



**Upper Mount Bethel Township**  
387 Ye Olde Highway  
P.O. Box 520  
Mount Bethel, PA 18343-5220  
Phone: (570) 897-6127 Fax: (570)879- 0108  
Website: [www.umbt.org](http://www.umbt.org)

UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
WEDNESDAY, OCTOBER 20, 2021 – 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 DeFranco, Commissioner Klein, Commissioner Crane, Engineer Coyle, and Solicitor Karasek. Commissioner Sarisky was absent.

Public Comment :

Francis Visicaro, N. Delaware Dr., stated she never heard of River Pointe Dr. and asked if that is Marshfield Dr. Engineer Coyle stated a portion of Marshfield Dr. will be retained and new section will be built off it, which will be River Pointe Dr.

Richard Wilford-Hunt, Shady Lane, stated it his understanding that on any changes to a plan needs to be re-reviewed by LVPC, what action triggers the change and who makes the decision for the plans to be resubmitted to LVPC. Richard asked if Marshfield has been vacated, if so, is there a Resolution.

**II.**

Approve the Minutes-**MOTION** by Commissioner Klein to approve the September 22, 2021, Meeting Minutes, seconded by Commission DeFranco. Vote: 4-0.

**III.**

PLANNING MODULES-None

**IV.**

SUBDIVISIONS

- a. William & Vickie Tinsley Lot Consolidation-Solicitor Karasek stated this plan was tabled at the last meeting since the LVPC review letter had not been received. Solicitor Karasek stated this is very simple plan, no new development, simply adjusting lot lines. Solicitor Karasek discussed the agreement for conditional plan approval, compliance with all conditions of Engineer Coyle's review letter of September 13, 2021. A unification and merger deed is required, written confirmation of LVPC submission, either LVPC review or expiration of thirty (30) days. **MOTION** by Chairman Teel to recommend conditional plan approval, seconded by Commissioner Klein. Vote: 4-0. Solicitor Karasek stated this will be on the November 8, 2021, BOS meeting agenda.  
-Official Action expires on November 16, 2021
- b. 5027 River Rd. GEN ON Major Subdivision-Mr. Pektor stated he would like to give his engineer some time to clean up some of Engineer Coyle's comments in his review letter and ask the Commissions to table this plan. **MOTION** by Chairman Teel to table, seconded by Commissioner Klein. Vote: 4-0.  
-Official Action expires on January 18, 2022
- c. River Pointe Dr. River Rd, and Potomac St.-River Pointe Logistics Center **MOTION** by Commissioner DeFranco to table, seconded by Commissioner Klein. Vote: 4-0.  
-Official Action expires on January 18, 2022

## V.

### LAND DEVELOPMENT

- a. 303 Demi Rd. Planned Industrial Park-Ben Serracchia stated that a design meeting was held, and all concerns have been addressed. Perk testing has been completed, planning module is in the process of being filed, continue to work with Portland water authority, traffic scope meeting has taken place, re-submitted to LVPC, letter has been received from the NC Conservation District. Engineer Coyle stated outside agencies are addressing all concerns. A letter from the Fire Chiefs is still outstanding. Chief Potter stated a letter will be provided once the final plan is approved. Engineer Coyle recommends conditional preliminary plan approval, this will be coming back since it is preliminary. Solicitor Karasek discussed the conditions for preliminary approval only. **MOTION** by Chairman Teel to recommend Preliminary Plan Approval, seconded by Commissioner DeFranco. Vote: 3-1. Commissioner Klein voting no.  
-Official Action expires on November 30, 2021

Solicitor Karasek stated he would like to respond to Richard Wilford-Hunts public comment regarding the LVPC. Solicitor Karasek stated he does not believe there are

any requirements for the LVPC to re-review plans, however, the Township is required to re-review a plan if there are major changes to the plan and usually the Township relies on the Township Engineer to inform them if there are major changes made. If there are no major changes made to the plan, it does not need to be reviewed by anyone.

**VI.**

SITE/SKETCH PLANS-None

**VII.**

ADJOURNMENT

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

Respectfully Submitted by Cindy Beck-Recording Secretary