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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 20, 2026 – 7:00 PM

I.

Commissioner Teel called the meeting to order at 7:05 pm.

The Pledge of Allegiance was recited.

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

Public Comment

II.

APPROVE THE MINUTES

- a. March 18, 2026-**MOTION** by Commissioner Klein to approve March 18, 2026, Meeting Minutes, seconded by Commissioner Potter. Vote: 4-0.

III.

SUBDIVISIONS

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

IV.

LAND DEVELOPMENT

- a. Chelsea Sun Inn/Theodore & Claudia Howard-Preliminary/Final LD Plan- Solicitor Karasek stated that this is back to PC for a waiver request, SALDO Section 298, (Preliminary/Final Plan Approval) in which the surrounding neighbors had to be notified. Proof has been provided that the neighbors were notified and SALDO Section 297-14 C 2 c, drawing scale. Engineer Coyle recommends approving the waivers. **MOTION** by Commissioner Klein to grant the drawing scale waiver, seconded by Commissioner Sarisky. Vote: 4-0. **MOTION** by Commissioner Klein to recommended approval for SALDO

- Section 298, seconded by Commissioner Potter. Vote: 4-0. This will be on the BOS agenda for June 8, 2026, for approval.
- b. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Potter to table, seconded by Commissioner Teel. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 18, 2026
 - c. River Pointe Logistics Center LLC-**Lot 1**-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 June 18, 2026
 - d. River Pointe Logistics Center LLC-**Lot 2**-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 June 18, 2026
 - e. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 18, 2026

V. SKETCH PLAN

Bangor Area High School Athletic Field Improvements-Justin Massie, Project Engineer, Terraform Engineering, Josh Grice, CHA, and Dr. Braden Hendershot, BASD. Justin stated that they are here to discuss a sketch plan to make improvements to the existing athletic fields. The plan is to install a new asphalt track surface and synthetic turf field, replacing the existing gravel track and grass field, installing lighting, and a scoreboard. They are also looking to move the existing bleachers. The field would then be used for soccer and field hockey. There are no new buildings proposed, bathroom facilities already exist. They are aware of stormwater improvements and DEP NPDES permitting. They have no objection to Engineer Coyle's review letter. They are looking for the Commissioners to comment on whether this qualifies as a LD Plan. Engineer Coyle stated that they may consider asking for a waiver for LD. If it is considered not LD, it would not go to LVPC for review or the Board of Supervisors, but it will need a grading plan. Commissioner Teel asked if they will be moving football to this field. Dr. Hendershot stated no, they have a commitment with Bangor Park for another 10 years. Commissioner Teel asked what the cost of the project is and how it will affect the taxpayers, Josh Grice stated \$5.8 million. Solicitor Karasek reviewed the Ordinance and it appears as though it does not qualify as a LD plan, but he would like to look into this further. Justin stated that the overall project to begin early spring 2027. Solicitor Karasek will look into this further and let them know what his thoughts are on whether they should request a waiver or not.

VI.
ADJOURNMENT

MOTION by Commissioner Teel to adjourn the meeting at 7:45 pm, seconded by Commissioner Potter. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary