



**Upper Mount Bethel Township**

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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, MAY 21, 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 Crane, Commissioner Sarisky, Commissioner Klein, Township Solicitor Karasek, Dan Wilusz for Carroll Engineering, and Recording Secretary Cindy Beck.

Public Comment

**II.**

**APPROVE THE MINUTES**

- a. April 16, 2025- Meeting Minutes-**MOTION** by Commissioner Sarisky to approve the April 16, 2025, meeting minutes, seconded by Commissioner Crane. Vote: 4-0-1. Commissioner Klein abstained.
- b. April 25, 2025-Special Meeting Minutes-**MOTION** by Commissioner Klein to approve the April 25, 2025, Special Meeting Minutes, seconded by Commissioner Potter. Vote: 5-0.

**III.**

**SUBDIVISIONS**

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Crane to table, seconded by Commissioner Klein. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025
- b. Edward M. & Mary R. D'Amelio Minor Subdivision-This plan will be discussed at the June 18th meeting. **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.
  - Submitted on April 23, 2025
  - Official Action Expires on August 19, 2025

#### IV.

##### LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. 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 regarding the outstanding stormwater issues, they completed additional soil investigations and found suitable soils. In regard to Engineer Coyle review letter, most comments have been addressed, with the exception to outside agencies. Matt stated that they have one waiver request this evening, SALDO Section 298.14-to allow the plan to be reviewed and approved as a Preliminary/Final Plan. Dan Wilusz discussed a few comments, LVPC review letter has been received, blanket easement to be noted on the plan, a letter from the Fire Chief indicating the acceptability of the parking lot layout for access to the site, and two concrete monuments noted on plan. Dan stated that they need an estimate cost of improvements. Carroll Engineering recommends conditional preliminary/final plan approval. Solicitor Karasek went through the agreement for conditional plan approval. To be done: planning module approval and/or approval of exemption, NCCD review, NPDES, grant of Easement for right-of-way (Potomac St.), improvements agreement, monuments to be set in the field, and waivers to be noted on plan. **MOTION** by Commissioner Teel to recommend approval of SALDO waiver 298.14, seconded by Commissioner Klein. Vote: 5-0. **MOTION** to recommend conditional preliminary/final plan approval, seconded by Commissioner Teel, seconded by Commissioner Klein. Vote: 5-0. This will go before the Board of Supervisor on June 9<sup>th</sup> for approval.
  - Resubmission April 30, 2025
  - Resubmission January 29, 2025
  - Submitted May 20, 2024
  - 2<sup>nd</sup> LVPC Letter Received on May 19, 2025
  - LVPC Letter Received on June 24, 2024
  - Official Action Expires on August 18, 2025
- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. 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 Teel to table, seconded by Commissioner Klein. 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 Potter to table, seconded by Commissioner Klein. 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 Potter to table, seconded by Commissioner Crane. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on June 23, 2025

**V.**

**SITE/SKETCH PLAN-None**

**VI.**

**ADJOURNMENT**

**MOTION** by Commissioner Klein to adjourn the meeting at 7:30 pm, seconded by Commissioner Potter. Vote: 5-0.

Respectfully submitted by Cindy Beck-Recording Secretary