



## ***Upper Mount Bethel Township***

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### UPPER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION MEETING MINUTES WEDNESDAY, MAY 18, 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 Potter, Township Solicitor Karasek and Township Engineer Coyle. Commissioner Sarisky was absent.

Chairman Teel stated the following amended agenda items:

**Subdivisions**-RPL East Major Subdivision and River Pointe Logistics Center-Tabled

**Land Development**-RPL East LLC Planned Industrial Park-Tabled

**Site Plan**-Hardball Cider to be removed from the agenda.

#### **PUBLIC COMMENT**

Charles Cole, Riverton Rd., commented on the RPL East Major Subdivision, plan submitted by RPL but the property is owned by the BACIDA and the submitted plan has many deficiencies related to environmental impacts.

Dennis Minnich, N. Delaware Dr. commented on the recent letter he received for modifications to stormwater management for 303 Demi Rd.

#### **II.**

**APPROVE THE MINUTES**-April 20, 2022

**MOTION** by Commissioner Klein to approve the April 20, 2022 Meeting Minutes, seconded by Chairman Teel. Vote: 4-0.

#### **III.**

## SUBDIVISIONS

- a. 2785 N. Delaware Dr. Amended Lot Line Adjustment Plan-Engineer Coyle stated this is the fourth submission and discussed his review letter of May 16, 2022. 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. Engineer Coyle stated they have address items that were considered critical, LVPC letter on the revised plan has been received and recommends conditional final plan approval. Solicitor Karasek went over the agreement for conditional plan approval with Engineer Coyle. **MOTION** by Chairman Teel to recommend Conditional Final Plan Approval, seconded by Commissioner Klein. Vote: 4-0. Solicitor Karasek stated this plan will be presented to the Board of Supervisors on Monday, May 23<sup>rd</sup>.  
-Official Action expires on July 19, 2022
- b. RPL East LLC Major Subdivision-**MOTION** by Chairman Teel to table, seconded by Commissioner Crane. Vote: 4-0  
-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 Crane. 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 Potter. Vote: 4-0.  
-Official Action expires on October 17, 2022
- b. 303 Demi Rd. Planned Industrial Park-Final Plan-Engineer Coyle stated this is the third submission and discussed his review letter of May 17, 2022. The project intent of this final land development plan is to construct a 420,000 sq.ft planned industrial park building, parking area and other associated features. Engineer Coyle stated one of the more critical outstanding items was the fire protection. They have added to the plan a 185,000-200,000 gallon fire protection water storage tank. Portland Borough Authority conditionally agrees to supply water for the initial filling and necessary refilling of the on-site fire suppression tank at a flow rate to be controlled by the PBA. Engineer Coyle discussed SALDO waivers or modification requests;  
SALDO 304.3.5-Letter of Intent-The applicant is requesting a modification, to defer this requirement. A site plan for review, regardless of the use, by the Planning Commission and Board of Supervisors once the actual use has been determined shall be submitted. **MOTION** by Commissioner Klein to recommend SALDO 304.3.5 waiver request, with the condition a site plan review, regardless of the use, by the Planning Commission and the Board of Supervisors shall be submitted, seconded by Commissioner Potter.

Vote: 4-0.

SALDO 501.3.7-Basin Side Slopes-Ben Serrecchia discussed the waiver request. **MOTION** by Commissioner Potter to recommend SALDO 501.3.7 waiver request, no conditions seconded by Chairman Teel. Vote: 4-0.

SALDO 501.3.16.6a-Detention Basin Emergency Spillway-Engineer Coyle discussed this request. **MOTION** by Chairman Teel to recommend SALDO 501.6.16a waiver request, with the condition of clarification from PADEP by way of approval of the NPDES permit, seconded by Commissioner Crane. Vote: 4-0.

SALDO 501.5.4 -Minimum Pipe Slope-Engineer Coyle discussed the waiver request. **MOTION** by Commissioner Potter to recommend SALDO 501.5.4 waiver request, no conditions, seconded by Chairman Teel. Vote: 4-0.

Solicitor Karasek went over the agreement for conditional plan approval with Engineer Coyle. **MOTION** by Chairman Teel to recommend Conditional Final Plan Approval, seconded by Commissioner Crane. Vote: 4-0. Solicitor Karasek stated this plan will be presented to the Board of Supervisors on May 23<sup>rd</sup>.

-Official Action expires June 30, 2022

## V.

Site/Sketch Plan-None

- a. Jeff Brown Site Plan-710 Sandy Shore Dr.-Engineer Coyle discussed his review letter. The project intent is excavation, wall removal and rebuilding walls and construct an access ramp, all or most of the construction is located with the floodway of the Delaware River. The property owner is intending to rebuild and upgrade the access with concrete accessway and precast concrete retaining blocks. This plan is scheduled to go before the Zoning Hearing Board and based upon the information provided including the PADEP permit and plan, Engineer Coyle advises of a favorable recommendation to the ZHB. **MOTION** by Commissioner Klein to recommend approval, seconded by Chairman Teel. Vote: 4-0.

## VI.

### ADJOURNMENT

**MOTION** by Commissioner Klein to adjourn the meeting at 8:15 pm, seconded by Commissioner Crane. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary