



**Upper Mount Bethel Township**  
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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, SEPTEMBER 18, 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 Crane, Commissioner Potter, Commissioner Klein, Township Solicitor Karasek and Recording Secretary Cindy Beck. Dan Wilusz/Carroll Engineering, attended in Engineer Coyle's absence.

**Public Comment**

Charles Cole, Riverton Rd., commented on the RPL Drip Irrigation, and is hoping the discussion on this includes the pros and cons.

Michael Onufrak, Summerfield Dr., commented on the RPL Drip Irrigation and is hoping that the Planning Commission sends a non-favorable recommendation to the ZHB. This is an environmental disaster, with a major impact on health, and home values.

Mark Mezger, Scenic Ct., commented on RPL's application for special exception submitted in December of 2022. Mark circulated a petition on the objection of the Wastewater Treatment/Drip Irrigation and received 750 signatures. Mark expressed his concerns about the quality of the water aquifer.

**II.**

**APPROVE THE MINUTES**

- a. July 17, 2024, Meeting Minutes-**MOTION** by Commissioner Klein to approve the July 17, 2024, meeting minutes, seconded by Commissioner Sarisky.  
Vote: 4-0-1. Commissioner Crane abstained.

RPL Drip Irrigation Field Recommendation for Zoning Hearing Board-Rob Lewis stated that he is here this evening to discuss the request for a recommendation from the Planning Commission on the Drip Irrigation Field Special Exception for the ZHB, which is part of the application process. A planning module has been submitted to DEP, as well as reviewed by the Township Engineer. The Commissioners asked a series of

questions in which Rob answered. Solicitor Karasek asked for the three (3) experts that testified. Rob responded: Joe Valentine-Soil Scientist, Fred Ebert-Engineer, and Jeff Clark-Geologist. Commissioner Potter had no comment, he has not been following the hearing and would like to make a motion to send no recommendations. Solicitor Karasek stated that the ZHB is looking for Planning Commission recommendation. Commissioner Klein would of liked to have seen another option for a drip irrigation field. **MOTION** by Commissioner Potter to send no recommendation to the ZHB, seconded by Commissioner Teel. Commissioner Klein commented that he thinks there could be another way. Commissioner Sarisky commented that one solution would be to hook up to Portland. Rob said they were advised that Portland does not have the capacity. Commissioner Teel called for a vote. Vote: 5-0.

### III. SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision  
Roadway & Infrastructure- **MOTION** by Commission Teel to table, seconded by Commissioner Crane. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on October 26, 2024
- b. Ott/Race Minor Subdivision-Brian Pysher, Stateline Engineering discussed the plan. Brian stated that they went before the ZHB last month for a variance from the minimum lot size increase due to the presence of steep slopes, along the road where there is an existing stone row and bank. The variance was granted. Solicitor Karasek asked Brian if he would like the PC to act on the waiver requests, three of which have been already granted, SALDO Section 302.4.1.3, 302.4.2.6 and 400.4.5. SALDO Section 302.4.7.8 and 400.2.8 (roadway dedication) need PC recommendation for approval. **MOTION** by Commissioner Sarisky to recommend granting waivers to the BOS, seconded by Commissioner Klein. Vote: 5-0. Solicitor Karasek went over the Agreement for Conditional Plan Approval form, compliance with conditions set forth in Engineer Coyle's review letter of July 16, 2024. The agreement has been signed by the applicant's representative, Brian Pysher. **MOTION** by Commissioner Klein to recommend Conditional Preliminary/Final Plan Approval, seconded by Commissioner Sarisky. Vote: 5-0.  
-Resubmission August 28, 2024  
-Submitted-May 28, 2024  
-Official Action Expires on November 26, 2024

### IV. LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-Bernie Telatovich, Hanover Engineering, stated they are here tonight for waiver requests. The first waiver request is to consider this a preliminary/final plan. The second waiver request, a partial request, is the location of the man-made features on the site and within 100'feet from the site being subdivided or developed. The third

waiver request is man-made slopes shall not exceed 3 horizontal to 1 vertical grade. This request has been granted by the ZHB. The fourth waiver request, runoff calculations, is to use the most up to date Atlas 14 rain depths. And the fifth and final waiver request is final contours. Engineer Wilusz stated that they take no exception to these requests. Solicitor Karasek stated that pursuant to the Township SALDO, adjoining property owners have been notified. **MOTION** by Commissioner Klein to recommend granting the waivers to the BOS, seconded by Commissioner Crane. Vote: 5-0.

-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- **MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 5-0.

-Submitted May 20, 2024

-Official Action Expires on December 16, 2024

- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.

-Submitted on September 18, 2023

-Official Action Expires on October 26, 2024

- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.

-Submitted on September 18, 2023

-Official Action Expires on October 26, 2024

- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.

-Resubmission on March 27, 2024

-Submitted on September 18, 2023

-Official Action Expires on October 26, 2024

- f. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.

-Submitted on September 18, 2023

-Official Action Expires on October 26, 2024

## V.

### DISCUSSION

Well Ordinance-Dave Friedman, Well Committee Liaison, discussed the amendment to the well ordinance. The Township proposes to modify provisions of its current regulations to create a stand-alone ordinance. Applicants proposing to drill a well within the Township, including those whose projected water use is in excess of 2000 gallons per day. There will be a new well-ordinance officer, Scott Policelli. A DCNR water well competition report shall be provided. Dave went over the proposed fee schedule for each class. Commissioner Potter stated that out of 2700 homes in the township, only 180 wells are recorded. Charlie Cole stated that maybe hiring an intern to go out and survey properties to get them in the database.

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

**VII.**  
**ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 8:20 pm, seconded by Commissioner Sarisky. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary