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

Public Comment
Jonathan Erler commented on the Commissioners taking the reins into reviewing the existing Comprehensive Plan. The Act 537 Plan would tie into that.

II.
APPROVE THE MINUTES

a. July 15, 2026-**MOTION** by Commissioner Sarisky to approve July 15, 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 Sarisky to table, seconded by Commissioner Potter. Vote: 3-0.
   -Submitted on September 18, 2023
   -Official Action Expires on December 15, 2026
b. Jeffrey Dutt Minor Subdivision-Ryan Dentith, Stateline Engineering, stated the plan proposes to subdivide into two (2) lots, lot 1, 1.4 acres and lot 2, 1.3 acres. The remaining agricultural/residential lot will be 8.5 acres. A driveway permit application has been submitted to PennDOT. Planning Module has been submitted. Engineer Coyle went through his review letter. The subject property consists of approximately 11.9 acres with 911 feet of road frontage along Five Points Richmond Rd. The applicant has requested a waiver from SALDO Section 298-37.D.6.b: the requirement for primary and reserve septic

testing to be conducted on all lots. **MOTION** by Commissioner Teel to recommend approval on SALDO Waiver 298-37.D.6.b, seconded by Commissioner Sarisky. Vote: 3-0. **MOTION** by Commissioner Teel to table Plan, seconded by Commissioner Sarisky. Vote: 3-0.
-Plan Submitted on August 17, 2026
-LVPC Letter received September 16, 2026
-Official Action Expires on December 15, 2026
-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 Potter. Vote: 3-0.
   -Submitted on September 18, 2023
   -Official Action Expires on December 15, 2026
b. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
   -Submitted on September 18, 2023
   -Official Action Expires on December 15, 2026
c. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
   -Submitted on September 18, 2023
   -Official Action Expires on December 15, 2026
d. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
   -Submitted on September 18, 2023
   -Official Action Expires on December 15, 2026

V.
SKETCH PLAN

VI.
ADJOURNMENT
MOTION by Commissioner Teel to adjourn the meeting at 7:20 pm, seconded by Commissioner Sarisky. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary