

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION
RE-ORGANIZATION MEETING MINUTES
WEDNESDAY, JANUARY 15, 2020 @ 7:00 PM

- I. Call to Order-Vice Chairman Teel called the meeting to order at 7:00 pm.
- II. The Pledge of Allegiance.
- III. Roll Call-Present in addition to Vice Chairman Teel were Commissioner Howard, Commission Barbounis, Commissioner Klein, Township Engineer Coyle and Township Solicitor Karasek. Absent was Chairman Minnich.
- IV. Re-Organization-**MOTION** by Commissioner Howard, seconded by Commissioner Klein to appoint Vice Chairman Teel as Temporary Chairman. Vote: 4-0.
 - a. Nominate/Elect Chairman of the Commission-**MOTION** by Commissioner Teel, seconded by Commissioner Klein, to appoint Scott Minnich as Chairman of the Planning Commission. Vote: 4-0.
 - b. Nominate/Elect Vice Chairman of the Commission-**MOTION** by Commissioner Klein, seconded by Commissioner Howard, to appoint Bob Teel as Vice Chairman of the Commission. Vote: 4-0.
 - c. Nominate/Elect Secretary of the Commission-**MOTION** by Commissioner Klein, seconded by Vice Chairman Teel, to appoint James Howard as Secretary of the Commission. Vote: 4-0.
 - d. Appoint Recording Secretary-**MOTION** by Vice Chairman Teel, seconded by Commissioner Klein, to appoint Cindy Beck as the Recording Secretary. Vote: 4-0.
 - e. Establish Regular Monthly Meeting Location, Date, & Time-**MOTION** by Commissioner Howard, seconded by Vice Chairman Teel, to establish the Regular Monthly Meeting on the Third (3rd) Wednesday at 7:00 pm at the Township Building. Vote: 4-0.
- V. Approve the Minutes-December 18, 2019-**MOTION** by Vice Chairman Teel, seconded by Commissioner Howard, to approve the December 18, 2019 meeting minutes. Vote: 3-0-1. Commissioner Barbounis abstained.
- VI. Planning Modules-None
- VII. Subdivisions
 1. Lot Line Adjustment-Kuiper-Engineer Coyle discussed his review letter. Engineer Coyle discussed SALDO waivers requested:
 - a. *Section 302.4.1.3* requires the plan to be drawn at a scale of 1 inch equals 50 feet or otherwise be approved by the Engineer waived to allow for a drawing scale of 1 inch equals 80 feet. **MOTION** by Commissioner Klein, seconded by Commissioner Howard, to grant waiver. Vote: 4-0.

- b. *Section 302.4.2.6* requires the site location map to be at a scale of 1 inch equals 1000 feet or larger. **MOTION** by Commissioner Klein, seconded by Commissioner Howard, to grant waiver. Vote: 4-0.
- c. *Section 200(D)*-The requirement for a lot being reduced in size to have secondary or reserve sewage testing. This is to be requested in writing.

Other items still required: 1) checklist and submission requirements form shall be signed and dated by the applicant, 2) addition of road names on location map, 3) include graphic scale, 4) owners statement shall be executed and notarized, and 5) letter from LVPC stating they will not be reviewing revised plan.

MOTION by Commissioner Klein, seconded by Commissioner Howard, to table. Vote: 4-0.

VIII. Site/Sketch Plans-None

IX. Old Business

- a. GenOn Waiver Request-Krista Staley, Attorney representing GenOn, discussed the waiver request. The SALDO waiver *Section 700.2*, which permits the Township to waive requirements where “the literal enforcement of one or more of the SALDO requirements is unreasonable, impractical or will exact undue hardship”. None of the lots in the proposed plan has street frontage. Solicitor Karasek stated a formal letter has been submitted requesting waiver. **MOTION** by Commissioner Klein, seconded by Commissioner Howard, to recommend waiver approval on conditions of easements. Vote: 4-0. Solicitor Karasek asked Attorney Staley if the applicant would like this recommendation to go before the Board of Supervisors in February or March, Attorney Staley stated March.
MOTION by Vice Chairman Teel, seconded by Commissioner Klein, to table. Vote: 4-0.
- b. Act 537 Plan Update-Engineer Coyle stated that the 176 comments have been given to the Board of Supervisors and Township Manager to review and respond to anything outstanding. Once that is completed, the plan will be submitted to DEP by January 31st. Solicitor Karasek and Vice Chairman Teel stated we are in the beginning stages, this is a long process.
- c. R-2 Zone-There was discussion on the recommendations, medical facilities, multi-family housing, over 55 community, to name a few, that were presented to the Board of Supervisors.

X. New Business-None

- XI. Adjournment-**MOTION** by Commissioner Klein, seconded by Vice Chairman Teel, to adjourn the meeting at 8:00 pm. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary