

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MARCH 18, 2020 @ 7:00 PM

- I. Call to Order-Vice Chairman Teel called the meeting to order at 7:15 pm.
- II. The Pledge of Allegiance was recited.
- III. Roll Call-Present in addition to Vice Chairman Teel were Commissioner Klein, Commissioner Barbounis, Township Engineer Coyle, and Township Solicitor Karasek. Chairman Minnich and Commissioner Howard have resigned.
- IV. Approve the Minutes-February 19, 2020-**MOTION** by Vice Chairman Teel, to table the February 19, 2020 Meeting Minutes, seconded by Commissioner Klein. Vote: 3-0.
- V. Planning Modules-None
- VI. Subdivisions
 - a. Frable Waiver Request-Attorney John Molnar was present representing the Frables. Attorney Molnar discussed the SALDO waiver request. Attorney Molnar stated that adjoining property owners have been notified. The BOS have approved the “Conditional Use” application. **MOTION** by Vice Chairman Teel, to grant waiver, seconded by Commissioner Klein. Vote: 3-0. Solicitor Karasek stated this will be on the next BOS meeting agenda.
 - b. Bethel Heights Associates Major Subdivision-Scott Policelli discussed the proposed Major Subdivision Plan. The plan proposes to create one new building lot, bringing the total number of lots created from the original John Sagen tract to five. Roy Olsen, representing Bethel Heights Associates, discussed the history of the property and the intention of the subdivision. Engineer Coyle discussed his review letter. In regards to Zoning, the Zoning Officer shall be consulted for the official determination of any provisions of the Zoning Ordinance.
SALDO waivers requested by applicant:
SECTION 304-Major Subdivision Preliminary Subdivision and Approval.
SECTION 306.1, 2-11-Drawings required-Grading & Storm Drainage Plan, Utility Plan, Erosion & Sedimentation Plan, Road profiles. Sanitary & Storm Sewer Plans & Profiles. A modification is recommended.
SECTION 308.2.2-Environmental Impact Assessment.
SALDO waiver requests should be added to the Plan. Proof of waiver requests have been provided to adjoining property owners. Engineer Coyle’s general comments: Comments from LVPC shall be considered, as well as comments from the Alternate SEO, if plan were to proceed as proposed, all required and potential permits be called out and noted on the final plan, covenants and restrictive covenants shall be added to plan, NPDES permit for post-construction stormwater activity shall be provided, clarification requested regarding proposed consolidation of church parcel, and all fees paid to Township prior to plan recording. **MOTION** by Vice Chairman Teel, to table plan, seconded by Commissioner Klein. Vote: 3-0.

- c. Lot Line Adjustment-Tishuk to McCabe, et al-Attorney Alan McFall gave a brief summary of the application. The purpose of this application is to give access to the Delaware River. No new buildings or enlargements of any existing buildings are proposed. Engineer Coyle discussed his review letter. The Zoning Officer shall be consulted for determination of any applicable provisions of the Zoning Ordinance. No SALDO waivers have been requested. Comments from LVPC shall be considered as well as comments from the SEO, all fees shall be paid to the Township prior to recording the plan. **MOTION** by Commissioner Klein, to table plan, seconded by Vice Chairman Teel. Vote: 3-0.
- d. Anthony Comunale Minor Subdivision-Engineer Coyle discussed his review letter. The intent is to add onto/lot line adjust for existing lands of Charles and Connie Comunale. The land adjustment will encapsulate an existing storage shed and storage building. It is recommended to revise the title from Minor Subdivision to Lot Line Adjustment-Final Plan. The Zoning Officer shall be consulted for the official determination of any provisions of the Zoning Ordinance. SALDO waiver requested:
SECTION 200 D-Lot Line Adjustment Ordinance, which requires the parcel that is to become smaller to be tested for a secondary or reserve site. The applicant states that remaining land is over 100 acres and has great potential for a future replacement on-lot sewage disposal system. A letter from the alternate SEO is recommended. LVPC letter has been received. All fees shall be paid to the Township prior to recording plan. **MOTION** by Vice Chairman Teel, to grant Conditional Preliminary/Final Plan Approval, seconded by Commissioner Klein. Vote: 3-0.
- e. GenOn-Solicitor Karasek stated the time to act on this is April 28, 2020. Engineer Coyle stated they will submit a revised plan.

VII. Site/Sketch Plan-None

VIII. Old Business

- a. Act 537 Plan Update-Engineer Coyle stated the Plan has been submitted to DEP.
- b. R-2 Zone-No discussion.

IX. New Business-Engineer Coyle stated the following have not been reviewed, they are for discussion only.

- a. River Pointe Logistics
- b. 303 Demi Road-Lot Line Adjustment
- c. 303 Demi Road Land Development

Attorney Marc Kaplin, spoke on behalf of the applicant for the above plans. Mr. Kaplin stated the River Pointe Logistics is to go before the ZHB for a series of variances and they are looking for a recommendation from the Planning Commission. Vice Chairman Teel stated he does not feel that the Board can provide a recommendation without having the Engineer's comments. Attorney Kaplin discussed our current Zoning Ordinances and stated that our Zoning Ordinance is restricting the development of this property. Attorney Karasek stated that unless the ZHB asks for the Planning Commission's recommendation, they don't need one and he will provide a letter to the ZHB stating that. **MOTION** by Vice Chairman Teel, to table plans, seconded by Commissioner Klein. Vote: 3-0.

- X. Adjournment-**MOTION** by Vice Chairman Teel, to adjourn the meeting at 9:00 pm, seconded by Commissioner Klein. Vote: 3-0.

Respectfully Submitted by Cindy Beck-Recording Secretary