



**Upper Mount Bethel Township**

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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, FEBRUARY 19, 2025 – 7:00 PM

**I.**

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

The Pledge of Allegiance was recited.

Present were Commissioner Teel, Commissioner Potter, Commissioner Crane, Township Solicitor Karasek, Engineer Dan Wilusz and Recording Secretary Cindy Beck. Commissioner Sarisky and Commissioner Klein were absent.

Public Comment

Jonathan Erler, Supervisor, Saddle Creek Dr., asked the Commissioners if they reviewed the Plan Slate Belt Multi-Municipal Plan. The Commissioners do not recall reviewing the plan.

**II.**

**APPROVE THE MINUTES**

- a. January 15, 2025-**MOTION** by Commissioner Potter to approve the January 15, 2025, Reorganization Meeting Minutes, seconded by Commissioner Crane. Vote: 3-0.

**III.**

**PLANNING MODULE/COMPONENT 2-Cloverleaf Saddle Club**

Matt Evans, Keystone Consulting Engineers, discussed the letter from SEO, Scott Policelli, approving the Planning Module on the Township level. The LVPC has 60 days to review and respond. Matt stated that he does not expect any changes on their review. Once the response is received from LVPC, the Planning Module may be presented to the BOS for approval. All other requirements have been met. **MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 3-0.

**IV.**

**SUBDIVISIONS**

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Crane to table, seconded by Commissioner Potter. Vote: 3-0.  
-Submitted on September 18, 2023

- Official Action Expires on April 24, 2025
- b. Lot Line Adjustment Plan-Jeffrey & Emily Carter-**MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 3-0.
  - Resubmission February 19, 2025
  - Submitted on November 1, 2024
  - LVPC Letter Received on November 20, 2024
  - Official Action Expires on May 19, 2025

## V.

### LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 3-0.
  - Resubmission-May 29, 2024
  - Submitted on February 20, 2024
  - Official Action Expires on March 28, 2025
- b. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan-  
 Matt Evans discussed the 2<sup>nd</sup> submission. Matt stated the 1<sup>st</sup> submission was June 2024, they had made some changes, went to ZHB in August 2024, comments from the 1<sup>st</sup> review have been addressed. Drafting and stormwater will need to be cleaned up and work with Solicitor Karasek on certain easements. Matt stated that he would like to go through the waiver requests. Dan Wilusz discussed the waiver requests. There were three (3) waiver requests with the 1<sup>st</sup> submission and three (3) with the second submission. The following SALDO waivers were discussed:
  - SALDO Section 304.3.2.3.1 – Plan Scale (request plan scale 1-in =60ft) **MOTION** by Commissioner Potter to grant the plan scale waiver, seconded by Commissioner Crane. Vote: 3-0.
  - SALDO Section 600.4.5.1 – Sidewalks (request to not provide sidewalks along the property's frontage). **MOTION** by Commissioner Potter to recommend the waiver request, seconded by Commissioner Crane. Vote:3-0.
  - SALDO Section 501.3.6 – Detention/Retention Basin Features (allow a flat bottom basin). **MOTION** by Commissioner Teel to recommend waiver, seconded by Commissioner Crane. Vote: 3-0.
  - SALDO Section 501.3.7- Inside/Outside Slopes (3:1 slope is requested). **MOTION** by Commissioner Crane to recommend waiver, seconded by Commissioner Potter. Vote: 3-0.
  - SALDO Section 501.3.8 – Basin Fence (request for a split rail fence with coated wire mesh). **MOTION** by Commissioner Potter to recommend waiver, seconded by Commissioner Crane. Vote: 3-0.
  - SALDO Section 501.3.15- Emergency Spillway (request to include a turf reinforcement mat (TRM) instead of mortared riprap spillway). **MOTION** by Commissioner Teel to recommend waiver request, seconded by Commissioner Crane. Vote: 3-0.

There was a discussion on a blanket easement to be noted on the plan. Matt will send language to Solicitor Karasek. Dan stated that grass parking be noted on the plan and if there is anything else other grass, they will need to come back to Planning. Dan suggests getting the fire chief's input on fire

- access. Matt will reach out to the fire chief. All waivers will go before the Board of Supervisors at the March 24<sup>th</sup> meeting. **MOTION** by Commissioner Teel to table the plan, seconded by Commissioner Crane. Vote: 3-0.
- Resubmission January 29, 2025
  - Submitted May 20, 2024
  - LVPC Letter Received on June 24, 2024
  - Official Action Expires on April 29, 2025
- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 3-0.
- Submitted on September 18, 2023
  - Official Action Expires on April 24, 2025
- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 3-0.
- Submitted on September 18, 2023
  - Official Action Expires on April 24, 2025
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 3-0.
- Submitted on September 18, 2023
  - Official Action Expires on April 24, 2025
- f. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 3-0.
- Submitted on September 18, 2023
  - Official Action Expires on April 24, 2025

## VI. DISCUSSIONS

Data Centers-Commissioner Teel stated that he asked Tina Serfass, Township Zoning/Building Officer, to attend the meeting to give clarification on “Data Centers” and whether they are a permitted use. Tina stated that the Zoning Ordinance, Use Class 8, does not call out Data Centers. Under Use Class 8A, New Industrial Parks, uses permitted by right, pursuant to Use Class 8, research facilities, laboratories, high tech industries, medical research and pharmaceutical industries, research centers, educational institutions and technical centers to support these activities which do not jeopardize the health and welfare of employees and the Township as a whole. A determination was made that a high-tech industry could be a Data Center, a permitted use.

Water Well Ordinance-Commissioner Teel stated that a couple of Commissioners are not present this evening to discuss. Dave Friedman gave a brief update on the changes that were made to the ordinance, by recommendation for the LVPC. One, to change the name of the Ordinance to “Water Well Permitting Ordinance”, two, adding the term “Production Well” to the definitions section, and three, adding a more detailed description of the “Well Enforcement Officer’s duties”. Once the changes were made,

the ordinance was resubmitted to LVPC for review. **MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 3-0.

**SITE/SKETCH PLAN-None**

**VII.**

**ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 7:45 pm, seconded by Commissioner Potter. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary