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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, NOVEMBER 19, 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 Crane, Township Solicitor Karasek, Township Engineer Coyle, Township SEO Scott Policelli, and Recording Secretary Cindy Beck. Commissioner Sarisky was absent.

Public Comment-None

**II.**

APPROVE THE MINUTES

- a. October 15, 2025, Meeting Minutes-**MOTION** by Commissioner Klein to approve the October 15, 2025, meeting minutes, seconded by Commissioner Potter. Vote: 3-1. Commissioner Crane abstained.

**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 we received three proposals, Keystone Consultants, Barry Isett & Associates, and Carroll Engineering. Matt Evans, Keystone Consultants discussed their proposal. Matt stated that their proposal was based on the DEP denial letter from 2020, which will include identifying all administrative and technical deficiencies and establishing a clear roadmap for resolution. Commissioner Potter stated that we should find out what DEP is going to expect/require from us before we give anyone anymore money. Commissioner Klein stated that the Industrial Park is going to play a big part in this, how would we incorporate whatever goes in. Commissioner Teel stated that we can do this in phases. Commissioner Teel stated that Portland Borough is interested in talking with us. They are asking for a \$1,000 escrow to open up the conversation. Engineer Coyle spoke of his recommendations for the Act 537 plan. Due to the unknown status of various current events in the Township, their proposal is limited to gathering information related to AOC A. Carroll Engineering will conduct residential well testing on a random portion of AOC A to determine the water

quality/chemical composition and based upon the results, they will provide options and recommend alternatives for the Planning Commission to incorporate into an Act 537 Plan update. The cost for basic testing for approximately 20% (about 40 wells) in AOC A is about \$8,000. Carroll Engineering proposes completing supplemental information for a not to exceed \$25,000. Carroll Engineering does not believe addressing DEP's prior comments is applicable. Engineer Coyle does not recommend a full dive into the Act 537 Plan. Commissioner Potter stated that the PBA does not intend to run water up Rt. 611, they would put a meter at Middle Village Rd/Rt. 611 and if the Township wants to run the water main up Rt. 611, they will sell the water. Commissioner Teel asked Engineer Coyle why the process stopped six years ago. Engineer Coyle stated that the Township received a letter from Portland Borough that they were no longer interested in having discussions on public sewer. The Supervisors at that time did not want to pursue it. Supervisor Erler stated that he can assist with getting some residents located in AOC A to agree to getting water samples. Township SEO, Scott Policelli, who was assisted by Carroll Engineering, spoke of the testing that was previously done. Charles Cole, Riverton Rd., stated that a Sanitation Survey is his recommendation, and he would do more than the 20%. Supervisor Friedman stated that this will require a professional water collector. Marty Pinter, Lindsey Lane, stated that we need to look at all the well waivers that have been done along Rt. 611. There was a discussion on the funding of an Act 537 Plan, grants and possibly whoever comes into the Industrial Park. **MOTION** by Commissioner Teel to have Township SEO, Scott Policelli, prepare a proposal to conduct a sanitation survey in AOC A up to Rt. 512, seconded by Commissioner Klein. Vote: 4-0.

#### IV.

PLANNING MODULE-Edward M. & Mary R. D'Amelio

SEO, Scott Policelli, stated that everything is in order on his end.

Ryan Dentith, Stateline Engineering, stated that all the appropriate forms have been submitted to DEP. **MOTION** by Commissioner Klein to recommend approval to the BOS, seconded by Commissioner Crane. Vote: 4-0. This will be on the November 24<sup>th</sup> BOS agenda for final approval.

#### V.

##### SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Potter to table, seconded by Commissioner Klein. Vote: 4-0.
  - Submitted on September 18, 2023
  - Official Action Expires on March 20, 2026
- b. Edward M. & Mary R. D'Amelio Minor Subdivision-Ryan Dentith, Stateline Engineering discussed the plan. This plan has been cleaned up, proposing to subdivide into two single family lots, instead of three. Engineer Coyle discussed his review letter of November 19, 2025. Zoning issues have been addressed, some waivers that were previously requested are no longer necessary, there are a few miscellaneous items outstanding, roadways and easement to be dedicated to the Township, therefore, they recommend Preliminary/Final Conditional Plan approval. **MOTION** by Commissioner

Potter to recommend Preliminary/Final Conditional Plan approval based on Engineer Coyle's review letter of November 19, 2025, seconded by Commissioner Klein. Vote: 4-0. This will be on the November 24<sup>th</sup> BOS agenda for final approval.

- Resubmission-October 27, 2025
- LVPC Letter received on May 23, 2025
- Submitted on April 23, 2025
- Official Action Expires on December 31, 2025

## VI.

### LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
  - Resubmission-May 29, 2024
  - Submitted on February 20, 2024
  - Official Action Expires on April 30, 2026
- b. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.
  - Submitted on September 18, 2023
  - Official Action Expires on March 20, 2026
- c. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
  - Submitted on September 18, 2023
  - Official Action Expires on March 20, 2026
- d. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
  - Submitted on September 18, 2023
  - Official Action Expires on March 20, 2026
- e. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
  - Submitted on September 18, 2023
  - Official Action Expires on March 20, 2026

## VII.

### SITE/SKETCH PLAN

- a. The Lands of Antonios Kotretosos-Ramblewood Dr.- Matt Evans, Keystone Consulting Engineers, stated the applicant, Antonios Kotretosos, would like to subdivide his 32.65-acre lot into two (2) separate parcels to ultimately enroll them into NC Act 319 program. The two lots created will be flag lots with shared access. A determination was made by the Zoning Officer, indicated that in order to comply with Zoning Ordinance Section 350-26.F, the access strip must be 50ft wide and must be constructed in accordance with Township and PennDOT standards/specifications for streets, as per SALDO Section 298-20.B. Matt stated that he is here tonight to ask for the Planning

Commissions' recommendation to the ZHB, requesting a variance from Section 350-26.F to allow for the use of the existing 10ft wide gravel driveway in lieu of a paved roadway constructed to the standards set forth in SALDO Section 298.20B, and the construction of the proposed shared driveway. Engineer Coyle discussed emergency access. Commissioner Potter stated the email received from Chief Chris Finan indicated that the driveway/road that would be used to access the two proposed homes/buildings would need to be at least 15ft wide and able to handle the weight of the Fire Apparatus, which could be from 40,000 lbs. – 80,000 lbs. Engineer Coyle stated that the driveway would need to be improved, widening to 15 ft and paved and also have a maintenance agreement. **MOTION** by Commissioner Potter to make the recommendation to the ZHB to allow/recommend a 15 ft wide driveway, millings, and a maintenance agreement, seconded by Commissioner Teel. Vote: 4-0.

**VIII.**  
**ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 8:30 pm, seconded by Commissioner Crane. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary