



**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

UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, DECEMBER 18, 2024 – 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 Crane, Commissioner Potter, Commissioner Klein, Commissioner Sarisky, Township Solicitor Karasek, Dan Wilusz, Carroll Engineering, and Recording Secretary Cindy Beck.

Public Comment-No public comment

**II.**

**APPROVE THE MINUTES**

- a. November 20, 2024, Meeting Minutes-**MOTION** by Commissioner Klein to approve November 20, 2024, Meeting Minutes, seconded by Commissioner Potter. Vote: 5-0.

**III.**

**SUBDIVISIONS**

- a. River Pointe Logistics Center LLC-Final Subdivision  
Roadway & Infrastructure- **MOTION** by Commission Klein to table, seconded by Commissioner Crane. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 23, 2025
- b. Lot Line Adjustment Plan-Walter & Peter Snik-Dan Wilusz, on behalf of Carroll Engineering, stated that the only outstanding item is for Adrienne Snik's name be added to the Owner's statement. Solicitor Karasek went over the agreement for conditional plan approval. Compliance will Engineer review letter of December 9, 2024, Unification/Merger Deed, Fees-in-Lieu for one lot, monuments, pins/markers to be set in the field, and plan signed and notarized. Mr. Walter Snik signed the agreement for conditional plan approval. **MOTION** by Commissioner Teel to recommend conditional final plan approval, seconded by Commissioner Klein. Vote: 5-0. This will be before the Board of Supervisors on January 13, 2025, for final approval.  
-Submitted on October 2, 2024  
-LVPC Letter Received on November 22, 2024  
-Official Action Expires on January 30, 2025

- c. Lot Line Adjustment Plan-Jeffrey & Emily Carter-The applicants were not present. Carl and Patricia Brunell are the owners of 680 Million Dollar Hwy. They are looking to replace their existing malfunctioning sewage system. They contacted Jeffrey & Emily Carter, their neighbors, and asked them for permission to determine if a suitable area was available on their parcel for a new sewage system. A lot line adjustment was prepared to incorporate the approved elevated sand mound location onto the Brunell property. SEO, Scott Policelli, recommends the waiver request by the applicants, Jeffrey & Emily Carter, SALDO Section 298-44. D. Reserve sewage testing to be granted. Commissioner Potter expressed his concerns that now neither the Carters nor the Brunells will not have a secondary on-lot sewage site. **MOTION** by Commissioner Klein to recommend granting waiver request SALDO Section 298-44 D, seconded by Commissioner Crane. Vote: 5-0. Solicitor Karasek stated that according to Engineer Coyle's review letter of December 10, 2024, there does not appear to be a lot of outstanding items, but the applicants are not present so there is no one here to sign the agreement for conditional final plan approval. **MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 5-0.

#### IV.

#### LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 5-0.  
-Re-Submission on May 29, 2024  
-Submitted on February 20, 2024  
-Official Action Expires on March 28, 2025
- b. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 5-0.  
-Submitted May 20, 2024  
-Official Action Expires on March 17, 2025
- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 23, 2025
- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 23, 2025
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.  
-Resubmission on March 27, 2024  
-Submitted on September 18, 2023  
-Official Action Expires on February 23, 2025

- f. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Sarisky. Vote: 5-0.
  - Submitted on September 18, 2023
  - Official Action Expires on February 23, 2025

**VI.**  
**ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 7:30 pm, seconded by Commissioner Crane. Vote: 5-0.

Respectfully submitted by Cindy Beck, Recording Secretary