



**Upper Mount Bethel Township**

387 Ye Olde Highway

P.O. Box 520

Mount Bethel, PA 18343-5220

Phone: (570) 897-6127 Fax: (570) 897-0108

[www.umbt.org](http://www.umbt.org)

UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, JULY 20, 2022 – 7:00 PM

**I.**

Chairman Teel called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

Present were Chairman Teel, Commissioner Klein, Commissioner Crane, Commissioner Potter, Township Solicitor Karasek and Township Engineer Coyle. Commissioner Sarisky was absent.

Chairman Teel announced that at the request of RPL, RPL East LLC Major Subdivision, River Pointe Logistics Center and RPL East LLC Planned Industrial Park, will be tabled.

**PUBLIC COMMENT**

Charles Cole, Riverton Road, commented on the LVPC review letter on RPL Industrial Park-Sketch Plan and stated there are quite a few major issues with the plan that should be discussed in detail.

David Friedman, Gap View Lane, commented on Attachment F of the Zoning Ordinance, I-3 Zone (which deals with the powerhouse) and does the text amendment supersede it.

Judy Henckel, Robin Hood Road, commented on the LVPC review letter and stated this is the beginning of things to come.

Ed Nelson, Manager, stated that he was in receipt of the LVPC review letter and stated the LVPC planning committee has not had a meeting yet to review all the concerns. Solicitor Karasek commented that the review letter indicates a sketch plan. Engineer Coyle stated that no sketch plan has been submitted to the Township, this must have been submitted to the LVPC. Charles Cole stated the review letter is not a private document.

## II.

### **APPROVE THE MINUTES**-June 15 2022

Commissioner Klein asked if the confusion on the plan names has been corrected, as commented in the minutes from the last meeting. Solicitor Karasek stated his confusion has been resolved. Engineer Coyle confirmed the corrections. Commissioner Klein stated that the GAI power point presentation should be provided to the Township.

**MOTION** by Commissioner Klein to approve the June 15, 2022, Meeting Minutes, seconded by Commissioner Potter. Vote: 4-0.

Solicitor Karasek announced that Attorney Alan McFall has entered the room.

## III.

### **SUBDIVISIONS**

- a. RPL East LLC Major Subdivision-**MOTION** by Chairman Teel to table, seconded by Commissioner Crane. Vote: 4-0. An extension of time will be submitted.  
-Official Action expires on August 31, 2022
- b. River Pointe Dr. River Rd. and Potomac St.- River Pointe Logistics Center  
**MOTION** by Chairman Teel to table, seconded by Commissioner Klein.  
Vote: 4-0.  
-Official Action expires on October 18, 2022
- c. Philip Poliskiewicz Minor Subdivision- Engineer Coyle stated this is a re-submission of this plan, which is basically subdividing one lot into two lots. Ryan Dentith, Stateline Engineering, stated that the items that needed to be addressed have been taken care of. Engineer Coyle stated that the waiver requests for SALDO Section 400.4.5 and Sections 302.4.7.8 & 400.2.8 should be submitted in writing. A review letter from the Zoning Officer has been received. Engineer Coyle stated the revised plan is acceptable and recommends conditional plan approval, provided the waivers are submitted in writing. Chairman Teel stated that the Board of Supervisors may not be meeting on Monday, July 25<sup>th</sup>, therefore, this plan will go before the Board on August 8<sup>th</sup>. Solicitor Karasek went through the conditional checklist. Compliance with all conditions set forth in Engineer Coyle's review letter of July 14, 2022. Fee in-lieu for one lot. **MOTION** by Chairman Teel to recommend Conditional Preliminary and Final Plan Approval, seconded by Commissioner Klein. Vote: 4-0.  
-Official Action expires on September 9, 2022
- d. Tishuk to McCabe et al. Lot Line Adjustment-Engineer Coyle discussed his review letter of July 15, 2022. The purpose of this plan is to give the owners of tax parcel F12-1-3L access to the Delaware River. Attorney McFall stated this plan is for walking access, only not only the owners of 3L, but the owners of 3J, to walk the whole strip, that is all that is proposed. Solicitor Karasek asked Attorney McFall why not give the owners of 3L an easement, at which point, there would be no need to do any subdivision. Attorney McFall stated that might work. He will discuss this option with the applicants.

**MOTION** by Chairman Teel to table, seconded by Commissioner Klein.  
Vote: 4-0.

**IV.**

**LAND DEVELOPMENT**

- a. RPL East LLC-Planned Industrial Park-**MOTION** by Chairman Teel to table, seconded by Commissioner Klein. Vote: 4-0.  
-Official Action expires on October 17, 2022

**V.**

**ADJOURNMENT**

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

Respectfully Submitted by Cindy Beck-Recording Secretary