



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JULY 21, 2021 – 7:00 PM

I.

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

Present were, Chairman Teel, Commissioner DeFranco, Commissioner Crane, Commissioner Sarisky, Engineer Coyle, and Solicitor Karasek. Commissioner Klein arrived at 7:30 pm.

Public Comment:

Richard Wilford-Hunt read his public comment, which will become part of the official record. Richard commented on the LVPC review letter regarding 303 Demi Rd., traffic studies, and costs incurred for professional services.

II.

Approve the Minutes-**MOTION** by Commissioner Crane to approve the June 16, 2021, Meeting Minutes, seconded by Commissioner Sarisky. Vote: 4-0.

III.

PLANNING MODULES-None

IV.

SUBDIVISIONS

- a. 2785 N. Delaware Dr. Lot Line Adjustment Plan-Engineer Coyle stated that the review letter was discussed at the last PC meeting and all comments have been addressed and a written SALDO Waiver request, Section 2016-03, has been received. Engineer Coyle stated this plan is ready for Conditional Approval. **MOTION** by Chairman Teel to recommend the SALDO Waiver request, seconded by Commissioner Crane. Vote: 4-0. Solicitor Karasek discussed the conditions. **MOTION** by Chairman Teel, to recommend Conditional Preliminary & Final Plan Approval based upon Engineer Coyle's review letter dated July 19, 2021, seconded by Commissioner Sarisky.

Vote: 4-0. Solicitor Karasek stated this will be on the BOS meeting of August 9, 2021.

-Revised plan submitted-June 29, 2021

-Official Action expires on September 27, 2021

- b. Steven B. Ott 905-907 Sunset Dr.-Solicitor Karasek stated this plan has just been filed, whereas Engineer Coyle has not completed his review letter of the submitted plan but wanted it to be on the agenda so that we do not lose track of it. **MOTION** by Chairman Teel to table, seconded by Commissioner Sarisky. Vote: 4-0.

-Official Action expires on October 19, 2021

V.

LAND DEVELOPMENT

- a. 303 Demi Rd. Planned Industrial Park-Engineer Coyle provided a power point presentation of the overall footprint/scope of project. Engineer Coyle discussed his review letter. Due to the length of his review letter, Engineer Coyle used a color-coded legend to identify the status of the prior comments under this revised submission.

-Background Information/Ordinance 2020-02, all comments have been resolved.

-Zoning issues have been resolved.

-Environmental Impact Assessment (EIA), letters from outside agencies have been received, the Geotechnical Report submitted by GTA, comments have been resolved, a Blasting Permit application to PADEP will need to be submitted and approved if blasting is pursued during construction, a “partial Modification” is being requested by the developer to forgo providing a detailed letter of the intended use initially. An oil/water/debris separator is being proposed in the truck court-comment from Attorney Kaplin, they have no problem addressing what needs to be addressed and these issues are not planning issues, they are building issues, a deferral of this requirement is recommended, they need to be able to build without knowing the tenant.

-Traffic/Transportation Impact Study revision for the River Pointe Logistics Industrial Park has not been provided at this time, therefore no review/comments have been provided. A revised Traffic Impact Assessment for the New Demi Rd. Industrial Park has been submitted and reviewed. Site improvements included, 1) provide a medium volume driveway footprint with appropriate cartway widths including one ingress and one egress lane 2) provide appropriate corner radii lengths, which will be verified based on largest vehicle anticipated to utilize the site driveway, 3) provide stop control access. It is noted that a 225 ft. southbound right-turn lane on Delaware Drive/River Rd. is warranted based upon the analysis in this review. The revised TIA as been submitted to Portland Borough, comments have been

received. The TIA shall be submitted to PennDOT for review/comments and an appears application to PennDOT District 5-0 for a Medium Use Driveway is required.

-SALDO Modification Request has been submitted, letter of intent (304.3.5), Basin Side Slopes (501.3.7), Detention Basin Emergency Spillway (501.3.16.6a) Minimum Pipe Slope (501.5.4). Landscape plans have been included with revised submission. DEP Planning Module submission or on-lot septic testing results have not been received. Fire Flow volume shall be calculated, and a formal request made to the Portland Borough Water Authority. Comments from local fire departments have not been received to date. Engineer Coyle stated the two big outstanding items are fire and septic. -Stormwater to be addressed at a later date. Attorney Kaplan stated he is very pleased with the review and the approval from outside agencies and there is not much to change on the plan.

Public Comment :

Charles Cole commented on the traffic problem and the transportation Impact Study.

Scott Minnich commented on conditional use, look at the most intense use in the current SALDO and blasting, the impact on surrounding properties, building layout, emergency access, and drainage.

MOTION by Commission Sarisky to adjourn the meeting, seconded by Commission DeFranco. Commissioner Sarisky rescinded her motion, Commissioner DeFranco rescinded his seconded.

MOTION by Commissioner Crane to table the 303 Demi Rd. Planned Industrial Park Plan, seconded by Commissioner DeFranco. Vote: 5-0.

VI.

SITE/SKETCH PLANS-None

VII.

ADJOURNMENT

MOTION by Commissioner Sarisky to adjourn the meeting at 8:20, seconded by Commissioner DeFranco. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary