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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, OCTOBER 19, 2022 – 7:00 PM

I.

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

The Pledge of Allegiance was recited.

Present were Chairman Teel, Commissioner Sarisky, Commissioner Klein, Commissioner Potter, Cindy Beck, Recording Secretary, Township Engineer Coyle, and Township Solicitor Karasek. Commission Crane was absent.

PUBLIC COMMENT

Charlie Cole, Riverton Rd., commented on the Special Meeting on traffic, how are all the comments going to be addressed.

Chairman Teel, commented on the traffic meeting and will be making a recommendation to the Board of Supervisors that a cap be put on the truck traffic for RPL. Chairman Teel will be recommending 2,500 trucks at full buildout.

II.

APPROVE THE MINUTES

- a. Meeting Minutes-August 17, 2022-**MOTION** by Commissioner Potter to approve the August 17, 2022, meeting minutes, seconded by Commissioner Sarisky. Vote: 3-1. Commissioner Klein abstained.
- b. Special Meeting Minutes-August 24, 2022-**MOTION** by Commissioner Klein to approve the August 24, 2022, Special Meeting Minutes, seconded by Commissioner Sarisky. Vote: 4-0.

Chairman Teel stated he will be announcing additional special meetings on sewer and water for RPL.

III.

SUBDIVISIONS

- a. Tishuk to McCabe et al Lot Line Adjustment-Solicitor Karasek stated a written request was received to withdraw the plan and can be removed from the

- agenda. **MOTION** by Chairman Teel to withdraw the plan, seconded by Commissioner Potter. Vote: 4-0.
- b. River Pointe Logistics Center-Solicitor Karasek stated an extension of time was received on September 30, 2022, which will now extend the time for official action to December 18, 2022. Engineer Coyle stated a resubmission has been received and this will be on the November 16th PC meeting. **MOTION** by Chairman Teel to table, seconded by Commissioner Potter. Vote: 4-0
- c. Franks Deli and Farm Market-Plan was submitted on September 9, 2022. Kevin Collura, representing the applicant, stated this plan was approved in 2009 by the previous Board and Engineer, but unfortunately, the original applicant, Frank Kinney, passed away and the plan was never recorded. Brad and Michelle Kinney, current owners/applicants, completed a full plan submission, and most of Engineer Coyle's comments have been addressed. Engineer Coyle discussed his letter of October 18, 2022. Engineer Coyle stated a large amount of information was submitted, dating back to 2007-2008. The project intent is to construct a bagel shop with 324 sq ft of retail area and the remaining building area will be used for production and storage. The plans illustrate a total building area of 1264 sq ft. An existing garage on the site is labeled to be removed. The primary access to the site will be a one-way ingress and one-way egress to N. Delaware Dr. The project is proposed to be served by private water and on-lot septic. A review letter from the Zoning Officer stated, that the proposed Deli and Farm Market is a continuation of the original Bagel Shop Land Development Plan, therefore there is no additional zoning approvals. SALDO items, the plans note an existing building to be expanded, it is noted that the prior building has been demolished and an existing garage has been removed, plans need to be revised to represent existing conditions and proposed layout, a Planning Module may be required. A waiver for plan scale, SALDO Section 304.3.5.4, is requested. LVPC letter review is required. There was a discussion on the exterior perimeter easements see Section 400.5.1. A partial waiver may be considered on the rear easement. Kevin stated the drive-thru window is no longer being considered. **MOTION** by Commissioner Potter table, seconded by Commissioner Klein. The SALDO waiver will need to be granted first. The motion and the seconded was rescinded. **MOTION** by Chairman Teel to grant plan scale waiver, seconded by Commissioner Sarisky. Vote: 4-0. **MOTION** by Chairman Teel to table, seconded by Commissioner Potter. Vote: 4-0.

IV.

LAND DEVELOPMENT-None

V.

SITE/SKETCH PLAN

- a. Ultra-Poly Corporation Proposed Recycling Facility-David La Fiura, President of Ultra-Poly Corporation, gave a summary of the proposed 170,000 sq ft recycling facility. Ultra-Poly is a plastics manufacturer, which they produce plastic resin pellets. They are not a municipal recycle facility. The new facility is not a warehouse, it a manufacturing facility that will produce about 60 jobs.

Attorney Peter Layman, representing the applicant, stated they are a family business. This facility will be their third building, all of which are in the Portland Industrial Park. Attorney Layman stated they will need a special exception for steep slopes, and handicap parking, an ADA standards exception. Michael Jeitner, Bohler Engineering, stated the goal is to balance the site, not have any import/export on site as much as possible, 15-16 trucks a day. Chairman Teel stated he would see Portland Borough give their input and/or recommendation. Engineer Coyle discussed his review letter of October 18, 2022. The applicant states they will be requesting a variance for not meeting the 60% impervious coverage area. Based on the scale of the proposed development, it will be subject to performance, traffic, environmental protection and community impact requirement, stormwater management, approval from the Northampton County Conservation District and PA DEP will be required in reference to the NPDES permit. Local fire companies to review the plan. Chairman Teel recommended having periodic engineering meetings.

VI.
ADJOURNMENT

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

Respectfully Submitted by Cindy Beck-Recording Secretary