



Upper Mount Bethel Township

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

I.

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

The Pledge of Allegiance was recited.

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

Public Comment

Mark Mezger, Scenic Ct., commented on the agenda items for RPL plans and the two activities that are going on, the Dissolution of the Authority and the Zoning Hearing for their request for Special Exception.

II.

APPROVE THE MINUTES

- a. February 21, 2024-**MOTION** by Commissioner Potter to approve the February 21, 2024, meeting minutes, seconded by Commissioner Klein. Vote: 3-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision
Roadway & Infrastructure- **MOTION** by Commission Potter to table, seconded by Commissioner Klein. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on May 29, 2024
- b. Philip Jones Minor Subdivision No. 2-Scott Policelli discussed the submitted plan. Scott stated that a sketch plan was reviewed last November and he is here now with a minor subdivision plan. The intent of this plan is to get out of Act 319, paying the back taxes. Engineer Coyle discussed his review letter. It is proposed to subdivide into 1A (2 acres), 1B (1.6 acres), 1C (1.9 acres). There is a proposed dwelling on Lot 1A. No buildings are shown on Lot 1B and Lot 1C is landlocked. Upon the intermittent lots being conveyed to the same owner/party, the three parcels shall become consolidated following

a joinder deed approved by the Township and Solicitor. At this time, no waivers are requested. Scott stated that he would like to take some time to review Engineer Coyle's review letter and come back. **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on February 19, 2024
-Official Action Expires on May 21, 2024

IV.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-Bernard Telatovich, Hanover Engineering, spoke briefly about the project but then deferred it to Rich Vallone, Lamtec Representative. Rich stated that proposed plan is an expansion of 75,000 sq ft to the existing Lamtec building. The purpose is for additional storage space. The intention is to add an access drive around the backside of the property for additional loading docks, overnight truck parking. Bernard further discussed the proposed project, stormwater management, retention basin, zoning issues (special exception), parking. Engineer Coyle went through his review letter of March 19, most of which was previously stated. This expansion leads to several site improvements, including loading docks, retaining walls, site lighting, driveways, connection to public sewers, and stormwater management facilities. The expansion of the building requires a PADEP NPDES permit and a post-construction Stormwater Management Plan, which includes the construction of three (3) Subsurface infiltration beds as well as drainage swale to address conveyance and management to the addition of impervious coverage. No variances or waivers have been requested by the applicant at this time. Special Exception by the Zoning Hearing Board will be necessary for the size of the building and a variance for the steep slopes. SALDO, this plan came in as Preliminary/ Final LD Plan, the submission has been reviewed as Preliminary LD Plan. Public water exists and public sewer is proposed to serve the site, plans shall be submitted to Portland Borough Water for any additional water. Rich stated that they already have existing water capacity reserved with Portland. Preliminary conversations regarding sewer have taken place. **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on February 20, 2024
-Official Action Expires on May 21, 2024
- 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 Klein to adjourn the meeting at 7:55 pm, seconded by Commissioner Potter. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary