



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION MEETING MINUTES WEDNESDAY, APRIL 20, 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, Commissioner Sarisky, newly appointed Commissioner Potter, Township Solicitor Karasek and Township Engineer Coyle.

PUBLIC COMMENT

David Friedman, Gap View Lane, commented that tonight's meeting should be rescheduled due to the fact the agenda was not properly advertised.

Fran Visicaro, N. Delaware Dr commented on the waiver request notice that was mailed out without the date of the Planning Commission Meeting.

Jeff Brown, Sandy Shore, commented on the repair project in the floodplain.

II.

APPROVE THE MINUTES-February 16, 2022

MOTION by Commissioner Klein to approve the February 2022, Meeting Minutes, seconded by Commissioner Sarisky. Vote: 4-0-1. Commissioner Potter abstained.

III.

APPOINT VICE CHAIRMAN OF THE COMMISSION

Chairman Teel stated that due to the resignation of Anthony DeFranco, the Vice Chairman seat is open. Chairman Teel made a **MOTION** to appoint the current Secretary, Randy Crane as Vice Chairman, seconded by Commissioner Klein. Vote: 5-0. Randy accepted the position as Vice Chairman. Chairman Teel made a **MOTION** to appoint Faith Sarisky as Secretary, seconded by Commissioner Klein. Vote: 5-0. Faith accepted the position as Secretary.

IV.

NEW BUSINESS

- a. Flood Plain Ordinance-Engineer Coyle gave a presentation on the Flood Plain Ordinance. Manager Nelson provided some pictures of the project on Sandy Shore. Engineer Coyle stated that any construction adjacent to the River, at a minimum, you're submitting for a Floodplain permit, there is process that has to be followed. Jeff Brown, property owner on Sandy Shore, explained the project. The removal of steps and replaced, concrete walkway remains the same, just replace, and replace the railroad ties with a concrete wall. Engineer Coyle stated he should submit a plan to the Township and present it to the Zoning Hearing Board.

V.

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

- a. 2785 N. Delaware Dr. Amended Lot Line Adjustment Plan-Engineer Coyle discussed the submitted revised plan. The project intent is to create a larger individual lot than the parcels currently owned by New Demi Road LLC. The updated plan also includes a transfer of a portion of property between New Demi Road LLC and RPL. Mike Houston, representing the applicant, stated the review letter from LVPC has been received and a written SALDO waiver for scale to be drawn at 1"= 50' has been provided.
-Official Action expires on July 19, 2022
- b. RPL East LLC Major Subdivision-Attorney Marc Kaplan discussed the plan. Mr. Kaplan stated this plan is to move lot lines so that they can separate out the power plant from other parts of the property. They are aware of where the contamination is and it will be cleaned up. There was a discussion on the ERM report and making it available to the public. DEP will ultimately approve the plan. Engineer Coyle cited SALDO 308.2.2.2 "An inventory of on site environmental conditions an assessment of the probable impact of the development upon them. The inventory shall include the following assessment and probable impact sections: aquatic ecology including water conditions and aquatic populations; surface and subsurface hydrogeology; potable water supply; wetlands, geology;soils and properties thereof, including capabilities and limitations;sewage treatment;topography; vegetation;presence of rare, threatened or endangered species;noise characteristics and levels;existing land use;any particular past or present use that might have involved toxic or hazardous materials (e.g., dump, disposal site, manufacturing operations), aesthetics; and cultural and historic features. Air and water quality shall be described with reference to County Soil Conservation Service categories and characteristics." Chairman Teel suggested having regular meetings with Engineer Coyle and RPL East LLC engineer. **MOTION** by Chairman Teel to table, seconded by Commission Sarisky. Vote: 5-0.
-Official Action expires on July 18, 2022

- c. River Pointe Dr. River Rd. and Potomac St.- River Pointe Logistics Center
MOTION by Chairman Teel to table, seconded by Commissioner Sarisky.
Vote: 5-0.
-Official Action expires on October 18, 2022

IV.

LAND DEVELOPMENT

- a. RPL East LLC-Planned Industrial Park-**MOTION** by Chairman Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.
-Official Action expires on October 17, 2022
- b. 303 Demi Rd. Planned Industrial Park-Final Plan-Engineer Coyle stated he did not provide a formal review letter. Ben Serrecchia stated the only thing he would like to discuss is the time extension. Solicitor Karasek stated he has a time extension form that he can prepare at this moment. There was a discussion on the waiver request notification letters that went out to the adjoining property owners. The initial notification letter did not state the date of the Planning Commission meeting. Another letter will be sent out indicating the date of the next Planning Commission meeting. The waiver requests will be discussed at the May meeting. The time extension date is now June 30, 2022, signed by the applicant.
-Official Action expires June 30, 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: 5-0.