



Upper Mount Bethel Township

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

I.

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

The Pledge of Allegiance was recited.

Roll Call-Present were Chairman Teel, Commissioner Klein, Commissioner Sarisky, Commissioner DeFranco, and Township Solicitor Karasek. Commissioner Crane and Township Engineer Coyle were present via phone.

II.

Approve the Minutes: January 20, 2021-**MOTION** by Commissioner Klein to approve the January 20, 2021 Meeting Minutes, seconded by Commissioner Sarisky. Vote: 5-0.

III.

Planning Modules-None

IV.

Subdivisions

- a. 303 Demi Rd. Logistics Center-Lot Line Adjustment Plan- There have no new submissions. **MOTION** by Commissioner Klein to table, seconded by Commissioner Sarisky. Vote: 5-0.
-Time to take action expires on July 31, 2021
- b. 1879 Mount Bethel Highway-Lot Line Adjustment Plan-Engineer Coyle discussed review letter of April 8, 2021. Engineer Coyle stated it is a pretty straight forward plan, no future development There was a discussion on the plan scale of 1" = 50', Scott Policelli would like Engineer Coyle to consider the scale 1" = 100'. Engineer Coyle stated he would like to stick to his recommendation of 1" = 50'. LVPC letter has not been received. There was a discussion on whether to recommend approval without the LVPC letter. Chairman Teel stated that it is required and does not want to set a precedent. **MOTION** by Chairman Teel to table, seconded by Commissioner DeFranco. Vote: 5-0.
-Time to take action expires on July 20, 2021
- c. 1596 & 1608 Potomac St.-Lot Line Adjustment Plan-Engineer Coyle discussed his review letter of April 13, 2021. The intention of the plan is to straighten out the lot line. No new development. Lot 1 acreage needs to be confirmed. There was a

discussion on SALDO No. 2016-03 Section 200 (D), “Lots reduced in size shall be required to pursue secondary or reserve sewage testing”. **MOTION** by Chairman Teel to recommend to the BOS conditional approval as per Engineer Coyle’s review letter of April 13, 2021, with a SALDO waiver (2016-03 Section 200 (D) to be submitted in writing and added to the plan, seconded by Commissioner Sarisky. Vote: 5-0.

-Time to take action expires on July 8, 2021

V.

Land Development

- a. 303 Demi Rd. Logistics Center-No new submissions. **MOTION** by Commissioner Klein to table, seconded by Commissioner Sarisky. Vote: 5-0.

-Time to take action expires on July 31, 2021

VI.

Site/Sketch Plan-None

VII.

Old Business

- a. Discussion on the RPL Amendment to the Text Amendment-There was a brief discussion on the amendments to the amendment. Chairman Teel asked if the Commissioners understand it and if they had any further recommendations. Chairman Teel stated that a Public Hearing will be scheduled on the NID and what it entails, with the guidance of an Attorney who is familiar with the NID.

VIII.

New Business-None

IX.

Public Comment

Charlie Cole asked if the Planning Commission is looking at the Traffic Transportation Impact Study as part of the RPL Text Amendment. Engineer Coyle stated the initial Demi Rd. plan that was submitted back in November, to be discussed in December, was tabled, but they did submit a Traffic Impact Study. At this time, we are waiting for a revised plan to be submitted. Chairman Teel stated we are in the midst of hiring Benchmark to audit the Traffic Study and the Planning Commission is very much considering the traffic.

X.

Adjournment-**MOTION** by Chairman Teel to adjourn the meeting at 7:40 pm, seconded by Commissioner DeFranco. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary