



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION MEETING MINUTES WEDNESDAY, FEBRUARY 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 Klein, Commissioner Crane, Township Solicitor Karasek and Township Engineer Coyle. Via phone was Commissioner Sarisky. Commissioner DeFranco was absent.

Public Comment-None

II.

APPROVE THE MINUTES-January 19, 2022

MOTION by Commissioner Klein to approve the January 19, 2022, Meeting Minutes, seconded by Commissioner Crane. Vote: 4-0.

III.

SUBDIVISIONS-Engineer Coyle clarified plans/times currently on the agenda.

- a. RPL East LLC Major Subdivision- **MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 4-0.
-Official Action expires on April 18, 2022.
- b. River Pointe Dr., River Rd., and Potomac St.-River Pointe Logistics Center-
MOTION by Commissioner Klein to table, seconded by Commissioner Crane.
Vote: 4-0.
-Official Action expires on April 18, 2022

IV.

LAND DEVELOPMENT

- a. RPL East LLC-Planned Industrial Park-**MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 4-0.
-Official Action expires on April 17, 2022
- b. 303 Demi Rd. Planned Industrial Park-Final Plan-Ben Serrecchia, Senior Project Manager, gave an overview of the project status. Ben stated they

have been working through the outside agencies. Ben stated they are looking for final plan approval with conditions. Engineer Coyle discussed his letter of February 15, 2022. The project intent is to construct a 420,000 sq. foot Planned Industrial Park building, parking area, and other features on a proposed 60.84 acre parcel. The plan states that the intended use of the proposed development is an industrial/manufacturing/distribution use or any other use allowed by UMBT Ordinance. No information pertaining to the specific type of use is provided. An updated "will serve" letter from Portland Borough has been provided, fire flows have not yet been addressed. The Transportation Impact Assessment has been submitted to PennDOT, awaiting feedback on the review to obtain a modified Highway Occupancy Permit from PennDOT. Still outstanding is the fire water demand/capacity regarding adequate fire suppression water supply. A Geotechnical Report has been submitted by GTA. A revised Traffic Impact Assessment has been submitted to PennDOT and to be submitted to UMBT. Solicitor Karasek commented on whether the adjoining property owners were notified 21 days prior to the Planning Commission meeting where the waiver or modification request is to be presented for recommendation. Engineer Coyle was not aware if the notices went out. Solicitor Karasek stated the waivers can be discussed but no action can be taken. Engineer Coyle discussed the waiver/modification requests. There seems to be no issue with a modification request for the following:

- 1) basin side slopes (SALDO Section 501.3.7),
- 2) detention basin emergency spillway (SALDO Section 501.3.16.6.a)
- 3) minimum pipe slopes (SALDO Section 501.5.4)

The modification request for SALDO 304.3.5, Letter of Intent, Engineer Coyle's recommendation is to Defer this, since a specific user is unknown at this time. If a more specific building use is determined prior to final land development approval, an updated letter of intent will be provided.

Lou Pektor stated they are talking with two possible tenants for 303 Demi Rd., one being a Photo Electronics Company, 1-2 trucks a week, and a Food Company, 6 trucks a day, that will require a lot of water use.

Chairman Teel stated he would really like to see users compatible with our community. There was a discussion on the Planning Module, Township SEO input is requested. There was further discussion on the Portland Borough Authority providing fire flow service. Erv McLain stated this is in the process and currently they are looking for an interim solution but ultimately it will have to be in place to get the BOS approval for an occupancy permit. Engineer Coyle stated he disagrees, something as critical as fire protection, should be in place now, most importantly, the letter from the PBA (if using them) stating that they will provide fire protection water. **MOTION** by Chairman Teel to table, seconded by Commissioner Crane. Vote: 4-0.

-Official Action expires May 17, 2022

V.

Site/Sketch Plan-None

VI.

ADJOURNMENT

MOTION by Chairman Teel to adjourn the meeting at 8:35 pm, seconded by Commissioner Klein. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary