



Upper Mount Bethel Township
387 Ye Olde Highway
P.O. Box 520
Mount Bethel, PA 18343-5220
Phone: (570) 897-6127 Fax: (570) 897-0108
www.umbt.org

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION
REORGANIZATION MEETING MINUTES
WEDNESDAY, JANUARY 21, 2026 – 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 Klein, Commissioner Crane, Township Solicitor Karasek, Township Engineer Coyle, and Recording Secretary, Cindy Beck. Commissioner Sarisky was absent.

Public Comment-None

II.

Chairman Teel nominated Solicitor Karasek to act as Temporary Chair. Solicitor Karasek as for nominations for Chairman of the Planning Commission.

REORGANIZATION

- a. Nominate/Elect Chairman of the Planning Commission-**MOTION** by Commissioner Klein to nominate **Robert Teel** as Chairman of the Planning Commission, seconded by Commissioner Potter. Vote:4-0.
- b. Nominate/Elect Vice-Chairman of the Planning Commission-**MOTION** by Commissioner Klein to nominate **Randy Crane** as Vice-Chairman of the Planning Commission, seconded by Commissioner Potter. Vote: 4-0.
- c. Nominate/Elect Secretary of the Planning Commission-**MOTION** by Commissioner Teel to nominate **Faith Sarisky** as Secretary of the Planning Commission, seconded by Commissioner Crane. Vote: 4-0.
- d. Establish Regular Monthly Meeting Location, Day & Time-**MOTION** by Commissioner Teel for meetings to be held at the Township Municipal Building on the **third (3rd) Wednesday of each month at 7:00 pm**, seconded by Commissioner Potter. Vote: 4-0.

III.

APPROVE THE MINUTES

- a. November 19, 2025-**MOTION** by Commissioner Klein to approve the November 19, 2025, meeting minutes, seconded by Commissioner Teel. Vote: 4-0.

IV.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on March 20, 2026

V.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 4-0.
 - Resubmission-May 29, 2024
 - Submitted on February 20, 2024
 - Official Action Expires on April 30, 2026
- b. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on March 20, 2026
- c. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Crane to table, seconded by Commissioner Teel. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on March 20, 2026
- d. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on March 20, 2026
- e. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on March 20, 2026
- f. Chelsea Sun Inn/Theodore & Claudia Howard LD Plan-James Howard gave a brief summary of the History of the Chelsea Sun Inn and the proposed expansion project. This project will not impact truck traffic, nor the construction of new housing but will increase the aspect of ecotourism. Brian Gasda, Lehigh Engineering, stated the proposal is very simple. They are proposing to construct a 9,600 square foot banquet hall. Brian stated this was presented to the Zoning Hearing Board in which they received a favorable recommendation to allow grass parking and a few handicap parking spaces. Brian stated that they have no objections to Engineer Coyle's review letter of January 15th. Brian stated he is waiting comments from the Fire Chief.

Engineer Coyle went through his review letter of January 15th. The applicant proposes to construct a 9,600 sq. ft Banquet Hall in addition to the existing dwelling/bed and breakfast. The current use and proposed banquet hall will be served by on-lot water and septic. Engineer Coyle stated that any relief they received by the ZHB should be noted on the plan. No waivers/deferrals have been requested. They may request a waiver for plan scale and submit as preliminary/final. The LVPC letter has not been received yet. There was a discussion on unification/merger deed, Solicitor Karasek stated that it is not needed at this time. Commissioner Potter discussed fire protection/sprinklers. **MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 4-0.

-Plan Submitted on December 17, 2025

-Official Action Expires on April 16, 2026

**VI.
SITE/SKETCH PLAN**

**VII.
ADJOURNMENT**

MOTION by Commissioner Potter to adjourn the meeting at 7:40 pm, seconded by Commissioner Klein. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary