OSAB and Park/Rec Board are working together to correct the issues of board overlaps and updating by-laws. And of the letters mailed out to property owners of 35+ acres, one call of interest has been received.
5. Economic Development Committee-Scott Cole gave a summary of his report. A business directory is just about ready to be posted on the website. The EDC is

- looking into holding a local business gathering/symposium in the future. The EDC is looking to put a survey on the website
6. Manager Nelson gave a summary of his monthly activity. Meetings attended, continued contract negotiations with the Teamsters, and resident discussions. Public comment-Mark Mezgar would like to know if Manager Nelson could provide a report on the outcome of the meetings he attends. Supervisor Birmingham asked Manager Nelson to give him an update on the Nance property.
  7. Engineer Coyle gave a summary of his monthly report. The 2021 Roadway program, Slateford Road Bridge rehabilitation and safety upgrades, National Park Dr. bridge culvert (spring 2022 project), the review of several grading plans/lot line adjustment plans, 300 Demi Rd. Land Development Plans and wetland study of the Conservation Lands (Eastern Industries).
  8. Solicitor Karasek gave a summary of his monthly report, which included meetings attended, land development/zoning/land use matters, outstanding litigation, and miscellaneous matters. Solicitor Karasek asked for confirmation from the BOS to move forward with the Firearms Ordinance advertisement. The BOS agreed to move forward.
  9. Secretary Cindy Beck gave a summary of her monthly report. Assisting residents with general questions, concerns, research. CodeRed has been launched. The preparation of the monthly agendas and minutes. Training on Freedom Systems.
  10. Stavros Barbounis gave a summary of his monthly IT and Park/Rec activity. CodeRed, ongoing IT maintenance. For Park/Rec, Stavros discussed park development, sports/recreation, and community events/outreach/support. Although a generous donation is being received for the bathrooms at the park, there was a discussion on the funds needed for the septic system at the park.

Supervisor DeFranco commented on the letter from the SEO, Scott Policelli. There was a brief discussion on an issue at the Blue Roof Car Wash that Scott Policelli was made aware of. Scott performed a site visit and found water is being discharged from the car wash operation into their storm water retention basin. Scott is recommending the BOS have Engineer Coyle and Attorney Karasek discuss appropriate action.

11. Vice Chairman Teel stated the Planning Commission reviewed a Lot Line Adjustment Plan and also the 303 Demi Rd. Land Development Plan.
12. Supervisor's Reports:
  - a. Supervisor Due reported that residents are not being made aware of road projects and also the complaint of the cutting of the shoulders. Manager Nelson discussed the oil & chip road project. Manager Nelson stated two more stop signs have been removed/stolen, which becomes a hazard.
  - b. Supervisor Birmingham reported that this years' Memorial Day drive-by parade will be our last one, the American Legion will be doing their ceremony

and we do not want to interfere with them. The American Legion will be doing a Retirement of the Colors ceremony. Supervisor Bermingham is hoping to receive the check from the donor for the bathrooms this week. Supervisor Bermingham and Manager Nelson attended an Eagle Scout Ceremony honoring Matthew Frangos and would like to do a Resolution for him for becoming an Eagle Scout. Supervisor Bermingham would also like to do a Resolution for Dave Karner, who has been the Scout Master of Troop 41 since 1978 and will be stepping down next January.

- c. Supervisor DeFranco stated that Scott Cole provided an update on EDC.
- d. Vice Chairman Teel has nothing to report.

## **VII.**

### **EXECUTIVE SESSION**

Recess to Executive Session at 8:30 pm to discuss legal matters. The meeting reconvened at 8:45 pm. Vice Chairman Teel stated a legal matter regarding VIP was discussed and no action will be taken at this time.

## **VI.**

### **ADJOURNMENT**

**MOTION** by Supervisor DeFranco to adjourn the meeting at 8:45 pm, seconded by Supervisor Bermingham. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary

Public Comment – UMBT BOS Meeting May 24, 2021

Going through my notes and emails on trying to piece together the history of asking to see the deed restrictions and declarations of covenants ( for the folks out there who do not know what I am referring to – these are the documents and agreements which this board said were needed once they realized too late they had given away too much to the developer. I asked myself the question “why do we have only one supervisor directing all the negotiations with Pektor.

Don't you all think it wise to have more than one supervisor controlling the outcome here? Where are the checks and balances ? Where is the transparency in our local government? At the very least there should be a written report to the BOS for review and this should be made available to the public for review. Where and when do we, as residents, have a say in the future of our township?

We are asking for a seat at the table, to be able to discuss what is best for UMBT. We should be using all of these big issues as opportunities to work together, to figure it out and NOT again rush the decision and be led by the developer. We may have that opportunity when the court gives a decision on the text amendment, we have right now that opportunity with the NID and RPL East LLC; the developers proposal for the <sup>Industrial Park</sup> power plant; Hold public information sessions then schedule the public hearings later. Give us the opportunity to hear the pro's and con's and give us the time to make an informed decision before you vote our future.

Richard Wilford-Hunt  
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