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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, JUNE 21, 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 Potter, Commissioner Klein, Recording Secretary Cindy Beck, Township Engineer Coyle, and Township Solicitor Karasek. Commissioner Sarisky was absent.

**Public Comments**

Charles Cole commented with respect of the water and sewer presentation, authority vs. sewage facilities plan, putting industrial waste into a treatment plant, and the placement of the wastewater treatment plant.

Judy O'Brien stated that she read over the water and sewer agreement, and mentioned a few concerns, applying for grants, drip irrigation locations, and the developer setting it up as his own personal utility.

Judith Henckel commented on the placement of the treatment plant and reaching capacity for the amount of drip fields available.

Fred Clark read his public comment and will be included in the official record. Fred commented on septic issues on properties, the need for the Township to have a responsible Act 537 plan, and the establishment of a municipal sewer and water authority.

Sharon Duffield commented on the water and sewer agreement and having enough information before making a decision.

Laura Walcott thanked the Planning Commission for allowing the residents to voice their opinions, the residents for holding steadfast to the issues surrounding the RPL project,

and most importantly, the subject matter experts for helping her understand what is being presented by RPL.

Chairman Teel stated the Park is no longer on the table for drip irrigation.

## II.

### **APPROVE THE MINUTES-May 17, 2023**

**MOTION** by Commissioner Klein to approve the May 17, 2023, meeting minutes, seconded by Commissioner Potter. Vote: 4-0.

## III.

### **TABLED ITEM**

River Pointe Logistics Center-Water and Sewer

Steve Walsh, Dynamic Engineering, stated he would like to propose Valley Industrial Properties be moved ahead of RPL subdivision.

## IV.

### **SUBDIVISIONS**

- a. Valley Industrial Properties Lot Line Adjustment-Brad Noll, Licensed Surveyor, stated he has reviewed Engineer Coyle's review letter and he has no questions at this time. Engineer Coyle asked Mr. Noll if there is any future development planned at this time, Mr. Noll stated no, not as this time. Mr. Noll displayed a map showing the lot line adjustment, lot A UMBT and lot B East Bangor Borough. Solicitor Karasek stated his concern is the proposed plan puts property in East Bangor Borough and he is not sure whether this can be done without a petition to move property. Solicitor Karasek stated that the best way to handle this is for East Bangor Borough agree with this. **MOTION** by Chairman Teel to table and have Solicitor Karasek reach out to East Bangor Borough, seconded by Commissioner Crane. Vote: 4-0. Public Comment: Dave Friedman, Supervisor, suggested that Solicitor Karasek reach out to the census bureau.  
-Submitted on May 8, 2023  
-Official Action Expires on August 15, 2023
- b. River Pointe Logistics Center-Steve Walsh, Dynamic Engineering, representing River Pointe Logistics, stated they are requesting two (2) waivers, SALDO 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 owner on-lot system" and SALDO 600.4.7.1, "if there is no centralized public water system within the growth area and for all other subdivisions or developments outside the growth area, water shall be by a privately owned on-lot water supply system". They are not asking for approval of the agreement. **MOTION** by Chairman Teel to recommend the approval of

waivers, seconded by Commissioner Crane. Vote: 4-0. Steve stated they are seeking Conditional Preliminary Plan approval for Roadway and infrastructure as well as Conditional Preliminary Plan approval for Land Development, Lots 1,2, and 6. Engineer Coyle discussed sewer and water considerations and conditions for approval. **MOTION** by Chairman Teel for Conditional Preliminary Plan Approval for the RPL project (roadway & infrastructure), seconded by Commissioner Crane. Vote: 4-0.

-Official Action Expires on July 18, 2023

- c. RPL East, LLC Layout Plan/Record Plan Major Subdivision-**MOTION** by Chairman Teel to table, seconded by Commissioner Klein. Vote: 4-0.

-Submitted on May 22, 2023

-Official Action Expires on September 19, 2023

## V.

### LAND DEVELOPMENT

- a. River Pointe Logistics Center-Lots 1, 2, and 6 – Solicitor Karasek stated that all three plans are before the Commissioners for Conditional Preliminary/Final Land Development Approval. Solicitor Karasek stated that all three plans reference Engineer Coyle’s review letter of November 15, 2022. Steve Walsh stated that we can strike the word “final”. **MOTION** by Chairman Teel for Conditional Preliminary Plan Approved for River Pointe Logistics Center, Lots 1,2 and 6, seconded by Commissioner Crane. Vote: 4-0.

-Official Action expires July 31, 2023 (lots 1,2, and 6)

- b. River Pointe Logistics Center Lot 4 Preliminary Plan-**MOTION** by Chairman Teel to table, seconded by Commissioner Klein. Vote: 4-0.

-Re-Submitted April 19, 2023

-Official Action expires on August 15, 2023. Solicitor Karasek recommends a time extension be submitted for lots 4 & 5. Official Action now to expire on August 15, 2023, for lots 4 & 5.

- c. River Pointe Logistics Center Lot 5 Preliminary Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 4-0.

-Re-Submitted on April 19, 2023

-Official Action expires on August 15, 2023

- d. Ultra-Poly Building 3-Preliminary Plan-Attorney Pete Layman, on behalf of Ultra-Poly, stated they were before the Planning Commission back in December for a recommendation for the ZHB. Attorney Layman stated that Ultra-Poly has been in operation since the late 1990s. This will be their third building, which will be located in Upper Mount Bethel Township. Adam Citrullo, Bohler Engineering, stated they are proposing to construct a 128,195 square ft recycling facility, as well as a 3,600 ft. truck maintenance shop. Adam discussed the SALDO waiver requests and Engineer Coyle’s general comments. **MOTION** by Chairman Teel to approve the waiver request of SALDO Sections 304.3.5.4 and 306.5.4, scale size, seconded by Commissioner Klein. Vote: 4-0. Solicitor Karasek stated the remaining waiver requests will need to be sent to all appropriate property owners.

Engineer Coyle discussed his comments in his review letter. The actual proposed hours of operation, 24-7 and the maximum number of employees, 15-20. **MOTION** by Chairman Teel to table, seconded by Commissioner Klein. Vote: 4-0.

-Submitted on May 22, 2023

-Official Action expires on September 19, 2023

## **VI.**

### **SITE/SKETCH PLAN**

- a. Cloverleaf Saddle Club-Matt Evans stated they were here to discuss the sketch layout plan for a future development and for the Planning Commission's recommendations for a decision by the Zoning Hearing Board. Matt stated they have submitted for three (3) variances, 1) to allow the use in the R1 Zoning District, 2) to allow for them to comply with the ADA, handicap accessible parking spaces, and 3) to allow for a grass parking area. Matt stated that the project will include an indoor riding arena with a clubhouse and concessions, outdoor riding arena and warm-up area, parking areas, and an on-lot sewage disposal, well, and stormwater management facilities. Chairman Teel how long the club has been around. Debbie Modica stated since 1964. **MOTION** by Chairman Teel to give a good recommendation and approval of the variances to the ZHB, seconded by Commissioner Klein. Vote: 4-0. Solicitor Karasek will prepare a letter for the ZHB with the Planning Commission's recommendations.

## **VII.**

### **ADJOURNMENT**

**MOTION** by Chairman Teel to adjourn the meeting at 8:45 pm, seconded by Commissioner Klein. Vote: 4-0.

June 21, 2023

Good evening, Fred Clark, 19 Crystal Terrace, Mount Bethel. Thank you for the opportunity to speak.

Elections have consequences. Anyone paying attention in Mount Bethel should clearly understand that now. The 2017 Mount Bethel Supervisor's election certainly had an influence on this Planning Board and its' priorities. There are a small number of properties in this town that have difficult septic issues to be solved, River Pointe development needs a solution to its' sewage and water needs, and the township needs a responsible ACT 537 plan. The Chairman has expressed how important these issues, tax revenue, and local employment are to him, and I assume his concerns are shared to some extent by other board members and township residents.

The establishment of a Municipal Sewer and Water Authority for the specific benefit of a small minority of town residents, a private developer, and as a solution to the town's ACT 537 compliance issue has been proposed. It is imperative that sufficient due diligence go into its' formation if the town is not to be irreparably harmed by such action. While I understand the developer wants a decision on this in a timely manner, their needs are not paramount here, Mount Bethel's are.

An authority would have sweeping powers and present significant financial risk to the town. As a first action, it would change the R1 residential zoning of the former Angle property by invoking the "essential use" provision of zoning code to allow a drip irrigation field to receive

hundreds of thousands of gallons of effluent a day, resulting from unspecified industrial activity, feet away from a residential neighborhood's wells. Expanding the footprint of industrial activity into a residentially zoned neighborhood without the neighborhood's consent is unacceptable to most reasonable people and establishes a precedent that puts all private property in Mount Bethel under the same threat from an unelected authority staffed and approved by people no longer in office. The devastating financial harm such authorities can create for a municipality have been identified in previous comments by the public. After approval of the text amendment over significant public opposition I heard the comment "Mount Bethel, where democracy comes to die". This perception does not have to be reinforced to address the reasonable concerns confronting this board, the town, and the developer by rushing to approve an authority.

Regardless of whether or not a private or municipal sewer and water authority is established, the River Pointe facility and this authority should remain on the original text amendment industrial footprint. I ask the commission not to allow a potential Trojan horse to bring more unwanted surprises into Mount Bethel by reviewing its' plan thoroughly.