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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, FEBRUARY 18, 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, Township Solicitor Karasek, Township Engineer Coyle, and Recording Secretary, Cindy Beck. Commissioner Sarisky and Commissioner Crane were absent.

Public Comment-None

II.

APPROVE THE MINUTES

- a. January 21, 2026-**MOTION** by Commissioner Klein to approve January 21, 2026, Meeting Minutes, seconded by Commissioner Potter. Vote: 3-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on March 20, 2026

IV.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-Andrew Bohl, Hanover Engineering, gave a brief overview on the project. Andrew stated that in 2025, they were working with Portland Borough for public sewer, also, the planning module. The planning module was reviewed by Portland Borough and the Upper Mount Bethel Township Board of Supervisors, in which they did approve the Resolution. On January 13th, it was submitted to the DEP. We are currently waiting for their review. Engineer Coyle's letter of February 13th, notes outside agencies remain outstanding. They will be submitting to the Conservation District for NPDES permitting. LVPC reviewed the Land

Use, they still need to review the Stormwater Management Plan. Andrew stated that they are seeking Conditional Preliminary/Final Approval this evening. Commissioner Potter asked what he needed from Chief Finan. Engineer Coyle stated this is a standard practice to get their opinion on accessibility, additional fire hydrants, basically so he sees the plans and makes any comments/recommendations. Engineer Coyle discussed his review letter. The building addition is approximately 75,000 SF, the existing building is roughly 250,000 SF. The addition leads to several site improvements, loading docks, retaining walls, site lighting, driveways, connection to public sewer, and stormwater management. They went before the ZHB and received Zoning Variances and Special Exception relief for various items. Waivers have been granted by the Board of Supervisors. Engineer Coyle stated that the Improvement Agreement will need to be executed. Engineer Coyle stated he recommends conditional preliminary/final plan approval, contingent upon compliance with his review letter of February 13th. Commissioner Teel stated that he would like to see the building/addition look compatible with the environment, it's not a requirement, but recommended. **MOTION** by Commissioner Potter to recommend to the Board of Supervisors conditional preliminary/final plan approval, seconded by Commissioner Klein. Solicitor Karasek reviewed the agreement for conditional plan approval with Engineer Coyle, compliance with Engineer Coyle's review letter of February 13th. Vote: 3-0. This will be before the Board of Supervisors on March 9th.

-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 Teel to table, seconded by Commissioner Potter. Vote: 3-0.

-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 Teel to table, seconded by Commissioner Klein. Vote: 3-0.

-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 Potter to table, seconded by Commissioner Klein. Vote: 3-0.

-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: 3-0.

-Submitted on September 18, 2023

-Official Action Expires on March 20, 2026

- f. Chelsea Sun Inn/Theodore & Claudia Howard LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 3-0.
 - Plan Submitted on December 17, 2025
 - Official Action Expires on April 16, 2026

V.
SITE/SKETCH PLAN

VI.
ADJOURNMENT

MOTION by Commissioner Potter to adjourn the meeting at 7:40 pm, seconded by Commissioner Klein. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary