



**Upper Mount Bethel Township**  
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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION  
WEDNESDAY, MARCH 15, 2023 – 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 Potter, Commissioner Klein, Recording Secretary Cindy Beck, Township Engineer Coyle, and Township Solicitor Karasek.

**PUBLIC COMMENT**

Eleanor Shelton, Heiden Rd., asked if there will be a discussion on water and sewer. Chairman Teel stated no.

**II.**

**APPROVE THE MINUTES-February 15, 2023**

**MOTION** by Commissioner Klein to approve the February 15, 2023, meeting minutes, seconded by Commissioner Sarisky. Vote: 5-0.

**III.**

**SUBDIVISIONS**

- a. River Pointe Dr., River Rd., and Potomac St.,- River Pointe Logistics Center- Steve Walsh, Dynamic Engineering, stated they are here to discuss the Roadway and Stormwater submission and would like to discuss a few matters on Engineer Coyle's review letter of February 10, 2023. Lou Pektor stated the stormwater is a DEP issue, not an engineering issue, and would like the stormwater to not be part of the review. Engineer Coyle responded by stating stormwater is part of the SALDO and is one of the most critical issues on the plan and does not recommend DEP review. Engineer Coyle stated that he is waiting to see what his soil scientist says and what DEP's soil scientist says. Mr. Pektor stated these are costly delays. Erv McLain stated that stormwater management is not an element that they do not have to go through, it has

- been delegated to outside agencies. Chairman Teel confirmed with Engineer Coyle and Steve Walsh, that DEP has the final say on the infiltration. A meeting with the Engineers and Attorneys is scheduled for Monday, March 27<sup>th</sup>. Engineer Coyle stated that traffic has not been addressed. There was a discussion on waiver requests, SALDO Section 600.4.6.1, if there is no existing centralized public sewage disposal system within the growth area and for all other subdivisions or developments outside the growth area, sewage disposal shall be by a privately owned on-lot system located and designed as per Section 600.4.5.2. Also, SALDO Section 501.3.16.7 and SALDO Section 501.3.15. Engineer Coyle provided the Commissioners with a procedure/process flowchart for sewer and water. **MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 5-0.  
-Official Action expires on April 30, 2023.
- b. Page Residential Lot/151 Belvidere Corner Rd-Lot Line Adjustment - There was no one in attendance to discuss. **MOTION** by Chairman Teel to table, seconded by Commissioner Crane. Vote : 5-0.  
-Official Action expires on April 12, 2023
- c. 98 and 110 Shepherds Hill Dr. Joinder Deed-No need for discussion. **MOTION** by Chairman Teel to move on to the Board of Supervisors, seconded by Commissioner Klein. Vote: 5-0.

#### IV. LAND DEVELOPMENT

- a. River Pointe Logistics Center Lot 1 Preliminary Plan-**MOTION** by Commissioner Sarisky to table, seconded by Commissioner Crane. Vote: 5-0.  
-Official Action expires June 14, 2023
- b. River Pointe Logistics Center Lot 2 Preliminary Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 5-0.  
-Official Action expires June 14, 2023
- c. River Pointe Logistics Center Lot 6 Preliminary Plan-**MOTION** by Commissioner Potter to table, seconded by Chairman Teel. Vote: 5-0.  
-Official Action expires June 14, 2023

#### V. SITE/SKETCH PLAN-None

#### VI. DISCUSSION

- a. Clover Leaf Saddle Club Letter of Recommendation to ZHB-Chairman Teel stated that he had a letter from the ZHB looking for a recommendation from the Planning Commission. At this time, there is nothing to review. Chairman Teel is asking Engineer Coyle to do a site plan review. **MOTION** by Commissioner to table, seconded by Commissioner Potter. Vote: 5-0.
- b. RPL Review for Special Exception Appeal to ZHB-Chairman Teel stated RPL is requesting for this to be tabled. There was a discussion on why the decision was made as to where they want to put the treatment plant.

**MOTION** by Chairman Teel to table, seconded by Commissioner Crane.  
Vote: 5-0.

**VII.**

**ADJOURNMENT**

**MOTION** by Chairman Teel to adjourn the meeting at 8:27 pm, seconded by  
Commissioner Sarisky. Vote: 5-0.

*Respectfully Submitted by Cindy Beck-Recording Secretary*