

UPPER MT. BETHEL TOWNSHIP

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THE MEETING MINUTES FOR THE UPPER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION WEDNESDAY, APRIL 20, 2016

I. CALL TO ORDER: Vice Chairman Friedman called the meeting to order at 7:00 p.m. Present in addition to Vice-Chair Friedman were Commissioner Jeffrey Ackerman, Commissioner Frank Klein, Township Solicitor Ronold Karasek, and Township Engineer Jeffrey Ott and Mike Kukles. Commissioner Arner and Kull were absent. The Pledge of allegiance was recited.

II. Approve Minutes- February 17, 2016. MOTION by Commissioner Klein, seconded by Commissioner Ackerman to approve the minutes of February 17, 2016. No comments. Vote: 3-0.

III. Planning Modules: Rabbat – Planning Exemption– 198 Million Dollar Highway. The Planning Commission reviewed the Planning Exemption submitted by the applicant. Solicitor Karasek indicated it looks like everything's in order it has been signed off by the SEO and Mr. Policelli, PLS and would ultimately have to be approved by the Board of Supervisors. **MOTION** by Commissioner Klein, seconded by Commissioner Ackerman to recommend the Rabbat Planning Exemption. No comments. Vote: 3-0. This will go before the Board of Supervisors for approval at their next meeting on May. 9, 2016.

IV. Land Development Plans:

a. Air Liquide (Voltaix) Demi Road/Final Plan. Nate Oiler, P.E. was present on behalf of the applicant. Nate reviewed the plan with the Planning Commission. Nate indicated they submitted a revised sketch plan on April 6, 2016 with changes that include: Building area, storm water and turnaround revision. and pointed out the changes to the final plan and mentioned it includes a larger building and a T-turnaround for tractor trailers, but they are making other revisions and asked the plan be tabled and pointed out they are also working with the Conservation District. Commissioner Klein asked about the scope of the plan, if that has changed and truck traffic. Nate indicated there is no change to storm water basin or impervious area and the truck traffic would remain the same. Commissioner Klein asked about onsite storage and pad size. Commissioner Friedman asked about footprint and original concept. Nate said they are in the process of making revisions. It was noted they got preliminary plan approval back in 2009. There was discussion about Final plan to be filed within 3 years, but extended to 5 years through Act. 46. Nate asked the plan be tabled until he can make necessary revision to the plan. **MOTION** by Supervisor Klein, seconded by Commissioner Ackerman to table the plan to the next Planning Commission meeting on May 18, 2016. No comments. Vote: 3-0.

V. Subdivisions

a. **Hallett – Minor Subdivision** – 247 East Shore Dr. Scott Policelli, P.L.S asked that this be tabled they are in the process of acquiring land from the township and also granting the township an easement for access to the T-ball field. **MOTION** by Commissioner Klein, seconded by Commissioner Ackerman to TABLE the Hallett Minor Subdivision. No comments. Vote: 3-0

b. **Vigliotti –Minor Subdivision - Orchard Rd & Gap View Lane** – Nate Oiler, P.E. was present on behalf of the applicant. Zoning Officer, Ryan Engler has submitted his review. Nate reviewed the plan with the Planning Commission and the review letter submitted by Jeffrey Ott, Township Engineer. The back lot is where the house would be built on 1.29 acres, out of the net acreage there is an existing 16 ft. easement. There was questions regarding #4 of the review letter SALDO 302.4.4.1.2 – need for clarification of the calculation for the net area shown for remaining lands to determine whether the tract is less than 10 acres, the boundaries of any residual tract which is greater than 10 acres may be determined by deed. Remaining parcels containing less than 10 acres shall be subject to requirement of the SALDO. Nate indicated out of the net acreage existing 16 ft. easement, it is slightly less than 10 acres. Nate noted the 30 ft. right-of-way dedicates frontage of new lot, but doesn't dedicate road right-of-way. Engineer, Mike Kukles mentioned the residual tract and if they need to dedicate would require waivers. Engineer Jeff Ott would like to see existing dwelling and existing right-of-way dedicated to the township noted on the plan. There was discussion with the Solicitor about the 10 acres and want made clear there is not intension to develop. And would like to see something on the plan dedicating the right away. Nate noted the total gross acreage is 10 acres, but with the right-of-way easement, then it drops below 10 acres. Solicitor Karasek asked any waivers be put in writing and also run those requests by the Township Engineer and get their opinion. Nate indicated he would be asking for various waivers to minimize the process and costs to applicant. They would like to waive the requirement to add an additional right-of-way in front of their house, the waiver does not need to include the remaining land. There was discussion about #24 SALDO 400.8 – Park, Recreation and Open Space if it should be 1 or 2 lots. Nate thought it should be 1 lot, Solicitor Karasek said he is ok with that. There was discussion survey at the bottom of the bank, 195 ft. from earth disturbance. They may ask for a waiver to #26 SALDO 502.1 – Storm water Management site plan. Nate indicated he submitted a grading plan showing under 10,000 square ft. for Storm water Management. Nate indicating he will be making revisions and submitting his waiver requests for next month's Planning Commission Meeting. **MOTION** by Commissioner Klein, seconded by Commissioner Ackerman to table the Vigliotti Minor Subdivision to the May 18, 2016 Planning Commission meeting. No comments. Vote: 3-0.

c. Rabbat – Minor Subdivision – 198 Million Dollar Highway. Scott Policelli, P.L.S asked that the plan be tabled. Plan will expire on July 1, 2016. **MOTION** by Commissioner Klein, seconded by Commissioner Ackerman to table the Rabbat Minor Subdivision to the May 18, 2016 Planning Commission meeting. No comments. Vote: 3-0.

d. Air Liquide Preliminary Plan – Major Subdivision - 102 Demi Road. Nate Oiler, P.E. was present on behalf of the applicant. Nate said this is essentially a lot line adjustment and this is a very unique plan. Zoning Officer, Ryan Engler has submitted his review. The Planning Commission discussed review letter submitted by Township Engineer Jeffrey Ott. #5. SALDO 304.3.4.3 and 306.4.3 & 306.6.2 – The locations of all existing man-made features on the entire site and within 100 ft. of the shite shall be shown on the plans. Engineer Mike Kukles said he would like to see Land Development plan in the next month show existing features Nate noted that 100 ft. of entire site shown on the plan is unreasonable. #6 SALDO 304.3.4.4.5 – All proposed rights-of-way, restrictive covenants, and easements for all drainage utilities. Or other purposes which might affect development with the designation of area to be dedicated to the township shall be show on the plans. Nate thought the right-of-way that the township wouldn't want that. #20 SALDO 308.2.2 – Environment Impact assessment – Nate noted this shouldn't be required again, was done during the Preliminary plan. Solicitor Karasek agreed as long as there is no change. Solicitor Karasek is the plan a Preliminary plan or Preliminary/Final? Nate indicated when they originally had preliminary discussion with previous Engineer Robert Collura that was undetermined, so they filed a Preliminary Plan, but could file a waiver for Preliminary/Final Plan.

Solicitor Karasek mentioned those waivers and others should be prepared with notice to the adjoining landowners within 200 feet. #25. Park and Recreation fees should be for 1 lot rather than 2 lots. Nate indicated they will be seeking waivers to SALDO 304.1 & 305.1 – Preliminary & Final Plan application, SALDO 304.3.6.1.2 & 305.5.12 & 306.7.1.2, 304.3.4.2.6 & 306.4.2.6 – Topographic and Slope mapping extending 100 feet behind the tract boundary and SALDO 304.3.4.3 – Location of existing man-made features on the site and within 100 feet from the site. Nate indicated he will prepare his waiver requests in time for the next Planning Commission Meeting.

MOTION by Commissioner Klein, seconded by Commissioner Ackerman to table the Major Subdivision to the May 18, 2016 Planning Commission meeting. No comments. Vote: 3-0.

VI. SITE / SKETCH PLANS – None.

VII. REFERRED FROM ZONING HEARING BOARD – None

VIII. NEW BUSINESS – None

IX. OLD BUSINESS

1. SALDO Amendments – Lot Line Adjustment. Letter from LVPC 4-1-16. The Planning Commission noted they have already submitted their comments to the Board of Supervisors. Solicitor Karasek indicated we received a review letter back from Lehigh Valley Planning Commission with some recommended changes. This is on the Board of Supervisors meeting on 4-25-16 for their review.

2. Proposed Zoning Ordinance Amendments – compliance with MPC - Solicitor Karasek indicated this has been advertised for a Public Meeting before the Board of Supervisors on Monday, May 9, 2016 @ 7:00 p.m. for adoption of Ordinance #2016-02 amending the structural size standards and lot coverage for private garages, barns and commercial and industrial buildings within the township.

X. CORRESPONDENCE – None.

XI. ADJOURNMENT - MOTION by Commissioner Klein seconded by Commissioner Ackerman to Adjourn the Planning Commission Meeting at 8:30 p.m. No Comments. Vote: 3-0.

Respectfully Submitted - Melissa Mastrogiovanni, Recording Secretary
Upper Mount Bethel Township