



**Upper Mount Bethel Township**

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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, SEPTEMBER 22, 2021 – 7:00 PM

**I.**

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

The Pledge of Allegiance was recited.

Present were, Chairman Teel, Commissioner DeFranco, Commissioner Klein, Commissioner Crane, Commissioner Sarisky, Engineer Coyle, and Solicitor Karasek.

Chairman Teel amended the Agenda, Part VI-Jason Abbott/532 Sandy Shore, to be moved to Part IV. c.

Public Comment:

Charles Cole, Riverton Rd, commented on the recent traffic impact study plan for 303 Demi Rd.

**II.**

Approve the Minutes-**MOTION** by Commissioner Crane to approve the August 18, 2021, Meeting Minutes, seconded by Commission Klein. Vote: 5-0.

**III.**

PLANNING MODULES-None

**IV.**

SUBDIVISIONS

- a. Steven B. Ott 905-907 Sunset Dr. Minor Subdivision-Engineer Coyle stated a letter has been received from Maria Benzoni, Northampton County Farmland Preservation, stating they approve of the plan as submitted. Solicitor Karasek discussed the conditional plan approval checklist. Steven Ott submitted a request to be exempt from the Fees-in Lieu since there will be no new

dwelling, therefore there would be no impact on park/rec facilities. **MOTION** by Commissioner Klein to recommend Conditional Preliminary Final Plan Approval, seconded by Chairman Teel. Vote: 5-0.  
-Official Action expires on October 19, 2021

- b. William & Vickie Tinsley Lot Consolidation-Engineer Coyle discussed his review letter of September 13, 2021. The purpose of this plan is to merge 3 tax parcels. The unified 10.73 acre parcel shall be known as parcel number C10SE3-10-4. A unification/lot merger deed will be required. **MOTION** by Chairman Teel to table, seconded by Commissioner DeFranco. Vote: 5-0.  
-Official Action expires on November 16, 2021
  
- c. Jason Abbott/532 Sandy Shore-Conditional Use Application-Engineer Coyle discussed his review letter of August 2, 2021. This is a new construction located in the 100 -Year Floodplain, which requires a Conditional Use Hearing before the Board of Supervisors. The Planning Commission makes a recommendation to the BOS with any of the reasonable conditions. Clarification if a basement or crawlspace is being provided. A conditional use application has been submitted. Building plans to be certified by a registered architect. **MOTION** by Commissioner DeFranco to recommend Conditional plan approval, meeting all requirements based on Engineer Coyle's review letter of August 2, 2021 and building plans are submitted to the Board of Supervisors, seconded by Commissioner Klein. Vote: 5-0.

## V.

### LAND DEVELOPMENT

- a. 303 Demi Rd. Planned Industrial Park-Ben Serracchia stated they addressed comments from Engineer's Coyle's previous review letter and a revised plan was submitted. Engineer Coyle discussed his review letter of September 13, 2021 to get an update of outstanding items and clarification. Some critical items from prior submission, fire water demand/capacity, on-lot septic testing, suitable backfill material, a letter from Portland Water Authority stating they have enough water supply and letters from the Fire Chiefs and the County Conservation District. Chief Potter stated that he and Chief Finan are OK with the plan and the only thing they ask is that the final plan be signed, sealed and dated by the Engineer. Engineer Coyle stated he would need a letter (on letterhead) stating that they approve of the plan. A review letter was received from Portland Borough stating the developer is coordinating with the Township regarding public water and emergency access to the site via an alternate access route. Mr. Pektor stated they are looking at options. Engineer Coyle furthered discussed his review letter of outstanding items. The revised Traffic Impact Assessment has met the requirements. The Traffic Impact Study will be addressed another time. The DEP Planning Module or

on-lot septic testing results have not been received. Ben stated testing is to begin next week. No fire (water storage) tank or fire pond is proposed. Further discussion on the developers' request for a partial modification to forgo providing a detailed letter of the intended use initially. Engineer Coyle stated he recommends a deferral of this requirement. **MOTION** by Commissioner DeFranco to table, seconded by Commissioner Crane. Vote: 5-0.

-Revised plan submitted June 30, 2021

-Revised plan submitted August 25, 2021

-Official Action expires on November 30, 2021

## **VI.**

SITE/SKETCH PLANS-Discussed in PART IV, C.

## **VII.**

ADJOURNMENT

**MOTION** by Commissioner DeFranco to adjourn the meeting at 8:25 pm, seconded by Chairman Teel. Vote: 3-0.

Respectfully Submitted by Cindy Beck-Recording Secretary