

Approved

LOWER MOUNT BETHEL TOWNSHIP

PLANNING COMMISSION MINUTES TUESDAY, FEBRUARY 18, 2025 AT 6:30 P.M.

CALL TO ORDER - The February 18, 2025 meeting of the Lower Mount Bethel Township Planning Commission meeting was called to order by P. McInerney at 6:30 p.m. in person at 6984 S. Delaware Drive, Martins Creek, Pennsylvania, 18063 (formerly known as Centerfield School). Also in attendance were B. Rush, B. Kiefer, Bruce Smith, J. Coyle, Twp. Engineer, P. North, Twp. Solicitor (on zoom) J. Smethers, M. Mastrogiovanni and R. Dentith, Stateline Engineering. The Pledge of Allegiance was recited.

APPROVE MINUTES – AUGUST 20, 2024 – MOTION by B. Smith, second by B. Rush to approve the minutes as submitted. Vote: 3-0-1, P. McInerney abstained he was absent.

OLD BUSINESS – None

RE-ORGANIZATION 2025

CHAIRMAN – MOTION by B. Rush, second by B. Kiefer to appoint P. McInerney. Vote: 4-0.

VICE-CHAIRMAN – MOTION by P. McInerney, second by B. Kiefer to appoint B. Rush. Vote: 4-0.

NEW BUSINESS

1. P. McInerney announced there is an opening on the Planning Commission in place of S. Newman.

SUBDIVISIONS:

1. **Minor Subdivision - Robert Bush** – 10280 North Delaware Dr. F10-5-13. R. Dentith from Stateline Engineering was present on behalf of the applicant. J. Coyle reviewed with the Planning Commission his review letter. The project intent is the applicant is proposing to subdivide an existing parent tract of 10.6951 acres into (2) two lots. The existing parent tract is comprised of one lot containing existing agricultural buildings, a dwelling unit, and a driveway. Proposed lot 1 is a one-acre lot, proposed lot two is a 9.6 acre + lot. The applicant intends to annex the existing dwelling and associated features from the adjacent farm field. There is no proposed construction at this time on proposed Lot 2, and this farm field will continue to be of agricultural use. On-lot sewage testing has not been performed on proposed lot 2. R. Dentith noted the property is going to be farmed as Agricultural.

Waiver request: 22-402.1. B. (5) (o) – R. Dentith asked this be withdrawn. J. Coyle agreed, this should be withdrawn or denied and go with the option of title for dedication.

P. North discussed with the Planning Commission #2. of his review letter: Dedication of Ultimate Right-of-way and widening of cartway. P. North indicated this subdivision may be the last opportunity for the Township to obtain that ROW there in connection with a development application, especially in front of Lot 1. R. Dentith indicated he wants to make sure there is no restriction to the land or land locked. They could back it off 10ft / arterial 40 feet halfway.

P. North indicated the legal description for the ultimate – right-of way shall be provided by the Applicants surveyor to the Township Engineer. Thereafter they will have execution of the Deed of Dedication to the applicant. The Township requirement for widening and improvement of the cartaway on the NW side of N. Delaware Dr. in front of both Lots 1 and 2, should be noted on the plan as being deferred until such time Lot. 2 is further subdivided or developed.

R. Dentith asked for the following deferral requests:

- 22-525 - The requirement for dedication of land for open space or a fee to be paid in lieu. **MOTION** by P. McInerney, second by B. Kiefer to recommend deferral of the Recreation in the amount of \$3,000 until such time a building permit is submitted and annotated on the record plan. Vote: 4-0.
- 22-505(3) - The requirement for roadway widening at the frontage of both Proposed Lots.
- **MOTION** by P. McInerney, second by B. Smith to recommend the deferral of the requirement for roadway widening at the frontage of both Lots 1 and 2 until such time the Township and or State deems it necessary. P. North noted he is in favor of the deferral and recommended be annotated on the record plan. Vote: 4-0.
- 22-519 - The requirement for each lot to have primary and reserve septic testing. **MOTION** by P. McInerney, second by B. Rush to recommend the deferral requirement for each lot to have primary and reserve septic testing until such time the building permit is submitted, or lot is further subdivided. P. North noted he is in favor of the deferral and recommended the deferral annotated on the record plan. Vote: 4-0.

MOTION by P. McInerney, second by B. Kiefer to recommend Conditional Preliminary Final Plan Approval for the Robert Bush Minor Subdivision based upon the conditions in the Township Engineer, Township Solicitor and Township Zoning Officer's review letter. Vote: 4-0.

PUBLIC COMMENT – None.

ADJOURNMENT - The Planning Commission Meeting was adjourned at 7:10 p.m.

Respectfully submitted, Melissa Mastrogiovanni
Township Secretary / Planning Administrator