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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, JUNE 16, 2021 -7 PM

**I.**

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

The Pledge of Allegiance was recited.

Present were Chairman Teel, Commission DeFranco, Commissioner Crane, Commissioner Klein, Commissioner Sarisky, Solicitor Karasek, and Engineer Coyle.

Public Comment

Charles Cole, Riverton Rd., stated he hopes that all the Commissioners have reviewed the LVPC review letter, Engineer review letter and the PennDOT traffic impact assessment for 303 Demi Rd.

**II.**

**APPROVE THE MINUTES -MAY 19, 2021-MOTION** by Commissioner Crane to approve the minutes for May 19, 2021, seconded by Commissioner DeFranco. Vote: 4-0-1. Commissioner Klein abstained.

**III.**

**PLANNING MODULES**-None

**IV.**

**SUBDIVISIONS**

- a. 1596 & 1608 Potomac St. Lot Line Adjustment Plan-Final-Solicitor Karasek discussed the Plan and checklist. SALDO waiver to be noted on Plan. **MOTION** by Commissioner Klein, to remove from agenda and recommend Final to the BOS, seconded by Commissioner Crane. Vote: 5-0.
- b. 303 Demi Rd. Logistics Center Lot Line Adjustment Plan-A written request was received withdrawing this plan. **MOTION** by Chairman Teel to accept the request to withdraw plan, seconded by Commissioner Klein. Vote: 5-0.

- c. 2785 N. Delaware Dr. Lot Line Adjustment Plan-Engineer Coyle discussed his review letter of June 15, 2021. The purpose of this plan is to create a larger individual lot than the parcels currently owned by New Demi Road LLC. Under the proposed plan, the New Demi Road, LLC property will be approximately 61 acres and the Olsen property will be reduced from approximately 40 to 22 acres. No new lots are created under this plan. **MOTION** by Commissioner DeFranco to approve the scale plan 1"=100', seconded by Commissioner Klein. Vote: 5-0. **MOTION** by Commission Sarisky to recommend there is no need to pursue a secondary/reserve testing site on the remaining 22 acres, with that waiver request to be in writing, seconded by Commissioner Crane. Vote: 5-0. Solicitor Karasek stated that a LVPC review letter has not been received, therefore he would not recommend Conditional approval. **MOTION** by Chairman Teel to table the plan, seconded by Commissioner Klein. Vote: 5-0.  
-Time to take action on this plan expires August 17, 2021.

Chairman Teel stated Executive Session will be held after Section VI. to discuss personnel matters.

## V.

### LAND DEVELOPMENT

- a. 303 Demi Rd. Planned Industrial Park  
-Time to take action expires on August 17, 2021  
No new submissions. **MOTION** by Commissioner DeFranco to table, seconded by Commissioner Klein. Vote: 5-0.

## VI.

### SITE/SKETCH PLAN

- a. 49 Saddle Creek Dr.- Engineer Coyle discussed his review letter of June 14, 2021. The site plan proposes a dwelling location, driveway, and other features different from the approved Saddle Creek Subdivision and proposes a portion of the driveway, stormwater measures and grading within the existing 40 ft. wide drainage and access easement that traverses the lot. Engineer Coyle recommends a modification to the approved plan be allowed for the construction of the proposed dwelling, driveway and stormwater features within the easement as proposed. Applicant will be responsible for submitting a certified statement by their engineer, verifying all stormwater and grading was completed as per the approved site/grading plan. Engineer Coyle was looking to Solicitor Karasek whether the plan will need to be recorded. Solicitor Karasek stated that yes it should be recorded and also noted on the plan with the modification. **MOTION** by Chairman Teel to accept and recommend approval of the plan, if recorded and modification noted on plan, seconded by Commissioner DeFranco. Vote: 5-0. Solicitor Karasek stated this will be on the July 12, 2021 Board of Supervisors meeting.

**VII.**

**EXECUTIVE SESSION**

Recess to Executive Session at 7:35 pm to discuss personnel matters.

The meeting reconvened at 7:50 pm. Chairman Teel stated that discussed was policy on how to handle documents. No action at this time.

**VIII.**

**ADJOURNMENT**

**MOTION** by Commissioner Klein to adjourn the meeting at 7:50 pm, seconded by Commissioner DeFranco. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary