

River Pointe Commerce Park Receives Phase 1 Approvals On Three Lots For Their Subdivision

By Britni Ackrivo

UPPER MOUNT BETHEL, PA -- (June 29, 2023) - River Pointe Commerce Park took a major step forward in becoming home to world-class national and international employers and manufacturers when it received conditional preliminary plan approval for subdivision and infrastructure improvements and for lots 1, 2, and 6 during Monday night's Upper Mount Bethel Township Board of Supervisors meeting.

Companies looking to move operations to Upper Mount Bethel at the master planned River Pointe Commerce Park will be able to do so once the plan receives final approvals and is recorded. At that point, leasing and sales of individual parcels can take place.

Monday night's submittals and approvals were consistent with and reflective of the Township's Zoning Ordinance, Township's Comprehensive Plan, Township engineer's comment letters, along with Lehigh Valley Planning Commission's recent infrastructure recommendations.

Provisions outlined in the Township engineer's comment letter include off-site traffic improvements that are warranted by traffic studies which will be updated according to the type and needs of prospective tenants and subject to review by PennDOT. During Monday night's meeting, the project also received approval on waivers and deferrals; the requested waiver for sewer and water are also consistent with the Township's Comprehensive Plan, Zoning Ordinance, and Lehigh Valley Planning Commission's recommendation, and enables pursuit of the option for a publicly controlled system.

This centralized system allows for enhanced monitoring and oversight prior to disposal, when compared to on-lot systems, and can be a Public Utility Commission (PUC) or a township-controlled Authority. It is important to note that outside agencies, such as DEP will have approval over the requirements of the storm water spray irrigation designs. PennDOT, DEP, and the governing water authority are just a few of the local, state, and federal agencies that will have continual oversight of the permitting process.

Deferrals received during the preliminary conditional approval allow the identification of the specific use to be deferred until zoning use applications are filed, when actual companies are identified and their specific needs are known.

"These approvals are critical to our ability to provide reliable occupancy dates to potential employers and manufacturers so they can plan their relocations and hiring needs," said Lou Pektor, President of River Pointe Commerce Park. "It sets the stage, under continual review by state and federal authorities, to make River Pointe a pivotal part of the new American economy that rebuilds our manufacturing infrastructure onshore to assure our global competitiveness. We appreciate the Upper Mount Bethel Township Board of Supervisors' support and look forward to breaking ground later this year."

About River Pointe Commerce Park

Located within a one-day drive of one-third of all U.S. consumers, River Pointe Commerce Park is an industrial development that will attract world-class employers and manufacturers to Upper Mount Bethel Township, Pennsylvania. Ideally located within 1.5 miles of Rt. 80, and offering drivable access to the ports of New York, New Jersey, and Philadelphia, River Pointe Commerce will generate an estimated 4,000+ good-paying jobs while providing much-needed revenues that benefit the town, schools, and local residents by paying real estate taxes and Learned income taxes. For more information, visit www.abettermtbethel.com.





DISPOSAL PRO

JUNK REMOVAL
570-234-9678

We work with Homeowners, Renters, Estate Heirs, Business Owners, Real Estate Agents, Asset Management Companies.

FREE ESTIMATES

Our extensive list of services include clean-up and removal for:

Residential Properties • Commercial Properties

- Bank-Owned Foreclosures
- Rental Move-Ins and Move-Outs
- Evictions • Downsizing • Hoarding
- Estate Clean-Outs • Yard Debris/Brush Removal
- Construction and Demolition Debris
- Furniture and Mattresses
- Appliances • Bagsters
- Dump Trailer Drop-Off Service

CLEAN SPACE LIVING

For reliable service and exceptional results, give us a call!

Fully Licensed and Insured

ONE ITEM OR MANY

"LARGE OR SMALL, WE TAKE IT ALL"

"The small home with a big heart"

www.cloverresthome.com

CL[♥]VER
Rest Home



★★★★★ A 5-STAR FACILITY!



NURSING HOME SERVICES
Personalized & Individualized

- ✕ WARM, COZY, FRIENDLY, HOME-LIKE ATMOSPHERE
- ✕ MEMORY IMPAIRED & DEMENTIA CARE; CARING & COMPASSIONATE STAFF IN A SMALL & SECURE SETTING
- ✕ LONG TERM, SHORT TERM, RESPITE & HOSPICE CARE
- ✕ QUALITY PHYSICAL, SPEECH & OCCUPATIONAL THERAPY
- ✕ STIMULATING DAILY RECREATIONAL PROGRAMS
- ✕ 24-HOUR CARE BY OUR OWN RN'S, LPN'S & CNA'S
- ✕ CONTINUAL PHYSICIAN & PHARMACIST OVERSIGHT
- ✕ DELICIOUS, NUTRITIOUS MEALS FOR SPECIAL DIETS
- ✕ REGISTERED DIETICIAN & SOCIAL WORKER ON STAFF

1:1 CARE AVAILABLE!

MEDICARE & MEDICAID ACCEPTED
LICENSED BY NJ DEPT. OF HEALTH & SENIOR SERVICES

LOCATED ON THE CORNER OF WASHINGTON & GREEN ST.
Conveniently Accessible from Exit #4 I-80, Route 94 & Rte. 46

Serving Monroe County, PA & Warren County, NJ

SCHEDULE A TOUR! **908.496.4477 | 908.496.4307**