



Upper Mount Bethel Township

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

Public Comment

Pauline Clark, Crystal Terr., asked for clarification on the extension of time for RPL plans.

II.

APPROVE THE MINUTES

- a. January 17, 2024-Reorganization Meeting Minutes-**MOTION** by Commissioner Potter to approve the January 17, 2024, reorganization meeting minutes, seconded by Commissioner Klein. Vote: 3-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Klein to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on May 29, 2024

IV.

LAND DEVELOPMENT

- a. Ultra-Poly Building 3-Final LD Plan-Attorney Peter Layman, representing Ultra-Poly stated that they are here tonight seeking final conditional LD plan approval. Waiver requests have been approved by the BOS. Adam Citrullo, Bohler Engineering, stated that this is Ultra-Poly's 3rd building, this one being located in Upper Mount Bethel Township and proposed is to construct a 128,195 sq. ft recycling facility as well as 3,600 sq. ft. truck maintenance

shop. They have been before Portland Borough and received preliminary approval. They will need to go back for final approval and also for water/sewer. Engineer Coyle discussed his review letter. Engineer Coyle commended the applicant's engineer on the stormwater management feature. Attorney Layman stated construction is slated to begin summer of 2025. There was a discussion on the PADEP Planning Module that has been submitted to the Borough and is in process. Adam provided architectural renderings of the proposed building and landscaping. Engineer Coyle stated in his review letter that the applicant shall delivery to the Township financial security in the amount of 110% of the cost to complete all improvements required under the SALDO and shall also enter into a legally binding Improvement Development Agreement with the Township guaranteeing the installation and maintenance of the improvements, and a signed and sealed construction cost estimate shall be submitted for review. There was a discussion on the safety of the catch basin (12ft), anything over 10ft becomes a safety issue. Adam will revisit this. Engineer Coyle stated that he is comfortable recommending conditional final plan approval. Solicitor Karasek reviewed the agreement for conditional plan approval with Engineer Coyle. Compliance with all conditions set forth in Engineer Coyle's review letter of February 19, 2024. No fees-in-lieu. Other conditions-SALDO waiver form to signed by applicant and approval of plan by Portland Borough. The applicant agreed to the agreement and signed. **MOTION** by Commissioner Teel to recommend Conditional Final Plan Approval, seconded by Commissioner Klein. Vote: 3-0.

Solicitor Karasek stated that the following RPL plans have been given Preliminary Plan Approval, which means that for 5 years any changes in Ordinances, Zoning, Subdivision, will not affect these plans. If in fact, at the end of the 5 years, RPL projects have not been built or started, they will be subject to any new changes.

- b. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on May 29, 2024
- c. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan- **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on May 29, 2024
- d. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on May 29, 2024

- e. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan- **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on May 29, 2024

V.
SITE/SKETCH PLAN-None

VI.
ADJOURNMENT

MOTION by Commissioner Teel to adjourn the meeting at 7:50 pm, seconded by Commissioner Klein. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary