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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, MARCH 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, Commissioner Sarisky, Township Solicitor Karasek, Township Engineer Coyle and Recording Secretary Cindy Beck. Commissioner Klein arrived at 7:05.

Public Comment

Dave Friedman, Gap View Ln., commented on the Municipalities Planning Code (MPC) Section 207, "the commission shall keep a full record of its business and shall annually make a written report by March 1<sup>st</sup> of each year of its activities to the governing body". Solicitor Karasek stated that with municipalities, he provides a written report, which contains plans or other planning commission activities, and told those townships that as long as they have those reports in hand, they have something close to what Mr. Friedman stated.

Charles Cole, Riverton Rd., commented on the Water Well Ordinance. He provided the commissioners with a summary of what the well committee has done.

II.

**APPROVE THE MINUTES**

- a. February 19, 2025-**MOTION** by Commissioner Sarisky to approve February 19, 2025, Meeting Minutes, seconded by Commissioner Potter. Vote: 5-0.

III.

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

Matt Evans, Keystone Consulting Engineers, stated that the LVPC review letter has been received. In an email from Scott Policelli, SEO, this completed the outside agency requirements, and the module can now be recommended for approval. **MOTION** by Commissioner Potter to recommend the plan be approved by the Board of Supervisor, seconded by Commissioner Klein. Vote: 5-0.

#### IV. SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Teel to table, seconded by Commissioner Crane. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025
- b. Lot Line Adjustment Plan-Jeffrey & Emily Carter-Engineer Coyle stated all comments of his review letter of March 4, 2025, have been addressed and recommends conditional preliminary/final plan approval. Kevin Collura discussed the waiver request, SALDO Section 298-44.D, secondary or reserve on-lot sewage testing, and agrees with Engineer Coyle's recommendation of a deferral, which shall be placed on the plan. **MOTION** by Commissioner Klein to grant deferral, seconded by Commissioner Potter. Vote: 5-0. Solicitor Karasek discussed the agreement for conditional plan approval form, compliance with Engineer Coyle's review letter of March 4, 2025, Merger Deed to be done, note deferral on plan. **MOTION** by Commissioner Klein to recommend conditional preliminary/final plan approval to the Board of Supervisors, seconded by Commissioner Potter. Vote: 5-0. This will be on the BOS meeting of April 14<sup>th</sup>.
  - Resubmission February 19, 2025
  - Submitted on November 1, 2024
  - LVPC Letter Received on November 20, 2024
  - Official Action Expires on May 20, 2025

#### V. LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 5-0.
  - Resubmission-May 29, 2024
  - Submitted on February 20, 2024
  - Official Action Expires on August 29, 2025
- b. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan-Matt Evans stated that they are working on cleaning things up and still waiting for the LVPC letter. Matt stated that they planning a resubmission of the plan to be discussed at the April PC meeting. **MOTION** by Teel to table the plan, seconded by Commissioner Crane. Vote: 5-0.
  - 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 Sarisky to table, seconded by Commissioner Crane. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025

- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025
- f. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025

## VI. DISCUSSIONS

Water Well Ordinance-Commissioner Teel stated that he would like to recommend that the EDC do a review on this and an impact study. **MOTION** by Commissioner Teel to send the Water Well Ordinance to the EDC and have them a feasibility study/impact study, seconded by Commissioner Klein. Vote: 5-0.

Charles Cole commented on one of the Commissioners who was very instrumental in putting this together, has anyone consulted with him. Commissioner Teel stated that he does not discuss anything with the Commissioners outside of a meeting. Charlie stated that this is stonewalling and incompetent.

Judy Henckel, Robin Hood Rd., one of members of the well ordinance committee, stated that they had many different people come in on this, what is the EDC going to find that all the professionals they had come in already found. Basically what they are saying is, is there enough water for everyone.

Ron Angle, Million Dollar Hwy., commented on the Board of Supervisors meeting minutes of August 8<sup>th</sup>, 2022, where Supervisor Friedman stated that the water well ordinance was all about RPL. Ron stated that the EDC should review this. This will hinder any business trying to come into the Township.

Fran Visicaro stated that she is tired. She is not against development, she just wants it done right. Fran stated that all the commissioners should have read the well ordinance.

Dave Friedman stated that the old well ordinance never made it to the zoning ordinance book. Any individual that came into the township to drill a well would have to abide by a 29 page well ordinance, where a developer could come in and drill as many wells as they wanted with no oversight, that is what he was referring to when he made the comment about it being all about RPL but it was not to obstruct RPL. Commissioner Teel asked Mr. Friedman if RPL was in any violation of the law for drilling the wells. Mr. Friedman stated that he never said that. Mr. Friedman stated that there was a loophole in the ordinance, this is to rectify the loophole, it is a stand alone ordinance that is not tied to the zoning ordinance.

VII.

**SITE/SKETCH PLAN-None**

VIII.

**ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 7:45 pm, seconded by Commissioner Sarisky. Vote: 5-0.

Respectfully submitted by Cindy Beck-Recording Secretary