

**TOWNSHIP OF PLAINFIELD  
COUNTY OF NORTHAMPTON  
COMMONWEALTH OF PENNSYLVANIA**

**ORDINANCE NO. 427**

**AN ORDINANCE OF THE PLAINFIELD TOWNSHIP BOARD OF SUPERVISORS  
AMENDING THE PLAINFIELD TOWNSHIP ZONING ORDINANCE AS CODIFIED  
AT SECTION 27-101 ET SEQ. AND AS AMENDED FROM TIME TO TIME BY  
CHANGING ALL SANITARY LANDFILL USES TO USES PERMITTED BY-RIGHT IN  
THE SW – SOLID WASTE PROCESSING AND DISPOSAL DISTRICT, AND BY  
PROVIDING ADDITIONAL REQUIREMENTS FOR SANITARY LANDFILL USES  
PERMITTED BY-RIGHT.**

BE IT ENACTED AND ORDAINED and it is ENACTED AND ORDAINED by the  
Board of Supervisors of Plainfield Township, as follows:

~~Strike through~~ indicates language to be deleted.

Underlining indicates language to be added.

**SECTION 1:** Section 27-316 “Additional Requirements for Certain Permitted-By-Right  
Uses,” Subsection KK shall be amended to read as follows:

KK. Sanitary Landfill. ~~Involving the disposal of 100 or less tons of solid waste per day.~~

(1) – (19) to remain

(20) A traffic impact analysis shall be required in accordance with section 27-410.  
The Board of Supervisors may use the results of this analysis to require off-site  
traffic improvements in order to minimize traffic congestion and to achieve safe  
and efficient circulation.

(21) An overall phasing plan of the entire landfill area shall be submitted and a phased-  
approach to solid waste disposal shall be required to minimize impacts. The  
Township Supervisors, after review of the site and phasing plans and other  
required information, may establish a maximum size for each phase. Prior to  
starting work in each new phase, the level of past performance may be a basis for  
limiting work in other phases.

(22) The amount of waste disposed at the landfill shall not exceed 3,000 tons per day;  
nor shall it exceed an average of 2,750 tons per day over any quarter.

(23) Topographic cross-sections, drawn at various locations across the landfill, shall be submitted showing the future, final height of the proposed landfill. To the extent not preempted by the Pennsylvania Department of Environmental Protection, the Township may require height limitations to protect scenic features and to achieve land use compatibility.

**SECTION 2:** Section 27-319 “Solid Waste Processing and Disposal District (SW),” subsection 2 “Uses Permitted by Right,” subsection G shall be amended as follows:

G. Sanitary landfill, ~~involving the disposal of 100 or less tons of solid waste per day.~~  
[5] *Note: See section 27-316 for additional requirements; site plan review required (see section 27-409).*

**SECTION 3:** Section 27-319 “Solid Waste Processing and Disposal District (SW),” subsection 4 “Conditional Uses” shall be amended as follows:

A. ~~Sanitary landfill, involving the disposal of more than 100 tons of solid waste per day.~~

**SECTION 4:** Section 27-320 “Conditional Uses,” subsection 5.I.(1) – (23) “Sanitary Landfill. Involving the disposal of more than 100 tons of solid waste per day” shall be deleted in its entirety.

**SECTION 5: SEVERABILITY.** The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been amended as if such unconstitutional, illegal or invalid provision or provisions had not been included herein.

**SECTION 6: REPEALER.** All Ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance hereby adopted are hereby repealed.

**SECTION 7:** This Ordinance shall take effect five (5) days after its enactment.

ENACTED AND ORDAINED, into law by the Township of Plainfield, Northampton

County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

PLAINFIELD TOWNSHIP BOARD OF  
SUPERVISORS

\_\_\_\_\_  
Paige Stefanelli, Township Manager

By: \_\_\_\_\_  
Kenneth Field, Chairman

By \_\_\_\_\_  
Glenn Borger, Vice Chairman

By: \_\_\_\_\_  
Ken Fairchild

By: \_\_\_\_\_  
Nolan Kemmerer

By: \_\_\_\_\_  
Jonathan Itterly