



Upper Mount Bethel Township

387 Ye Olde Highway

P.O. Box 520

Mount Bethel, PA 18343-5220

Phone: (570) 897-6127 Fax: (570) 897-0108

www.umbt.org

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, OCTOBER 15, 2025 – 7:00 PM

I.

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

The Pledge of Allegiance was recited.

In attendance were Commissioner Teel, Commissioner Potter, Commissioner Klein, Commissioner Sarisky, Township Solicitor Karasek, Township Engineer Coyle, and Recording Secretary Cindy Beck. Commissioner Crane was absent.

Public Comment-None

II.

APPROVE THE MINUTES

- a. August 20, 2025, Meeting Minutes-**MOTION** by Commissioner Klein to approve the August 20, 2025, meeting minutes, seconded by Commissioner Potter. Vote: 4-0.

III.

DISCUSSION-ACT 537 PLAN

Commissioner Teel stated that he wanted to continue the discussion on revisiting the Act 537 Plan. Commissioner Teel stated that he met with two other engineering firms, Barry Isett & Associates and Keystone Consultants, and ask them to submit proposals. He is also asking if Carroll Engineering would submit a proposal. All proposals come to the Planning Commission. Commissioner Teel attended the Portland Borough meeting to see if they were on board with providing water and sewer to the Township. They are very interested in having discussions at this time. They asked that we set aside an escrow account for engineering fees because they have little funds designated for that. Commissioner Teel stated that AOC A- Rt. 611 corridor is the worst area. He would like to try to do this in steps, but he is not sure DEP allows that. Supervisor Friedman asked if they gave an amount for escrow so that the Township can budget for that. Commissioner Teel stated \$1,000. Commissioner Klein asked about a commitment letter from Portland. The agreement will have to be approved by the Board of Supervisors. Supervisor Erler asked if we knew how much the Lamtec escrow is. Solicitor Karasek didn't know if it was confidential or not. Manager Graziano stated that it is well over \$1,000. Commissioner Teel stated that the \$1,000 is to just open up the

conversation with the Engineers. Commissioner Potter stated that Portland's Act 537 allows for 105,000 gallons a day to be discharged into the river. Engineer Coyle spoke of his recommendations for the Act 537 plan. Carroll Engineering worked on this back in 2019 and it stopped because Portland did not want to work with us. Engineer Coyle stated that we needed 100,000 gallons to send to Portland Borough. The Act 537 Plan was submitted to all the surrounding municipalities to get feedback; we did not receive any feedback from anyone. The document was submitted to DEP. Engineer Coyle stated that back at the time, it was estimated to be \$6 million to run sewer up 611. The review letter back from DEP was not a technical deficiency, it was cooperation deficiency. Engineer Coyle recommends not jumping into doing an Act 537. He recommends maybe doing a mini-Act 537. Have a meeting with Portland Borough, get some sort of MOU (Memorandum of Understanding), meet with Bangor Borough, should we wait and see what happens with the RPL site, is there an Authority, there are too many unknowns. Engineer Coyle will submit a proposal but only on what he believes is the proper scope of work. Charlie Cole talked about a sanitary survey which plays an important part in the Act 537. Maybe those in AOC-A can install devices to give them clean water. Supervisor Friedman stated that it will be good to know what is going in on the RPL property, and what their needs will be (water/sewer). Commissioner Teel stated that we need to focus on safety, health and welfare of the residents and not on the development, at this time. Commissioner Teel stated that a water/sewer survey will be conducted. Supervisor Erler asked about AOC A, B, C. Engineer Coyle stated that AOC A needs 100k a day in sewer capacity, draining to the Portland plant, AOC B, (Stone Church area) proposed on-lot, and AOC B (North Bangor area) Bangor plant. Bangor plant is at capacity. Act 537 is sewage only, not water. Supervisor Erler stated that maybe only get water in AOC A. Commissioner Potter agreed that AOC A is a very high concerned area.

MOTION by Commissioner Klein to table all Subdivision Plans, seconded by Commissioner Potter. Vote: 4-0.

MOTION by Commissioner Potter to table all Subdivision Plans, seconded by Commissioner Teel. Vote: 4-0.

IV.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Potter to table, seconded by Commissioner Klein. Vote: 5-0.
 - Submitted on September 18, 2023
 - Official Action Expires on December 20, 2025
- b. Edward M. & Mary R. D'Amelio Minor Subdivision- **MOTION** by Commissioner Potter to table the plan, seconded by Commissioner Klein. Vote: 5-0.
 - LVPC Letter received on May 23, 2025
 - Submitted on April 23, 2025
 - Official Action Expires on December 31, 2025

V.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 5-0.
 - Resubmission-May 29, 2024
 - Submitted on February 20, 2024
 - Official Action Expires on December 29, 2025
- b. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 5-0.
 - Submitted on September 18, 2023
 - Official Action Expires on December 20, 2025
- c. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 5-0.
 - Submitted on September 18, 2023
 - Official Action Expires on December 20, 2025
- d. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 5-0.
 - Submitted on September 18, 2023
 - Official Action Expires on December 20, 2025
- e. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 5-0.
 - Submitted on September 18, 2023
 - Official Action Expires on December 20, 2025

VI.

SITE/SKETCH PLAN-None

VII.

ADJOURNMENT

MOTION by Commissioner Teel to adjourn the meeting at 8:00 pm, seconded by Commissioner Klein. Vote: 5-0.

Respectfully submitted by Cindy Beck-Recording Secretary