



**Upper Mount Bethel Township**  
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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, DECEMBER 20, 2023 – 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 Potter, Commissioner Klein, Commissioner Crane, Commissioner Sarisky (via phone), Recording Secretary Cindy Beck, Township Engineer Coyle, and Township Solicitor Karasek.

**Public Comments**

Charles Cole, Riverton Rd., commented on the Final LD Plan on the agenda and stated there was a comment made at some point that no Final Plans were to be approved without knowing the intended use and/or water and sewer.

**II.**

**APPROVE THE MINUTES**

- a. October 18, 2023-**MOTION** by Commissioner Klein to approve the October 18, 2023, meeting minutes, seconded by Commissioner Potter.  
Vote: 4-1. Commissioner Crane abstained.

**III.**

**SUBDIVISIONS**

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure-This has been requested by the applicant to table. **MOTION** by Commissioner Potter to table, seconded by Commissioner Crane. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024

**IV.**

**LAND DEVELOPMENT**

- a. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-This has been requested by the applicant to table. **MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024

- b. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-This has been requested by the applicant to table. **MOTION** by Commissioner Crane to table, seconded by Commissioner Teel. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on February 29, 2024
- c. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan-This has been requested by the applicant to table. **MOTION** by Commission Potter to table, seconded by Commissioner Crane. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on February 29, 2024
- d. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan-This has been requested by the applicant to table. **MOTION** by Commissioner Potter to table, seconded by Commissioner Klein. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on February 29, 2024

## V.

### SITE/SKETCH PLAN

- a. Philip Jones Minor Subdivision No. 2 Sketch Plan-Scott Policelli, speaking on behalf on the applicant, Philip Jones, gave a summary of the submitted sketch plan for a proposed minor subdivision. Scott stated that due to Act 319 rules/regulations, Mr. Jones cannot convey the entire 5.5 acres without being subject to paying County roll back taxes on the entire 75 acres he owns. The intent is that Lot A will be conveyed to a third party, with the understanding Lot B will have to be conveyed to and add to Lot A, in the following calendar year. Engineer Coyle discussed his review of the Sketch Plan, stating that having the opinion of the County Assessor is something that should be taken into consideration, which Scott stated he has not yet received. Engineer Coyle stated that this request should go before the ZHB. There was a discussion on setting certain reasonable conditions.

## VI.

### DISCUSSION

#### Code Adoption Ordinance

Solicitor Karasek discussed the Code Adoption Ordinance. All the Township Ordinances are in one book. Solicitor Karasek stated that due to Zoning and Subdivision changes, mostly formatting changes, this Ordinance had to be reviewed by the Township Planning Commission and the LVPC. Once they have been reviewed, a Hearing can be scheduled and then be adopted. Solicitor Karasek discussed the changes in Zoning (Chapter 350) and Subdivision (Chapter 298). The Commissioners would like to hear the LVPC's review moving forward. **MOTION** by Commissioner Teel to table this for 30 days, seconded by Commissioner Crane. Charlie Cole commented on the stand alone

well ordinance and was wondering if this is included. Solicitor Karasek will look into this.  
Vote: 5-0.

**VII.**  
**ADJOURNMENT**

**MOTION** by Commissioner Potter to adjourn the meeting at 7:50 pm, seconded by Commissioner Klein. Vote: 5-0.

Respectfully submitted by Cindy Beck-Recording Secretary