



Upper Mount Bethel Township

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

Public Comment

II.

APPROVE THE MINUTES

- a. May 20, 2026-**MOTION** by Commissioner Potter to approve May 20, 2026, Meeting Minutes, seconded by Commissioner Sarisky. Vote: 3-0-1. Commissioner Crane abstained.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commissioner Potter to table, seconded by Commissioner Teel. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on September 16, 2026
- b. The Land of Antonios Kotretsos Final Minor Subdivision-Matt Evans, Consulting Engineers, stated that the LVPC letter has not been received but he would like to address some of Engineer Coyle's comments. Most of Engineer Coyle's comments have been addressed and he does not have a problem with addressing those outstanding comments. This went before the Zoning Hearing Board for variances to subdivide the property into two (2) flagged shaped lots and relief from driveway surface and width requirements. The ZHB, by unanimous vote, granted their request. The proposed lots, lot 1, will consist of 15.77 acres, and lot 2 will consist of 16.93 acres. Both lots will

utilized the 50ft wide shared driveway to access Ramblewood Dr. Matt discussed the construction of driveway, minimum width of 15ft using millings which shall be required to withstand the weight of emergency vehicles. Engineer Coyle discussed his review letter of June 15th. The bulk of the project is the driveway improvements. Engineer Coyle stated that this can be done before the plan gets recorded or be one of the conditions of the agreement. There was a discussion on SEO Scott Policelli's review letter in regard to whether this is a major or minor subdivision. Engineer Coyle stated that a previous subdivision (1992), two lots were created, now two more lots will be created, therefore, this is a minor subdivision, whereas the SALDO describes a minor subdivision does not involve more than a total of four (4) lots created. There was a discussion on a shared driveway access easement agreement, which Solicitor Karasek will prepare. Matt will prepare a cost estimate for the driveway improvements. There was a discussion on the scale, 1"= 2000' request. **MOTION** by Commissioner Teel to grant the scale waiver request, seconded by Commissioner Crane. Vote: 4-0. **MOTION** by Commissioner Teel to table plan, seconded by Commissioner Crane. Vote: 4-0.
-Submitted on May 7, 2026
-Official Action expires on September 5, 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: 4-0.
-Submitted on September 18, 2023
-Official Action Expires on September 16, 2026
- b. River Pointe Logistics Center LLC-**Lot 1**-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 September 16, 2026
- c. 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 September 16, 2026
- d. River Pointe Logistics Center LLC-**Lot 6** 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 September 16, 2026

V.

SKETCH PLAN

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