

# UPPER MT. BETHEL TOWNSHIP

Township Phone  
(570) 897-6127

387 Ye Olde Highway  
Mount Bethel, PA 18343-5220

Fax Number  
(570) 897-0108

## **THE MEETING MINUTES FOR THE UPPER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION WEDNESDAY, JANUARY 18, 2017**

**I. CALL TO ORDER:** Commissioner David Friedman called the meeting to order at 7:00 pm. Commissioner Friedman welcomed new Commissioner appointed Scott Minnich. Present in addition to Commissioner Friedman were Commissioner Jeffrey Ackerman, Commissioner Frank Klein, Commissioner Minnich, Solicitor Karasek and Engineer Mike Kukles. Commissioner Charlie Kull was absent. The Pledge of Allegiance was recited.

### **II. RE-ORGANIZATION:**

**a. ELECT CHAIRMAN OF THE COMMISSION: MOTION** by Commissioner Ackerman, seconded by Commissioner Klein appointing David Friedman as Chairman. No Comments. Vote: 4-0.

**b. ELECT VICE-CHAIRMAN OF THE COMMISSION - MOTION** by Commissioner Klein, seconded by Commissioner Ackerman appointing Scott Minnich as Vice Chairman. Vote: 4-0.

**c. ELECT SECRETARY OF THE COMMISSION: MOTION** by Chairman Klein, seconded by Commissioner Friedman appointing Jeffrey Ackerman as Secretary. Vote: 4-0.

**d. APPOINT RECORDING SECRETARY: MOTION** by Commissioner Klein, seconded by Commissioner Ackerman appointing Melissa Mastrogiovanni as Recording Secretary to the Planning Commission. Vote: 4-0.

**e. ESTABLISH REGULAR MONTHLY MEETING LOCATION, DATE & TIME: MOTION** by Commissioner Ackerman, second by Commissioner Klein establishing the 3rd Wednesday of each month at 7:00PM in the Municipal Building as the regular meeting date, time and location. Vote: 4-0.

### **III. APPROVE MINUTES - Planning Commission Minutes**

**1. Wednesday, December 21, 2016 - MOTION** by Commissioner Ackerman, seconded by Commissioner Klein to approve the Planning Commission Minutes of Wednesday, December 21, 2016. Vote: 4-0.

### **IV. PLANNING MODULES - None**

### **V. SUBDIVISIONS**

a. Ackerman (#3) – Minor Subdivision – 2731 River Road. Plan will expire on 3/21/17. Scott Policelli, P.L.S was present on behalf of the applicant. The Planning Commission reviewed Engineer's Ott's review letter dated 1/12/17. The applicant is requesting a waiver to Ordinance #201603; 200.D: Resulting lots meeting the requirements of this article that are reduced in size shall be required to pursue secondary or reserve sewage testing. Parcel D12-4-9 needs to include secondary or reserve sewage testing by the Alternate SEO. Mr. Policelli's supporting letter of the waiver indicates the remaining land that is currently in use as a camp ground has a substantial amount of open space should they ever need to do testing in the future. Also this area of the township has extremely good soils and is very unlikely suitable testing would not be found somewhere on the remaining 14 acres.

**MOTION** by Commissioner Klein, seconded by Commissioner Minnich to recommend the waiver with based on the information submitted by Mr. Policelli. Solicitor Karasek and Engineer Mike Kukles noted no objection to the waiver. Hallett Minor Subdivision. Vote: 3-0-1. Commissioner Ackerman abstained. Mr. Policelli said the plan should be able to get a recommendation for Conditional Approval based upon very limited conditions to be met. **MOTION** by Commission Klein, seconded by Scott Minnich to recommend Conditional Approval of Ackerman #3 Minor Subdivision with the following conditions: 1). Compliance with Township Engineers review letter of January 12, 2017, 2). Unification and Merger Deed, 3). Monuments, pins and/or markers be set in the field and certified in writing by Applicants Engineer, 4). Plan to be signed and notarized. Other Conditions: SALDO waiver of Section 200.D of Ordinance #2016-03 to be granted and noted on the plan. Vote: 3-0-1 with Commissioner Ackerman abstaining. This will be on the Board of Supervisors agenda on 2/13/17 for approval.

**VI. REVIEW OF LAND DEVELOPMENT PLANS**

**VII. SITE / SKETCH PLANS** – None.

**VIII. REFERRED FROM ZONING HEARING BOARD** – None

**IX. NEW BUSINESS** – None

**X. OLD BUSINESS - None**

**XI. CORRESPONDENCE** – None.

**XII. ADJOURNMENT - MOTION** by Commissioner Klein seconded by Commissioner Minnich to Adjourn the Planning Commission Meeting at 7:30 p.m. No Comments. Vote: 4-0.

Melissa Mastrogiovanni , Recording Secretary  
Upper Mount Bethel Township