



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JUNE 18, 2025 – 7:00 PM

I.

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

The Pledge of Allegiance was recited.

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

Public Comment-None

II.

APPROVE THE MINUTES

- a. May 21, 2025, Meeting Minutes-**MOTION** by Commissioner Klein to approve the May 21, 2025, meeting minutes, seconded by Commissioner Sarisky.
Vote: 3-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Sarisky to table, seconded by Commissioner Klein. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on September 21, 2025
- b. Edward M. & Mary R. D'Amelio Minor Subdivision-Ryan Dentith, Stateline Engineering, discussed the minor subdivision. Ryan stated that this is a minor subdivision in which the D'Amelio's would like to subdivide into three (3) lots. The existing lot with buildings will be 10 acres, proposed lot 2 will be 3.8 acres and the proposed lot 3 will be 39 acres. Lot 2 does have some environmental issues that he will go through. Engineer Coyle discussed his review letter. As Ryan stated, lot 2 does have some issues with steep slopes and wetlands. Engineer Coyle stated slopes greater than 25% and slopes between 15 and 25% exist on the parcel and not all areas have been identified with "shading". The plan shall clearly differentiate between the different slope changes. An on-site inspection or survey by a qualified wetland inspector or soil technician

with wetlands metes and bounds provided on the plan. Engineer Coyle discussed the waiver requests.

SALDO Section 298.12.D.1.c-Plan to be drawn at a scale of 1"=50' or 1"=100'. Applicant is requesting a drawing scale of 1"=80'. **MOTION** by Commissioner Klein to grant waiver request, seconded by Commissioner Sarisky. Vote: 3-0.

SALDO Section 298.12.D.2.f-Site location map to be at a scale of 1"=800'. Applicant is requesting a smaller scale location map. **MOTION** by Commissioner Klein to grant waiver request, seconded by Commissioner Sarisky. Vote: 3-0.

SALDO Section 298.12.D.3-Natural features to be shown on or within 100' of the tract boundaries. Applicant is requesting a partial waiver. Engineer Coyle recommends partial waiver on condition that the slope shading be provided, 25% or more on the slopes to be shown and delineate the wetlands on lot 2 and mostly lot 3. **MOTION** by Commissioner Sarisky to recommend approval of partial waiver, seconded by Commissioner Klein. Vote: 5-0.

SALDO Section 298.20.E.1-Exterior perimeter easements to be 15 ft. Engineer Coyle stated the applicant is requesting to allow 5 ft exterior perimeter. Engineer Coyle stated that he does not support this request, there is not enough hardship. There was a discussion on changing lot 2, do more testing, and possibly get 10 ft, not 5 ft. **MOTION** by Commissioner Klein to table this waiver request, seconded by Commissioner Sarisky. Vote: 3-0.

SALDO Section 298.25.B.1-requirement that no building, parking, or outdoor storage, fill, or any other development use be occupied within the required 50' transition area adjacent wetlands. Engineer Coyle stated lot 2 consists mainly of development constraints, however there is a relatively small area that is suitable for construction. The proposed dwelling and driveway would encroach into the transition buffer, roughly 25'. They should do the delineation first. **MOTION** by Commissioner Klein to table waiver request, seconded by Commissioner Sarisky. Vote: 3-0. Engineer Coyle reviewed his comments on SALDO. Ryan asked for clarification on the roadway dedication. Solicitor Karasek stated that it is an easement, not a roadway dedication.

MOTION by Commissioner Sarisky to table plan, seconded by Commissioner Klein. Vote: 3-0.

-LVPC Letter received on May 23, 2025

-Submitted on April 23, 2025

-Official Action Expires on August 19, 2025

- c. Kelton Lot Line Adjustment-**MOTION** by Commissioner Sarisky to table plan, seconded by Commissioner Klein. Vote: 3-0.

-LVPC Letter received on June 11, 2025

-Submitted on May 28, 2025

-Official Action Expires on September 16, 2025

IV.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 3-0.
 - Resubmission-May 29, 2024
 - Submitted on February 20, 2024
 - Official Action Expires on August 29, 2025
- b. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Potter to table, seconded by Commissioner Sarisky. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on September 21, 2025
- c. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Sarisky. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on September 21, 2025
- d. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Potter to table, seconded by Commissioner Sarisky. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on September 21, 2025
- e. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Potter to table, seconded by Commissioner Sarisky. Vote: 3-0.
 - Submitted on September 18, 2023
 - Official Action Expires on September 21, 2025

V.

SITE/SKETCH PLAN-None

VI.

ADJOURNMENT

MOTION by Commissioner Klein to adjourn the meeting at 7:45 pm, seconded by Commissioner Sarisky. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary