



**Upper Mount Bethel Township**  
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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, MARCH 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, Commissioner Crane, Commissioner Sarisky, Township Solicitor Karasek, Township Engineer Coyle, and Recording Secretary, Cindy Beck.

Public Comment

Supervisor Jonathan Eler commented on his recent visit to Lamtec. He met with Rich Valone who gave him a tour of the proposed location of the building addition and stated that it will not be visible from the road, which was a concern that Commissioner Teel had as to the building looking compatible to the environment.

**II.**

APPROVE THE MINUTES

- a. February 18, 2026-**MOTION** by Commissioner Klein to approve February 18, 2026, Meeting Minutes, seconded by Commissioner Potter. Vote: 5-0.

**III.**

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision 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 18, 2026

**IV.**

LAND DEVELOPMENT

- a. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on June 18, 2026

- b. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 5-0.  
 -Submitted on September 18, 2023  
 -Official Action Expires on June 18, 2026
- c. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 5-0.  
 -Submitted on September 18, 2023  
 -Official Action Expires on June 18, 2026
- d. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 5-0.  
 -Submitted on September 18, 2023  
 -Official Action Expires on June 18, 2026
- e. Chelsea Sun Inn/Theodore & Claudia Howard LD Plan- Mark Leuthe, Lehigh Engineering Representative, stated that most of Engineer Coyle's comments have been addressed, they have no problems with any outstanding items to be addressed. Most to be addressed are outside agencies. Engineer Coyle reviewed his letter. This is the second submission, not much has changed. Proposed is a 9,600 sq. banquet hall. Variances have been granted and noted on the plan. Engineer Coyle recommends a waiver for combined Preliminary/Final plan review be requested. They have requested a plan scale waiver. The LVPC review letter has been received. The stormwater review plan will need to be submitted to LVPC. SEO comments will need to be addressed. There has been no response from the Fire Chief. Engineer Coyle recommends Conditional Preliminary/Final Plan Approval. Commissioner Potter stated that he did have a conversation with the Fire Chief regarding the sprinkler system and they are going to supply it. Solicitor Karasek reviewed the agreement for conditional plan approval with Engineer Coyle. Compliance with all conditions set forth in Engineer Coyle's letter of March 17, 2026. SALDO waivers to be noted on plan, fire chief review. **MOTION** by Commissioner Teel to grant the waiver request for the plan scale at 1"= 60', seconded by Commissioner Klein. Vote: 5-0. **MOTION** by Commissioner Teel to recommend the waiver request for the plan be both Preliminary/Final Plan, seconded by Commissioner Klein. Vote: 5-0. **MOTION** by Commissioner Klein to recommend Conditional Preliminary/Final Plan Approval to the BOS, seconded by Commissioner Sarisky. Vote: 5-0. This will be on the Board of Supervisors agenda for April 13<sup>th</sup>.  
 -LVPC letter received on March 18, 2026  
 -Resubmission on February 25, 2026  
 -Plan Submitted on December 17, 2025  
 -Official Action Expires on May 25, 2026.

**V.**  
**SITE/SKETCH PLAN**

**VI.**  
**ADJOURNMENT**

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

Respectfully submitted by Cindy Beck-Recording Secretary