



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, NOVEMBER 20, 2024 – 7:00 PM

I.

Commissioner Teel called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

Present were Commissioner Teel, Commissioner Crane, Commissioner Potter, Commissioner Klein, Township Solicitor Karasek, Township Engineer Coyle and Recording Secretary Cindy Beck. Commissioner Sarisky was absent.

Public Comment-No public comment

II.

APPROVE THE MINUTES

- a. September 18, 2024, Meeting Minutes-**MOTION** by Commissioner Klein to approve the September 18, 2024 Meeting Minutes, seconded by Commissioner Crane. Vote: 4-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision
Roadway & Infrastructure- **MOTION** by Commission Teel to table, seconded by Commissioner Klein. Vote: 4-0.
-Submitted on September 18, 2023
-Official Action Expires on February 23, 2025
- b. Lot Line Adjustment Plan-Walter & Peter Snik-Ryan Dentith, Stateline Engineering, representing Water & Peter Snik, discussed the submission of this Lot Line Adjustment Plan. The owners intend to equally subdivide one parcel (D10-11-30) and merge a portion with parcel (D10-11-29A). There is an existing septic on the residual lot B. Engineer Coyle discussed his review letter of November 8, 2024. There is a concern about parcels being landlocked, a single driveway serves multiple existing parcels, existing easements. A few things need to be cleaned, and receipt of the LVPC letter. **MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 4-0.

- Submitted on October 2, 2024
- Official Action Expires on January 30, 2025

IV. LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 4-0.
 - Re-Submission on May 29, 2024
 - Submitted on February 20, 2024
 - Official Action Expires on March 28, 2025
- b. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted May 20, 2024
 - Official Action Expires on March 17, 2025
- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on February 23, 2025
- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan- **MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on February 23, 2025
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 4-0.
 - Resubmission on March 27, 2024
 - Submitted on September 18, 2023
 - Official Action Expires on February 23, 2025
- f. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan- **MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on February 23, 2025

V. DISCUSSION

Site Plan Review-East Bangor Municipal Authority-Recommendations to the ZHB-Attorney Pete Layman discussion the Special Exception application to the ZHB for the construction of a water storage tank and is looking for the Planning Commission's recommendations. There is currently one 50,000-gal tank, the second tank would also be a 50,000-gal tank. John Barbaz, VanCleeef Engineering, stated that there is an existing well house on site, where the existing storage tank sits. The additional storage tank would be a replica of existing tank, same size, same height, approximately 20 ft from the existing tank. Water is needed for normal operation. The current tank is somewhat undersized for normal operation and if the well went down, they would not have enough stored. Engineer Coyle went over his review letter. He stated that it is a

straightforward plan. The Special Exception request is to build an additional water tank next to the existing water tank. An Essential Service is a permitted use as a Special Exception. The Planning Commission typically recommends Special Exception Uses to the ZHB. The Planning Commission may wish to discuss/recommend additional conditions and safeguards. Commissioner Teel asked why do they need it? Are they anticipating more demand? Attorney Layman stated this is only for additional water storage, there is no need for any additional draw, capacity is not the problem, the storage is undersized. Brad Wagner, Chairman of the Authority, they are not allowing any new hookups. Commissioner Teel stated for the record, there seems to be an anticipated use other than the storage, Brad stated that would never happen. Attorney Layman stated that what they would be looking for extra capacity is to increase the well flow, but this is not what they are doing. Commissioner Crane stated they need it, Commissioner Potter is fine with it, Commissioner Klein is fine with it, Commissioner Teel stated for safety issues he is ok with it, but is still uneasy about it. **MOTION** by Commissioner Klein to recommend the Special Exception be granted, seconded by Commissioner Crane. Vote: 3-1.

VI. ADJOURNMENT

MOTION by Commissioner Teel to adjourn the meeting at 7:45 pm, seconded by Commissioner Klein. Vote: 4-0.