



Upper Mount Bethel Township
387 Ye Olde Highway
P.O. Box 520
Mount Bethel, PA 18343-5220
Phone: (570) 897-6127 Fax: (570) 897-0108
www.umbt.org

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JULY 17, 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 Sarisky, Commissioner Potter, Commissioner Klein, Township Engineer Coyle, Township Solicitor Karasek and Recording Secretary Cindy Beck. Commissioner Crane was absent.

Public Comment

Commissioner Teel stated that he spoke with the Mt. Bethel PO about the mailboxes on Rt. 611 being located on the same side as the home, so residents do not have to cross the road to get their mail. They stated that they are willing to do that if we provide them with names/addresses and the Board of Supervisors lobby the State Representatives to help slow down the traffic. He would like to send a recommendation to the Board of Supervisors to strongly consider this. **MOTION** by Commissioner Potter to send a recommendation to the Board of Supervisors, seconded by Commissioner Klein.
Vote: 4-0.

II.

APPROVE THE MINUTES

- a. June 19, 2024, Meeting Minutes-**MOTION** by Commissioner Klein to approve the June 19, 2024, meeting minutes, seconded by Commissioner Sarisky.
Vote: 4-0.

Plan Slate Belt Multi-Municipal Plan Presentation-Becky Bradley, Executive Director, and Joey Dotta, Regional Planner, gave a brief presentation on the Plan. Becky stated that each municipality appointed three members to sit on the Steering Committee. The committee focused on collecting data and discussing options for creating goals, policies, and actions that would serve as the foundation of the Slate Belt Multi-Municipal Comprehensive Plan. Becky and Joey discussed the goals and the policies of each one: 1) Growth/Development 2) Quality of Life 3) Efficient Local/Regional Government 4) Resilient transportation/infrastructure Network 5) Strong Farming Community 6) Prepared student body/workforce. The process of implementation starts with the adoption of the Plan Slate Belt Multi-Municipal Comprehensive Plan. This was created

for the municipalities of Bangor Borough, East Bangor Borough, Pen Argyl Borough, Portland Borough, Roseto Borough, Wind Gap Borough, Plainfield Township, Upper Mt. Bethel Township, and Washington Township. This allows municipalities to trade uses. Becky stated that they do offer a free local technical assistance program, speed studies, traffic counts, certified planners/engineering, to take to PennDOT. Becky stated that if the Board has any thoughts or changes between now and the end of August, to let her know, so that she can get this out for the 45-day public comment period. Commissioner Teel asked why Lower Mount Bethel is not included. Becky stated that they received separate funding from the County, in which they decided to do their own plan. Commissioner Teel how this plan would affect any plans that are already in place, Becky stated that it would not affect them. Nick Graziano are all the municipalities mentioned involved in this plan already. Becky stated that in addition to Lower Mount Bethel not joining, Plainfield has yet committed to joining. Commissioner Teel asked about the cost, Becky stated that she will get back to him on that. Deborah Modica stated that she would be interested in being the third representative, if a member of the public is allowed to be. Becky will get back to her on that.

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 August 27, 2024
- b. Ott/Race Minor Subdivision-Brian Pysher, Stateline Engineering discussed the plan. Proposed is to subdivide a 33.4-acre parcel into two lots. One lot, approximately 2-acre parcel is proposed for the purpose of a new single family dwelling. The second lot will contain the existing farmhouse and outbuildings. The property is encumbered with an agricultural conservation easement through NC and prevents any further development beyond the proposal. Brian stated that most of Engineer Coyle's comments in his review letter, they will comply. Engineer Coyle discussed his review letter. Questions and comments pertaining to Act 319/NC Agricultural Conservation Easement guidelines shall be deferred to Solicitor Karasek. The property is encumbered by steep slopes greater than 25% and slopes 15 and 25% exist on the parcel. A review letter from the zoning officer states that a variance from the Zoning Hearing Board would be required, due to the steep slopes. Steve Ott stated that this has been a farm field for as long as he remembers. Engineer Coyle recommends the Board give some direction to the ZHB, based on the localized steep slopes, this is a hardship, as the applicant cannot increase the lot size. Commissioner Teel would like to make a **MOTION** to recommend the ZHB to consider this, seconded by Commissioner Klein. Solicitor Karasek stated that the Board should wait until the application is submitted. Vote: 4-0. SALDO waivers were discussed. *Section 302.4.1.3* plan scale. **MOTION** by Commissioner Klein to grant waiver, seconded by Commissioner Sarisky.

Vote: 4-0. *Section 302.4.2.6*-location map scale. *Section 302.4.7.8* and *Section 400.2.8*, roadway dedication, they will be requesting a waiver for this. Brian stated that they are working with PA Fish and Boat and US Fish and Wildlife. Engineer Coyle stated these are outside agencies. Solicitor Karasek Stated that there was not a motion made for the septic site testing. **MOTION** by Commissioner Klein to recommend approval of *SALDO Section 400.4.5*, seconded by Commissioner Teel. Vote: 4-0. **MOTION** by Commissioner Klein to table, seconded by Commissioner Teel. Vote: 4-0.
-Submitted-May 28, 2024
-Official Action Expires on September 17, 2024

IV.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0
-Re-Submission on May 29, 2024
-Submitted on February 20, 2024
-Official Action Expires on August 30, 2024
- b. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan- Matt Evans, Engineer for Keystone Consulting Engineers, discussed the L/D Plan. Matt stated that they are here tonight to get recommendations from the Commissioners for the ZHB. Solicitor Karasek stated that they will be going to ZHB for a variance and two special exception requests. Matt stated that **Section 5.405 (b), zoning variance**, to allow for the proposed indoor equestrian arena and associated facilities to be allowed within the areas where slopes exceed 25%, which are associated with man-made stone rows primarily along the edges of the fields. **MOTION** by Commissioner Teel to give a favorable recommendation to the ZHB, seconded by Commissioner Klein. Vote: 4-0. **Section 5.405 (a) special exception** to allow for the Propose indoor equestrian arena and associated facilities to be allowed within areas where slopes range between 15%-25%, which they believe are associated with man-made stone rows along the edges of the fields. **MOTION** by Commissioner Teel to give a favorable recommendation to the ZHB for relief, seconded by Commissioner Klein. Vote: 4-0. **Section 6.903 special exception**, to allow for more than one driveway access point from Potomac St. Due to the nature of the proposed uses, there will be horse-trailer traffic and regular spectator/pedestrian traffic, eliminating mixing traffic entering and exiting the site, this is a safety matter, highly recommended. **MOTION** by Commissioner Teel to give a favorable recommendation to the ZHB for relief, seconded by Commissioner Klein. Vote: 5-0. **MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 4-0.
-Submitted May 20, 2024
-Official Action Expires on September 17, 2024

- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024
- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.
 - Resubmission on March 27, 2024
 - Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024
- f. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024

**V.
DISCUSSION**

Well Ordinance-Commissioner Teel would like to table this to give the Commissioners time to review. **MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 4-0

**VI.
SITE/SKETCH PLAN-None**

**VII.
ADJOURNMENT**

MOTION by Commissioner Teel to adjourn the meeting at 8:25 pm, seconded by Commissioner Potter. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary