



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JULY 16, 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, Township Solicitor Karasek, Township Engineer Coyle, and Recording Secretary Cindy Beck. Commissioner Crane and Commissioner Sarisky were absent.

Public Comment-None

II.

APPROVE THE MINUTES

- a. June 18, 2025, Meeting Minutes-**MOTION** by Commissioner Klein to approve the June 18, 2025, meeting minutes, seconded by Commissioner Potter.
Vote: 3-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Potter 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-
MOTION by Commissioner Teel to table the plan, noting an extension of time is needed before August 11, 2025, or the Commissioners will recommend denial to the Board of Supervisors, seconded by Commissioner Potter. 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-Joe Gruver, Benchmark Civil Engineering, gave a brief summary of the plan. Joe stated that this is a straightforward plan in which they are adding 1.7 acres, ending with a 3.7 acre parcel. Engineer Coyle discussed his review letter of June 16, 2025. Engineer Coyle would

like the plan to be noted as “Lot Line Adjustment/Lot Annexation Final Plan”. The Plan is proposing to convey a 1.7 acre parcel of land to Ian and Ashley Kelton. The applicant is requesting two (2) SALDO Waivers:

- Section 298-12.D (1)(C) Plan Scale-**MOTION** by Commissioner Klein to grant waiver, seconded by Commissioner Teel. Vote: 2-0-1. Commissioner Potter abstained.

- Section 298-12.D (3)-Location of Natural Features-**MOTION** by Commissioner Teel to recommend to the Board of Supervisors to grant this waiver, seconded by Commissioner Klein. Vote: 2-0-1. Commissioner Potter abstained. There was a discussion on the Deed of Easement, along Audubon Dr., which Solicitor Karasek will draft. Solicitor Karasek went over the Agreement for Conditional Plan Approval with Engineer Coyle.

No new lots are being created, no Fees-in-Lieu.

MOTION by Commissioner Teel to recommend Conditional Preliminary/ Final Plan Approval, seconded by Commissioner Klein. Vote: 2-0-1.

Commissioner Potter abstained. This will go before the BOS for approval at their August 11th meeting.

- 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 Klein to table, seconded by Commissioner Potter. 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 Teel to table, seconded by Commissioner Klein. 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 Klein. 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 Teel to table, seconded by Commissioner Klein. 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 Teel to adjourn the meeting at 7:24 pm, seconded by Commissioner Potter. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary