



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP PLANNING COMMISSION MEETING MINUTES WEDNESDAY, MAY 19, 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 Sarisky, Commissioner DeFranco, Commissioner Crane and Township Engineer Coyle. Commission Klein and Solicitor Karasek were absent.

Public Comment

Charlie Cole commented with respect to the subdivision and land development at 303 Demi Rd., will an environmental assessment, community assessment and/or traffic impact study be completed on that property and the status of the Text Amendment and whether it will be applied to this property. Chairman Teel stated that Manager Nelson will address his questions/comments.

II.

Approve the Minutes: April 21, 2021-**MOTION** by Commissioner DeFranco to approve the April 21, 2021 Meeting Minutes, seconded by Commissioner Sarisky. Vote: 4-0.

III.

Planning Modules-None

IV.

Subdivisions

- a. 303 Demi Rd. Logistics Center-Lot Line Adjustment Plan- No new submissions.
MOTION by Chairman Teel to table, seconded by Commissioner DeFranco.
Vote: 4-0.
-Time to take action expires on July 31, 2021
- b. 1879 Mount Bethel Highway Lot Line Adjustment-Austin Ortega, representing Policelli Associates, stated that Engineer Coyle's comments from the review letter of April 8, 2021 have been completed, which Engineer Coyle confirmed. **MOTION** by

Commissioner DeFranco to recommend Conditional Plan Approval to the Board of Supervisors, seconded by Chairman Teel. Vote: 4-0. Engineer Coyle went through the conditions on the agreement for conditional plan approval.

-Time to take action expires on July 20, 2021

V.

Land Development

a. 303 Demi Rd. Logistics Center

First Submission-November 20, 2020

Second Submission-April 28, 2021

-Time to take action expires per Solicitor Karasek's instruction

Marc Kaplan, Attorney for RPL, gave a presentation of the revised plan. Mr. Kaplan stated they are present tonight to review the Land Development Plan for 303 Demi Rd., they are not here to review the overall traffic report that was done a few months back. RPL Engineer Ben Serrecchia discussed the displayed "conceptual plan" of the Industrial Park, laid out with multiple lots, it will change as the demand changes. The overall planned Industrial Park contains at least 13 buildings in total, with access off River Rd. A display of a 420,000 ft. sq. building is planned for 303 Demi Rd., at the end of the cul de sac, with loading docks, parking spaces/employee parking, storm water management depicted. Mr. Serrecchia explained that the NPDES permit application has been submitted to NCCD, deficiencies were addressed and resubmitted on May 14th. Once NCCD confirms the application is complete, the Township will receive a copy. There was a discussion of the Geotechnical Engineering Report, which should be completed in about six (6) weeks. Attorney Kaplan stated that they agree with Engineer Coyle's comments regarding stormwater management as well as the Geotechnical Engineering Report. Attorney Kaplan stated he has a letter from the PA Museum and Historical Commission, stating there are no historic or archeologic facts in the development, a letter from US Fish and Wildlife regarding the area where bog turtles were previously observed, stating the area is not likely to impact habitat, and PA Fish and Boat Commission giving clearance on the bog turtles. Attorney Kaplan stated a revised plan will be submitted addressing all of Engineer Coyle's comments in his review letter.

Engineer Coyle discussed his review letter. The Plan has been reviewed for compliance/applicability of Ordinance 2020-02. The proposed plan use has been changed from "Logistics Center" to "Planned Industrial Park". There is no specific use listed on the plan. The project intent is to construct a 420,000 sq. ft. Planned Industrial Park building. The revised lot size to be owned by New Demi Road LLC is 60.84 acres. There was a discussion on Ordinance 2020-02, Environmental Impact Assessment Report, the Geotechnical Report, Traffic Impact Assessment, stormwater management, and proposed water and sewer to serve the site.

Jamie Graham, of Carroll Engineering, gave a brief summary of the Transportation Impact Assessment (TIA) for the River Pointe Logistics Center and Improvements for the New Demi Rd. Planned Industrial Park. The study, originally submitted in November 2020 and then revised and resubmitted in April 2021. The TIA focused the trip generation analysis on ITE Land Use Code 110-General Light Industrial and LUC 140-Manufacturing. The revised TIA should be submitted appropriately to Portland Borough, PennDOT, and the Delaware River Joint Toll Bridge Commission for review and comment. Chairman Teel stated there will be no traffic

entering the Industrial Park off Potomac St. The only traffic entering off Potomac St. will be emergency vehicles.

Engineer Coyle's overall Conceptual Sketch Plan comments: The plan has been submitted in compliance with Ordinance No. 2020-02, for informational purposes only and will be updated as subsequent land development is submitted. The sketch pan indicated 15 proposed building totaling approximately 6,000,000 sq. ft of proposed building square footage with the maximum building size of 701,000 sq. ft (building 2). The revised plan indicates approximately 3 miles of passive recreational trail and approximately 54 acres of combined recreational trail and open space areas.

VI.

Site/Sketch Plan-None

VII.

ADJOURNMENT

MOTION by Commissioner DeFranco to adjourn the meeting at 9:00 pm, seconded by Commissioner Sarisky. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary