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UPPER MOUNT BETHEL TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
MONDAY, AUGUST 9, 2021 – 7:00 PM

*This meeting was held in person and live streamed through the Upper Mount Bethel Township Facebook page.

I.

Chairman Pinter called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

Present were Chairman Pinter, Supervisor Due, Supervisor Bermingham, Supervisor Teel, Supervisor DeFranco, Township Manager Nelson, and Township Solicitor Karasek, and Township Engineer Coyle.

Public Comments:

Charlie Cole, River Rd., commented on the 2% of the Township being developed by RPL and asked has the Township attained a NID Attorney. Chairman Pinter stated they are in attendance of tonights' meeting.

Frances Visicaro, N. Delaware Dr., read her public comment, which will become part of the official record. Frances commented on the Text Amendment, the NID and the desire of the citizens to listen to them, not Mr. Pektor.

Chris Finan, Apache Dr., asked Manager Nelson if he had an update on the second Fire Study. Manager Nelson stated there is no update but will be completed.

Richard Wilford-Hunt, Shady Lane, read his public comment, which will become part of the official record. Richard commented on latest RPL marketing video, the Text Amendment, the NID and the BACIDA.

Richard Klinge, Totts Gap Rd., asked if the deeds for the Eastern property are recorded and commented on the recent dumping of stumps at the Eastern Property and will the resident be held financially responsible for it.

II. ANNOUNCEMENTS

Chairman Pinter introduced the Cozza Law Group, Rocco Cozza and Matthew Bolewitz, NID attorneys. Attorney Cozza stated he was attained to make certain the Plan is in the best interest of the Township, to protect the client, and to make certain the law is followed.

Supervisor Bermingham announced the UMBT clean-up day was a success and thanked all that participated, including the MB Fire Police, also working with the MB Fire House on raising funds for the Emergency Shelter. There was a discussion on the grant for the Emergency Shelter, which Chief Finan stated initially was a complete grant to do everything and at the last minute they changed it and were told by Congresswoman Susan Wild that it was a matching funds grant, not a full on grant and their response was, it was in fine print. Supervisor Bermingham stated they were not told it was a matching grant and after they were awarded the \$250k, they were told they had to come up with 45%. Supervisor Bermingham stated he interviewed Dr. Raso, who gave an update on the Coronavirus. The Retirement of Colors, held at the American Legion, was a very nice ceremony to see how they properly retire an American Flag.

III. CONSENT AGENDA

1. Approval of the July 12, 2021, Meeting Minutes.
2. Approval of the July 26, 2021, Meeting Minutes.
3. Refuse Reductions, Application Refunds and Exonerations.

MOTION by Supervisor Teel to approve the Consent Agenda, seconded by Supervisor Due. Vote: 5-0.

IV. FINANCIALS

1. Bill List-Manager Nelson read the bill list. **MOTION** by Supervisor Due to pay the bills in the amount of \$222,308.86, seconded by Supervisor Teel. Vote: 5-0.

V. SUBDIVISIONS

1. 2785 N. Delaware Dr. Lot Line Adjustment Plan Conditional Preliminary and Final Approval and Waiver Request-Solicitor Karasek stated the Board needs to address the one SALDO waiver before the Final Approval of the Plan. Section 200.D recites that resulting lots that are reduced in size shall be required to pursue secondary or reserve sewage testing. Since the resulting lot in this case is over twenty-two (22) acres, the Township Planning Commission recommends the waiver be granted. **MOTION** by Supervisor Teel to approve the SALDO waiver, seconded by Supervisor DeFranco. Vote: 5-0. Solicitor Karasek stated the Township Planning Commission recommends Conditional Preliminary and Final Approval based on conditions set forth in Engineer Coyle's review letter of

July 19, 2021, the SALDO Waiver be approved and one condition that was not discussed at the Planning Commission meeting, that being Deed Unification. Engineer Coyle recommends Deed Unification. Michael Houston of Swallow Associates, representing the Olsens and RPL on this plan, stated the Deed has already been prepared and there are no issues. **MOTION** by Supervisor Teel to approve 2785 N. Delaware Dr. Lot Line Adjustment Plan, seconded by Supervisor DeFranco. Vote: 5-0.

VI.

TABLED ITEMS

1. Social Media Policy-**MOTION** by Supervisor DeFranco to table, seconded by Supervisor Due. Vote: 5-0.
2. NID-Manager Nelson stated there is a meeting scheduled after tonight's meeting to discuss with NID Attorneys. Supervisor Teel stated that RPL is anxious to have this out in the public, to let them know what the advantages are. Manager Nelson stated that a proposed draft will be sent out to each Board member and as soon as the final plan is completed, the Board will review and will be discussed at the next meeting and hope to set a public hearing date at that time. Manager Nelson stated that under the Act 130, there is only a 15 day advance notice for the hearing, so it should move along faster. Chairman Pinter clarified that once the negotiations are done, the final will be presented to the Board to move forward. Supervisor Bermingham commented that if we wait until the public hearing to answer residents questions, 300 residents will show up screaming. Supervisor Bermingham would like to suggest doing a town hall meeting, with a question and answer session, before the public hearing. Manager Nelson stated the way the public hearing is designed, as per Act 130, any questions or concerns are to be mailed in ahead of time, so they can appropriately respond. Supervisor Bermingham asked if there was anything in Act 130 that prohibits a town hall meeting. Attorney Cozza stated no, that is to be determined by the Township. Chairman Pinter stated let the Board take a look at the Final Draft and the Board will decide on whether to hold a town hall meeting.

VII.

ADJOURNMENT

MOTION by Supervisor Teel to adjourn the meeting at 7:45 pm, seconded by Supervisor Bermingham. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary

Public Comment. – UMBT BOS Meeting Aug 9, 2021

The latest RPL marketing video titled River Pointe Commerce Park now advertises eleven buildings with a height of 100 ft. and one larger than 800,000SF. This assumes they have “conditional use” approval which they do not have.

It is obvious you need to reel in the developer and you need to do it now. You should be in the drivers seat not the developer yet at every step they are the ones setting the agenda and schedule for their plans. First, it was the text amendment with their total rewrite of our local zoning, then the Neighborhood Improvement District with RPL in full control of the management authority and now the Bangor Area Commercial & Industrial Development Authority partnership with RPL East LLC to transfer risk from the developer to the residents of UMBT

It is not too late to get control again. You can start by:

1. Postponing the vote on the NID until the residents get to review the management authority agreement.
2. Separating the NID public hearing from a voting meeting and thereby allowing the residents to have input.
3. Follow through with your promise, at the start of year, to establish a liaison committee between the ~~community~~ and the developer.

board of supervisors

Richard Wilford-Hunt
2012 Shady Lane
Mt. Bethel, PA



August 9,2021
Frances Visicaro

Lou Pektor came to our town in February 2020 and presented his vision for River Pointe Logistics for approximately 725 acres, and stated he would follow our zoning ordinances. As the year went on, our board of supervisor voted to accept the Text Amendment Lou Pektor created. Now Lou Pektor wants to create the Neighborhood Improvement District. This district will include our park. Sound good? Well! By forming this district, they can also expand it to some of the surrounding areas. Remember the board of supervisor still want water and sewage going down 611. Lou Pektor will hold the majority of votes for this NID as long as he leases the buildings he wants to build. The board have not listen to the citizens of our town. Its not that we are against the industrial park. It's the magnitude of the size that the developer wants. Lou Pektor's vision will bring in trucks and more trucks. Our quality of life will be destroyed. Air and water can get polluted. Many more accidents on our roads. Our town and the surrounding towns

infrastructure is not made for the kind of traffic that will come. I am asking the Board of supervisor to stop and think of what their doing to our town. Its not just the 2% of our town that this industrial park will effect. Its all of our town and the surrounding towns.
Thank you

