



**Upper Mount Bethel Township**  
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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, NOVEMBER 16, 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 Crane, Commissioner Sarisky, Commissioner Klein, Commissioner Potter, Cindy Beck, Recording Secretary, Township Engineer Coyle, and Township Solicitor Karasek.

**PUBLIC COMMENT-None**

**II.**

**APPROVE THE MINUTES**

- a. Special Meeting Minutes-October 12, 2022-**MOTION** by Commissioner Crane to approve the October 12, 2022, Special meeting minutes, seconded by Commissioner Klein. Vote: 5-0.
- b. Meeting Minutes-October 19, 2022-**MOTION** by Commissioner Potter to approve the October 19, 2022, Meeting Minutes, seconded by Commissioner Klein. Vote: 4-0-1. Commissioner Crane abstained.

**III.**

**DISCUSSION**

Plan Slate Belt Comprehensive Plan-LVPC- Dean Severson, LVPC Director of Regional Planning, gave a presentation on the Plan Slate Belt Comprehensive Plan. The purpose of the Slate Belt Multi-Municipal Comprehensive Plan is to enable the boroughs of Bangor, East Bangor, Pen Argyl, Roseto, Portland and Wind Gap and the Townships of Plainfield, Washington, Lower Mount Bethel and Upper Mount Bethel, to shape their collective vision for the future. Each municipality has prepared its own comprehensive plan in the past and will keep their autonomy and control but planning as a region enables them to take advantage of geographic similarities and address their common priorities, while better managing an evolving development landscape. Dean discussed the goals, policies, and actions of the plan. The timeline is as it moves towards adoption, public meetings in each community, the final draft plan is estimated for

January 2023, then there is a 45 day public review/comment period, moving on to municipal public hearings and adoption (February/March 2023), intermunicipal agreement for how municipalities will manage/implement plan (April/May 2023), and within 2 years of plan adoption-amend local zoning, subdivision/land development ordinances and official maps to align with plan.

#### **IV. SUBDIVISIONS**

- a. River Pointe Logistics Center-Engineer Coyle discussed the 4<sup>th</sup> submission of the plan. There are 12 lots are proposed, ranging in size from 40,000 sq ft to 800,000 sq ft. Engineer Coyle stated that a secondary emergency access is critical on each lot and commends their Engineer for going through each individual lot and adding a secondary access. Engineer Coyle provided a color-coded map detailing the location of buildings, wetlands, open space area, the proposed area for the wastewater treatment facility, drip irrigation fields, an area for a proposed water tower, electric substation, a proposed area for trucks to pull off, and a nature trail. This plan is going to be done in phases, beginning with Lot 1, 2, and 6. Storm water improvements are proposed along River Rd. Traffic remains outstanding. Chairman Teel stated he would like to propose to the developer to put a cap on truck traffic, a maximum of 2,500 trucks a day (one way) at full build-out. Chairman Teel stated he is working with the developer on the architectural design of the buildings to be with the rural nature of the community. Chairman Teel stated he is in daily contact with Jordan Brown, VP of Restoration Hardware, one of the Country's best architects. Attorney Mark Kaplan, representing the developer, commented on preliminary/final plan approval not being held up because of outside agencies. Engineer Coyle stated a lot of outstanding issues are Township related, not outside agencies. Engineer Coyle discussed his review letter of November 14<sup>th</sup>, highlighting changes and critical issues for the process to move forward. The four major components of this project are sanitary, water, traffic, and stormwater. A geotechnical report for the project has not been received to date. Further documentation/correspondence is needed from PA Fish/Boat Commission, DCNR, Utility easement, wastewater easement. Attorney Kaplan stated that they have not been able to reach an agreement with Portland for water, so they will have to proceed. Commissioner Klein stated that we should have a comprehensive proposal if RPL is to proceed with establishing a water authority. Attorney Kaplan stated a there is a proposal, which states they will build it, get permitted, cover the negative cash flow, until the system is up and carries itself, at which point the authority can step in take control. Attorney Kaplan this is without any expense to the Township. Engineer Coyle stated that he believes that he will be meeting with Steve Walsh to discuss stormwater. Engineer Coyle stated that his office did meet with DEP to discuss spray irrigation. **MOTION** by Chairman Teel to table, seconded by Commissioner Crane. Vote: 5-0.  
-Official Action expires on January 16, 2023.

## V.

### LAND DEVELOPMENT

- a. Franks Deli and Farm Market-Solicitor Karasek discussed this submission that was originally submitted in 2008, however the Plan was executed. There was a discussion on the need for an easement. Engineer Coyle stated he has not had a chance to look at the revised plan, which was just submitted yesterday. Engineer Coyle recommends to table plan. There was a discussion on SALDO requirements requesting a waiver modification. Brad and Michelle Kinney stated they have the June 2008 waiver request, nothing has changed. Solicitor Karasek stated that if the Commission would like to make a recommendation to approve a waiver from 2008, they can do so. **MOTION** by Chairman Teel to accept the 2008 waiver and to recommend Conditional Final Plan approval to the Board of Supervisors, seconded by Commissioner Potter. Vote: 5-0.
- b. River Pointe Logistics Center Lot 1 Preliminary Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 5-0.  
-Official Action expires February 14, 2022
- c. River Pointe Logistics Center Lot 2 Preliminary Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 5-0.  
-Official Action expires February 14, 2022
- d. River Pointe Logistics Center Lot 6 Preliminary Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 5-0.  
-Official Action expires February 14, 2022

## VI.

### SITE/SKETCH PLAN-None

## VII.

### ADJOURNMENT

**MOTION** by Chairman Teel to adjourn the meeting at 8:50 pm, seconded by Commissioner Crane. Vote: 5-0.

*Respectfully Submitted by Cindy Beck-Recording Secretary*