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UPPER MOUNT BETHEL TOWNSHIP
SPECIAL PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 24, 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 Crane, Commissioner Klein, and Township Engineer Coyle. Commission Potter and Solicitor Karasek were absent.

Chairman Teel announced his Senior Forum will be held September 10th from 1-3, at the Mt. Bethel Fire Hall

PUBLIC COMMENT

Richard Wilford-Hunt, commented on the McMahon Master Impact Traffic Report on RPL. The numbers are high and strongly recommends the Commissioners to review the report thoroughly. Chairman Teel stated a public meeting will be held to discuss traffic and sewer.

II.

SUBDIVISIONS

- a. River Pointe Dr., River Rd., and Potomac St.-River Pointe Logistics Center-Engineer Coyle stated this is the first time the Planning Commission has formally seen the plan and would like to the applicant's Engineer to give his presentation. Steve Walsh, Dynamic Engineering, presented a copy of the master site sketch plan to review and discuss. Steve stated thirteen (13) buildings are proposed, a combination of mid to large size. Steve gave an overview of proposed building lot locations, roads, proposed water tower, proposed wastewater treatment plant, proposed electrical substation, proposed walking trail/parking. Steve stated that no buildings are proposed at this time The intent of the sketch plan is to give a context of scale to developing. There was a discussion on having a bus station, a portion of

Marshfield drive being an emergency access road. Steve stated there are three (3) waiver requests that have been submitted:

SALDO Section 304.3.2.1-Plan sheet size-request to allow for use of 30"x42" sheet size. Engineer Coyle has no issue. All in favor to grant waiver, 4-0.

SALDO Section 304.3.2.3.1-Plan scale drawings-request to allow plan scales to be drawn at 1'=60' and 1"=300'. Engineer Coyle has no issue. All in favor to grant waiver, 4-0.

SALDO Section 304.3.5.4-Location map scale-request to allow the location map included on the layout plan to be at a scale of 1"=2000'. Engineer Coyle has no issue. All in favor to grant waiver, 4-0.

Engineer Coyle there may be other waivers that will have to be requested as we go through the plan.

The Commissioners would like to see renderings around the Community Park.

III. 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