

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
JUNE 8, 2022**

The regular monthly meeting of the Plainfield Township Board of Supervisors was held on Wednesday, June 8, 2022 at the Plainfield Township Municipal Building, which is located at 6292 Sullivan Trail, Nazareth, PA 18064. The meeting public notice was duly advertised in the January 4, 2022 issue of the *Express-Times* newspaper.

Chairman, Glenn Borger, called the meeting to order at 7:00 P.M. The Pledge of Allegiance was performed.

ROLL CALL:

The following Supervisors answered roll call: Chairman Glenn Borger, Vice-Chairman Stephen Hurni, Supervisor Jane Mellert, and Supervisor Donald Moore. Supervisor Randy Heard was excused from attending the meeting.

Also present were Township Manager Thomas Petrucci, Township Engineer Jeff Ott, and Solicitor B. Lincoln Treadwell, who was substituting for Solicitor David Backenstoe.

I. TOWNSHIP SECRETARY– THOMAS PETRUCCI:

1. Consideration of Approval: May 11, 2022 Regular Meeting Minutes (DRAFT):

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to approve the May 11, 2022 regular meeting minutes.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

2. Consideration of Approval: May 26, 2022 2nd Regular Meeting Minutes (DRAFT):

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to approve the May 26, 2022 second regular meeting minutes.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

3. Consideration of Approval: Extension to Plainfield Municipal Complex Land Development to December 31, 2022 (Expires June 31, 2022):

ACTION: Motion was made by Stephen Hurni and seconded by Jane Mellert to approve an extension of time for the conditional approval of the Plainfield Township Municipal Complex Land Development until December 31, 2022.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

4. Consideration of Approval: 2022 Plainfield Township Farmer's Fair Schedule (July 19-23, 2022) and Preparation of Buildings:

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to approve the 2022 schedule (July 19, 2022 to July 23, 2022) for the Farmer's Fair and to authorize the preparation of the buildings located at the Farmer's Grove in anticipation of the Fair event.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

5. Notification/Confirmation of Next Steps: Act 93/Ordinance 367 Property – 812 Bangor Road – Zoning Rebuild Rights Expired April 14, 2022:

Township Manager Petrucci was directed by the Board of Supervisors to send a letter to the property owner to determine the status of this property.

6. Consideration of Approval: 2022 Trick-or-Treat Night Date/Time:

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to set the date/time for the 2022 Trick-or-Treat night in Plainfield Township as Monday, October 31, 2022 from 5:00 PM to 7:00 PM (rain or shine).

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

7. Consideration of Approval: Sewage Facilities Planning Module, Component 1 – Authorization for Board of Supervisors Chairman, Township Manager and Zoning Officer to Execute Forms and Send Transmittal to Pennsylvania Department of Environmental Protection:

ACTION: Motion was made by Donald Moore and seconded by Stephen Hurni to authorize the Board of Supervisors Chairman, Township Manager and Zoning Officer to execute the required Sewage Facilities Planning Module Component 1 forms and to remit the forms to the Pennsylvania Department of Environmental Protection for the Greggo Minor Subdivision (1158 Mill Road).

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

8. Notification/Update: Zoning Hearing Board Member (Regular and Alternate) Position – Applications Due June 10, 2022:

Township Manager reported that no applications had been received to date for the vacant regular and alternate Zoning Hearing Board positions.

II. TREASURER – THOMAS PETRUCCI/ASSISTANT TREASURER – SELMA RITTER:

1. Consideration of Approval:

- May, 2022 General Fund Disbursements **(\$221,011.94)**
- May, 2022 Highway Aid Fund Disbursements **(\$0.00)**
- May, 2022 Host Retro Agreement Fund Disbursements **(\$0.00)**
- May, 2022 Capital Reserve Fund Disbursements **(\$1,484.40)**
- May, 2022 Recreation Fund Disbursements **(\$0.00)**
- May, 2022 Environmental Fund Disbursements **(\$0.00)**
- May, 2022 Open Space Fund Disbursements **(\$197,666.20)**
- May, 2022 Refuse Fund Disbursements **(\$100.00)**

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to approve the May, 2022 disbursements as listed above.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

2. Consideration of Approval: May, 2022 Treasurer’s Report:

ACTION: Motion was made by Stephen Hurni and seconded by Glenn Borger to approve the May, 2022 Treasurer’s Report.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

3. Consideration of Approval: Veterans’ Exemption for Real Property Taxes (5821 Sullivan Trail and 934 Bender’s Church Road):

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to approve a Veteran’s Exemption for Real Property Taxes for 5821 Sullivan Trail and 934 Bender’s Church Road.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

4. Consideration of Approval: Authorization to Exonerate Real Estate Tax and Penalty Amounts for Demolished Property 6604 Sullivan Trail (Tax Map Parcel F8-20-28-T1-0626):

ACTION: Motion was made by Jane Mellert and seconded by Stephen Hurni to exonerate the real estate tax and penalty amounts as follows for the demolished structure located at 6604 Sullivan Trail (Tax Map Parcel F8-20-28-T1-0626).

Year	Tax	Penalty
2020	\$121.10	\$12.11
2021	\$121.10	\$12.11

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

5. Consideration of Approval: Real Estate Tax Refund in the amount of \$14.91 for 903 Browntown Road (Paid Penalty Amount in Basic Period):

ACTION: Motion was made by Stephen Hurni and seconded by Glenn Borger to approve a real estate tax refund in the amount of \$14.91 for 903 Browntown Road.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

6. Consideration of Approval: 2nd Quarter 2022 Payments:

- **Fire Company Donation - \$25,000.00**
- **Minimum Municipal Obligation (MMO) Defined Benefit Contribution Pension Plan - \$9,574.75**
- **Emergency Management Coordinator Stipend - \$600.00**

ACTION: Motion was made by Jane Mellert and seconded by Stephen Hurni to approve the above-listed 2nd Quarter 2022 payments.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

III. TOWNSHIP ENGINEER – JEFF OTT, P.E.:

1. Consideration of Preliminary/Final Conditional Approval: Preliminary/Final Land Development Plans for Farmstead Realty Holdings, LLC – Proposed Winery, Distillery, Vineyard and Special Event Use – 968 Bangor Road (plans dated and received by the Plainfield Township Municipal Office on August 30, 2021, last revised March 25, 2022):

The attorney for the applicant, Graham Simmons, addressed the Board of Supervisors and requested that the Board of Supervisors grant Preliminary/Final Conditional Approval for this pending land development, which was extensively reviewed by the Planning Commission. During the May 16, 2022 Planning Commission meeting, the Planning Commission had taken official action to recommend that the Board of Supervisors approve Preliminary/Final Conditional Approval for the project.

Township Engineer Ott then reviewed the required list of Subdivision and Land Development (SALDO) Chapter 22 waivers for this project.

ACTION: Motion was made by Stephen Hurni and seconded by Jane Mellert to approve the following list of waivers of Chapter 22 (Subdivision and Land Development) as requested in writing by the applicant for the above-referenced Land Development.

- **§22-502.1** – to allow a combined Preliminary/Final Land Development process.
- **§22-503.2.A** – to allow up to 100' scale overall plan sheets.
- **§22-503.2.B** – to allow the profiles to be drawn at a vertical scale of 3'.
- **§22-503.4.C** – to not show the location of all existing natural and man-made features within 100 feet from the site. The recommendation of approval of this waiver is conditioned upon the applicant showing the existing lot layout on the tracts between Bangor Rd and Old Bangor Rd (including the existing storm sewer system) and the wetlands within 100'-300' from the site on the plans.
- **§22-1009.7.E** – to allow a flat bottom detention basin bottom without a low-flow concrete channel, in lieu of the required 2%.
- **§22-1009.10.A** – to allow a minimum storm sewer pipe diameter of 12" for roof drain systems only as well as under the driveway access located at Bangor Road. In addition, the proposed detention basin will remain 18".
- **§22-1009.10.D** – to allow cleanouts and wyes in lieu of the required manholes or inlets at changes in vertical grade and pipe intersections.
- **§22-1013.2** – to allow the 152' separation as currently depicted on the plans regarding the required minimum distance between the proposed access drive and the intersection of Old Bangor Rd with Bangor Rd.
- **§22-1013.4.A.1** – to allow a non-curbed access drive.
- **§22-1013.4.B.1** – The revised access drive does not provide the required entrance radii of 20'. The Board of Supervisors approved a waiver of §22-1013.4.B.1, subject to the final recommendation of the Township Engineer, Jeffrey Ott, and Traffic Engineer, Peter Terry. **This waiver was approved if it is determined to be necessary.**
- **§22-1023** – to allow minimum disturbance within the wetland buffer area in order to provide access to the site. The recommendation of approval of this

waiver is conditioned upon the applicant planting additional shrubs within the previously disturbed area.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

ACTION: Motion was made by Jane Mellert and seconded by Donald Moore to approve Preliminary/Final Conditional Approval for the above-referenced Land Development, subject to the following conditions:

- Sewage Planning Module Approval and/or Exemption by the Pennsylvania Department of Environmental Protection (PA DEP).
- Notification of Lehigh Valley Planning Commission (LVPC) Approval.
- Notification of Northampton County Conservation District Approval.
- Confirmation of the Approval of Individual NPDES Permit by the Commonwealth of Pennsylvania Department of Environmental Protection and Receipt of NPDES Permit.
- Confirmation of the Approval of a Highway Occupancy Permit by the Pennsylvania Department of Transportation (PennDOT).
- Comply with all conditions as set forth in Ott Consulting Inc.'s Township Engineer review letter dated April 11, 2022.
- Comply with all conditions as set forth within the Plainfield Township Sewage Enforcement Officer review letter dated April 11, 2022.
- Comply with all conditions as set forth within the Plainfield Township Zoning Officer review letter dated April 7, 2022.
- Comply with all conditions as set forth within the Plainfield Township Wetlands Scientist/Environmental Consultant review letter dated April 12, 2022.
- Notarization.
- Owner Signature [The applicant will execute (and where applicable, will cause the execution) of all signature blocks and upon confirmation from the Township that all Conditions of approval have been met to cause the land development plans to be recorded].

- The Plan should address all comments as set forth by the Plainfield Township Emergency Management Coordinator and the Plainfield Township Fire Chief.
- The applicant will prepare and submit to the Township a Vegetative Management Plan for Overflow Parking Area which will require regular maintenance to include mowing and trash debris removal, as well as the repair of any damaged or rutted areas following rain events by utilizing seed and straw mulch. The Vegetative Management Plan will be subject to the review and approval of the Township Engineer and Zoning Officer. The applicant will consent to allow the Township to inspect the Overflow Parking Area on an annual basis to ensure compliance with said Vegetative Management Plan.
- The applicant will prepare and submit to the Township an O&M Plan for the Gravel Parking Area which will require regular re-striping as conditions may require, regular maintenance and repair of any washed or rutted areas with new gravel, as well as clean-up of any migrated material into the overflow parking area, and a snow removal operation. The O&M Plan will be subject to the review and approval of the Township Engineer and Zoning Officer. The applicant will consent to allow the Township to inspect the Overflow Parking Area on an annual basis to ensure compliance with said O&M Plan for Gravel Parking Area.
- The applicant will cause its engineer to prepare and submit all required legal exhibits for any necessary easements.
- The applicant will execute any land development improvements/maintenance agreements and stormwater O&M agreements in a form reasonably satisfactory to the Township Solicitor. The applicant shall post the required financial security in an amount that is determined to be acceptable by the Township Engineer.
- Payment of all final Township fees.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Comments on this pending Land Development were received as follows:

Supervisor Mellert recommended that the Planning Commission should review the zoning provisions concerning the requirement to mark out gravel parking spaces.

Resident, Millie Beahn, advised the Board of Supervisors that there was a reported issue concerning stormwater runoff emanating from the 968 Bangor Road property to an adjoining property. Attorney Simmons indicated that stormwater runoff will be

addressed in accordance with the NPDES permit that is required by the applicant. This action was confirmed by Township Engineer Ott.

Motion approved. Vote 4-0.

Supervisor Donald Moore requested that the Township revisit the zoning definition of “winery” in the near future.

2. Consideration of Approval of Release of Maintenance Period: Rolling Meadows Subdivision (Basin 1 and Basin 2 Grading Modifications/Split Rail Fencing/Gates):

ACTION: Motion was made by Glenn Borger and seconded by Donald Moore to remove a portion of the improvements for the Rolling Meadows Subdivision out of the required eighteen (18) month maintenance period, pursuant to the terms of both the Subdivision Improvements Agreement dated April 9, 2007 between Plainfield Township and the Developer, which is Millstone Development, LLC. Specifically, approval was given for the conclusion of the maintenance period for the below-identified improvements:

1. **Minor grading modifications to Basin 1 and Basin 2.**
2. **Split rail fencing and gates installed at Basin 1 and Basin 2.**

The required eighteen (18) month maintenance period for the above-referenced items was approved by the Board of Supervisors to conclude on June 9, 2022.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

3. Consideration of Stormwater Hardship Waiver Request: 480 Sportsman Club Road, Nazareth, PA 18064 (Tax Map Parcel ID No. H8-1-22A-0626):

Township Engineer Ott clarified that a stormwater hardship waiver request for any matter other than subdivision/land development must be heard by the Zoning Hearing Board- not the Board of Supervisors- pursuant to Chapter 23 (Stormwater), Section 407 of the Codes of Ordinances of Plainfield Township.

In addition to the foregoing agenda items, Township Engineer Ott reported that the design work required for the Long Road project is almost completed. The design work for the Engler Road stormwater improvements plan is currently in progress.

Township Engineer Ott left the meeting at 7:40 PM.

IV. TOWNSHIP MANAGER – THOMAS PETRUCCI:

1. Slate Belt Multi-Municipal Comprehensive Plan – Monthly Update:

Township Manager Petrucci reported that the Plan Slate Belt Steering Committee did not hold a meeting in June. Plainfield Township issued comments concerning the Future Land Use Plan and Centers and Corridors draft maps. Members of the Board of Supervisors and Plan Slate Belt Steering Committee will endeavor to meet with Lehigh Valley Planning Commission representatives in the near future in order to discuss the comments rendered by the Township in more detail.

2. Plainfield Township MS4/Stormwater Management Program – Monthly Briefing:

The annual public meeting for the Township’s MS4/Stormwater Management Program was held. The public meeting was advertised in the May 26, 2022 issue of the *Express-Times* newspaper. A summary of the meeting is provided as follows:

**Brief Summary of the Accomplishments of the Storm Water Management Program
June 8, 2022 Storm Water Management Program Public Meeting**

(MS4 Permit Year 4)- September 30, 2021 to June 30, 2022

A. In direct consultation with the Wildlands Conservancy, the Township has received a \$100,000.00 (with a \$100,000.00 match from the Township) DCNR C2P2 grant for the streambank restoration projects that are required by the Township’s Pollution Reduction Plan for the current MS4 permit. The Township previously clarified the streambank restoration requirements with PA DEP officials. This project is currently under way, and Wildlands Conservancy will obtain proposals in the near future from multiple environmental consulting firms in order to select the contractor that will commence the PA DEP in-stream permitting work that is required for this project. Competitive bidding will be required for the actual in-stream work (not the design/permitting), as clarified by DCNR. The Township has received the initial deposit of \$50,000.00 for this grant.

In addition, the Township has received a \$100,000.00 grant through the PA DEP Growing Greener project (awarded in late 2020), as well as another \$100,000.00 grant through the Northampton County Liveable Landscapes program (awarded in May, 2021). These grant contracts should bridge any relative funding gaps for the construction phase of this project.

UPDATE: The Invitation to Bid/Notice to Bidders for the Little Bushkill Stream Restoration Project – Phase II was advertised. The bid opening is Thursday, June 16, 2022 by 4:00 PM EST. The consideration of contract award is scheduled for the

Thursday, June 23, 2022 Board of Supervisors meeting. The intent is have the project completed by September 30 2022. Note- this project may need to be re-bid if contractors are unwilling to bid this year due to conflicting projects. In that scenario, the project would be completed in 2023 instead of 2022. The permit deadline for the completion is September 30, 2023.

B. Continued use of the current stormwater mapping (including outfalls, inlets, basins, etc.) within the Township’s GIS system for ease of reference/use.

C. Road Department has continued to document inlet/stormwater piping maintenance when conducted.

D. The Township will need to update the Act 167 Stormwater Ordinance (Chapter 23) by no later than September 30, 2022. The provisions of the PA DEP model ordinance will need to be incorporated into Chapter 23. This work is underway and will be forwarded to the Planning Commission/Board of Supervisors in the near future.

No public comments were received concerning the Township’s MS4/Stormwater Management Program.

3. Consideration of Contract Award: Plainfield Township Salt Storage Shed Replacement Project (Bid for Letting of June 3, 2022):

The bid tabulation is provided for reference as follows:

Reference Number	Description	Type	UOM	Quantity	WIND GAP ELECTRIC, INC	A. N. Lynch Co., Inc.	Kobalt Construction	Dutchman Contracting LLC	Uhrig Construction
Total Extended					\$54,216.00	\$64,000.00	\$378,267.00	\$440,124.00	\$449,900.00
General Construction					\$0.00	\$0.00	\$378,267.00	\$397,851.00	\$449,900.00
G-1	Mobilization/Demobilization	Base	Lump Sum	1			\$32,500.00	\$14,948.00	\$79,500.00
G-2	1,806 Square Foot Min. building of dimensions shown on the structural and building plans.	Base	Lump Sum	1			\$100,000.00	\$248,899.00	\$210,800.00
G-3	Pad preparation and foundation installation per CONTRACT DOCUMENTS, including testing and recommendations contained in the Geotechnical Engineering report, as well as the work listed under CONSTRUCTION OBSERVATION SCOPE.	Base	Lump Sum	1			\$165,175.00	\$21,120.00	\$24,600.00
G-4	8" THK. Concrete Floor (w/ W.W.M.) per plan	Base	Lump Sum	1			\$29,240.00	\$25,000.00	\$34,300.00
G-5	8" THK. Concrete Apron (w/ W.W.M.) per plan	Base	Lump Sum	1			\$29,162.00	\$36,332.00	\$40,200.00
G-6	Erosion Control and Site Grading per plan	Base	Lump Sum	1			\$10,190.00	\$15,488.00	\$29,000.00
G-7	Existing Salt Shed Demolition and Disposal	Base	Lump Sum	1			\$12,000.00	\$36,064.00	\$31,500.00
Electrical Construction					\$54,216.00	\$64,000.00	\$0.00	\$42,273.00	\$0.00
E-1	100 AMP Electric Service per plan	Base	Lump Sum	1	\$54,216.00	\$64,000.00		\$42,273.00	

Township Manager Petrucci reviewed the following information concerning this project/bid opening:

- The project was bid as multi-prime (as required by state law)- meaning there were separate bids for the general construction and the electrical plan.
- The low bidder for the general contract is Kobalt Construction at the total cost of \$378,267.00. Kobalt Construction submitted a complete bid.
- The low bidder for the electrical contract is Dutchman Contracting, LLC at the total cost of \$42,273.00. Dutchman Contracting, LLC submitted a complete bid.
- If the two (2) contracts are awarded, the total cost for the project would be \$420,540.00 (minus the \$50,000.00 Local Share grant allocation)= a total local fund allocation by Plainfield Township of \$370,540.00.
- The 2022 Budget allocated \$275,000.00 towards this project. It is not uncommon to see a 30% to 40% increases to projects these days for projects, as per Freddy Lutz of PennBid. This project is ~53% higher than the original cost estimate, which was prepared back in 2018. The General Government Buildings Capital Reserve Fund allocation in which this project was included was \$557,000.00, so the Township could fit in this project without exceeding the total line item category.
- The Township always reserves the right to reject the bids and rebid the project; alternatively, you could rebid the project after trying to scale the project down to attempt to lower the costs. In the latter option, it is important to point out that this will add time (probably at least a month to a month and a half) to the project in order to draft and receive the revised engineered drawings and the building plans. The project deadline for this contract is currently established as **October 31, 2022**. If we have to retool the project and rebid it, we may have to defer the project until next year. Please note that the grant completion deadline is **June 30, 2023**. Additionally, there is always the possibility that the project may come in higher for the line items even if you scale down the project (in other words, the Township could be paying close to the same price- or more- as the current bid for a “lesser” project).
- It would be prudent, in the recommendation of Township Manager Petrucci, to replace the salt storage shed this year prior to the onset of the 2022-2023 winter season given the current condition of the existing building.

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to award the total amount of the General Construction contract for the Salt

Storage Shed Replacement Project to Kobalt Construction in the amount of \$378,267.00.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Concerns were expressed by members of the public and members of the governing body with respect to the overall price of the contract to replace the salt storage shed. Township Manager Petrucci identified the fact that the new salt storage shed (with 16' high walls) is not an "apples to apples" comparison with the existing salt storage shed, which has reached the end of its useful life. Township Manager Petrucci also stated that the project includes concrete wall and a pad to clean up the storage area of the Road Department maintenance yard.

Motion approved. Vote 4-0.

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to award the total amount of the Electrical Construction contract for the Salt Storage Shed Replacement Project to Dutchman Contracting, LLC in the amount of \$42,273.00.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

4. Consideration of Contract Award/Other Official Action: 2022 Stormwater Materials Bid (Bid for Letting of June 2, 2022) – NO BIDS RECEIVED:

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to re-bid the stormwater materials bid with a revised bid completion deadline that is conducive to receiving bids for this project, given the current supply chain issues for concrete products.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

5. Consideration of Contract Award: Plainfield Township 2022-2023 Winter Season De-Icing Bid (Bid for Letting of May 27, 2022):

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to award the 2022-2023 Winter Season De Icing Bid (Bid for Letting of May 27, 2022) to American Rock Salt Co., LLC in the total amount of \$88,500.00.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

6. Consideration of Approval of Resolution No. 2022-16– Schedule of Fees Resolution Amendment – 2022 Refuse/Recycling Bills (Effective July 1, 2022):

The following revision to the 2022 Schedule of Fees was required as a result of the pricing increase for Year 2 of the Township’s single hauler solid waste and recycling contract with J.P. Mascaro (covering the collection of municipal waste, recyclables, bulk waste and yard waste):

- a. *Charges are hereby imposed as follows: An annual service fee of Three-Hundred Sixty-Four Dollars and Eight Cents (\$364.08) is imposed on the owner of each billing unit, with an effective date of July 1, 2022. The annual service fee of Three-Hundred Sixty-Four Dollars and Eight Cents (\$364.08) shall be in effect from July 1, 2022 until June 30, 2023. Payment may be made to the exclusive Contractor in four (4) equal installments of Ninety-One Dollars and Two Cents (\$91.02). The service for which this charge is made is the removal from the premises, once weekly, of municipal solid waste, recyclables, bulk waste, and yard waste.*
- b. *Payment shall be remitted directly to the exclusive Contractor as authorized by the provisions of the Municipal Solid Waste and Recycling Ordinance of Plainfield Township and a Municipal Solid Waste Collection and Recycling Contract between Plainfield Township and Contractor dated April 21, 2021. The Contract shall be in effect for an initial three (3) year term with the Township having the sole option to renew the Contract for two (2) successive one (1) year terms.*
- c. *The annual service charge shall be the base service charge only; there shall be no discounts or penalties.*
- d. *The Contractor shall submit a bill for services directly to the owners of each billing unit in accordance with the provisions of the Contract within ten (10) days following the end of each billing quarter during which refuse, recyclables, bulk waste and yard waste as herein defined are collected.*
- e. *The charge for collecting municipal solid waste, recyclables, bulk waste and yard waste from a multi-unit premises with a single owner shall be Three-Hundred Sixty-Four Dollars and Eight Cents (\$364.08) annually, multiplied by*

the number of units unless the equities of a particular situation require an adjustment to be made effective by special regulation.

ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to approve Resolution No. 2022-16 (1st Amendment to the 2022 Schedule of Fees).

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

7. Consideration of Approval: Use of Refuse Fund Accumulated Balance:

Per the previous request of the Board members, Township Manager Petrucci reviewed the following options to use the accumulated Refuse Fund to purchase recycling containers:

Option 1- 20 Gallon Round Recycling Containers:

- Company- TMF Corporation.
- Pricing is based on 2,355 units.
- Cans: \$11.95 each (\$28,142.25) (color- yellow).
- Lids: \$4.75 each (\$11,186.25) (color-yellow).
- One Time Logo Set Up Fee: \$395.00 – Note: The Township’s logo is too complicated to stamp on a recycling container. A generic logo can be used (samples attached).
- Delivery direct to residents is not an option.
- Freight is included.

Total (Option 1)- \$39,723.50

Option 1A- 20 Gallon Round Recycling Containers:

- Company- TMF Corporation.
- Pricing is based on 500 units.
- Cans: \$12.70 each (\$6,350.00) (color- yellow).
- Lids: \$4.75 each (\$2,375.00) (color- yellow).
- One Time Logo Set Up Fee: \$395.00 – Note: The Township’s logo is too complicated to stamp on a recycling container. A generic logo can be used (samples attached).
- Delivery direct to residents is not an option.
- Freight is included.

Total (Option 1A)- \$9,120.00

Option 2- 35 Gallon Recycling Toters:

- Company- Otto Environmental Systems.
- Pricing is based on 2,355 units.
- 35 Gallon Toter (lid is attached)- \$40.00 each- \$94,200.00.
- Price includes logo stamped on side.
- Toter example is attached for reference.
- Freight- \$4,596.00.

Total (Option 2)- \$98,796.00 (without assembly and delivery to residents)

Option 2A- 35 Gallon Recycling Toters:

- Company- Otto Environmental Systems.
- Pricing is based on 2,355 units.
- 35 Gallon Toter (lid is attached)- \$40.00 each- \$94,200.00.
- Price includes logo stamped on side.
- Toter example is attached for reference.
- Freight- \$4,596.00.
- Delivery direct to residents and assembly is an additional charge of \$12,599.25 (\$5.35 per unit)

Total (Option 2A)- \$111,395.25 (with assembly and delivery to residents)

Option 2B- 35 Gallon Recycling Toters:

- Company- Otto Environmental Systems.
- Pricing is based on 500 units.
- 35 Gallon Toter (lid is attached)- \$42.00 each- \$21,000.00
- \$250.00 for a one-time charge for logo.
- Toter example is attached for reference.
- Freight- \$2,298.00
- It is assumed Township would delivery and assembly due to the lower number of units.

Total (Option 2B)- \$23,548.00 (with assembly and delivery to residents)

Following the review of these options, the Board of Supervisors opted to defer official action on this matter until the Wednesday, July 13, 2022 Board of Supervisors meeting.

8. Consideration of Approval of Advertisement: Slate Belt Regional Police Commission Charter Agreement Amendment Ordinance (DRAFT) – Ordinance No. 414:

In preparation for tonight's meeting, Township Manager Petrucci had prepared Ordinance No. 414 using the draft ordinance prepared by Pen Argyl Borough Solicitor Peter Layman as a guide. The draft ordinance allows for the adoption of the revised Charter Agreement of the Slate Belt Regional Police Commission (as previously agreed upon by Pen Argyl Borough, Wind Gap Borough and Plainfield Township).

ACTION: Motion was made by Jane Mellert and seconded by Donald Moore to approve the advertisement of Ordinance No. 414.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

9. Consideration of Approval of Advertisement and Transmittal to Plainfield Township Planning Commission and Lehigh Valley Planning Commission (LVPC): Warehouse Zoning Ordinance Amendment (DRAFT):

Comments concerning the draft Warehouse Zoning Ordinance Amendment were received as follows:

- Attorney Joseph Zator, representing Jaindl Properties, expressed a preliminary concern with the ordinance as drafted- citing his belief that the ordinance is devaluing commercial/industrial properties. Attorney Zator respectfully requested more time to review the ordinance and submit comments to the Board of Supervisors.
- Peter Albanese, representing the Green Knight Economic Development Corporation, inquired as to what the Board members are trying to achieve with this ordinance. He opined that the intention of the ordinance is to stop development of permitted uses (warehousing and wholesale distribution). He requested that the Board of Supervisors engage in a study to determine the impact of the proposed one-hundred feet (100') setback from adjoining residential use properties. Peter Albanese cautioned that the one-hundred feet (100') setback may severely impact the ability of property owners to develop their properties. He requested that the Board of Supervisors study the impact of the setback.

ACTION: Motion was made by Jane Mellert and seconded by Stephen Hurni to establish deadlines to receive written comments concerning the draft Warehouse Zoning Ordinance Amendment on or before July 7, 2022 in preparation for the Wednesday, July 13, 2022 Board of Supervisors meeting. Township Manager Petrucci was also directed to prepare a one-hundred feet (100') setback analysis of the properties that could possibly support warehousing/wholesale storage and distribution uses.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

V. BOARD AND FIRE COMPANY AND AMBULANCE REPORTS:

1. Planning and Zoning Report- May, 2022
2. Road Department Report- May, 2022
3. Fire Company and Ambulance Report- May, 2022
4. Recreation Board Report- May, 2022 (NONE)

ACTION: Motion was made by Glenn Borger and seconded by Stephen Hurni to approve the May, 2022 reports as listed and presented.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

VI. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Monthly Report- May, 2022:

ACTION: Motion was made by Glenn Borger and seconded by Stephen Hurni to approve the May, 2022 Slate Belt Regional Police Department Monthly Report as listed and presented.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

VII. CITIZEN'S AGENDA/NON-AGENDA:

1. ***Peter Albanese, Green Knight Economic Development Corporation:*** Mr. Albanese expressed the sentiment that the Board of Supervisors should determine the impacts of the proposed/draft Warehouse Zoning Ordinance Amendment. He also expressed that the Green Knight Economic Development Corporation expended considerable time and financial resources to redevelop the former Beers property (Green Knight Industrial Park II), and he is not understanding why the Township is actively pursuing an ordinance that could undermine those efforts. Mr. Albanese also expressed the sentiment that the Board of Supervisors should review whether or not it is prudent/feasible to add areas that are zoned commercial and/or industrial to the Plainfield Township Zoning Map. The draft Warehouse Ordinance, in his opinion, is restricting the viability of the current areas that are zoned commercial and industrial. He expressed a concern that the Township only has very limited areas that are zoned commercial and industrial, and that the Board should not be looking to further reduce those areas by way of adopting the draft Warehouse Ordinance.

VIII. BOARD OF SUPERVISORS REPORTS:

1. ***Stephen Hurni, Vice-Chairman-*** Nothing to report.
2. ***Jane Mellert-*** Supervisor Mellert distributed a memorandum which detailed the meeting between Plainfield Township and Wind Gap Borough officials on Tuesday, June 1, 2022. The report of Supervisor Mellert is incorporated into these minutes as though more fully set forth at length as Exhibit "A".

ACTION: Motion was made by Jane Mellert and seconded by Stephen Hurni to authorize the Township Manager to submit a letter to Wind Gap Borough expressing the support of Plainfield Township for the Borough's anticipated grant application to the DCED Multi-Modal Transportation Fund to replace the structurally deficient bridge on Male Road.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Motion approved. Vote 4-0.

3. ***Donald Moore-*** Supervisor Moore opined that the provisions of the draft Warehouse Zoning Ordinance Amendment are appropriate in order to protect the quality of life and property values of surrounding residential properties. In reference to Mr. Albanese's comments, Supervisor Moore opined that the Green Knight Economic Development Corporation had lost a level of credibility when it comes to land use recommendations for Plainfield Township, Wind Gap Borough and Pen Argyl Borough due to the fact that the Synagro biosolids facility was opposed by the communities and was spearheaded by the

Green Knight Economic Development Corporation. He stated that Plainfield Township eventually had to pay over \$200,000.00 in professional engineering and legal fees to review this proposal and ensure compliance with Plainfield Township ordinance requirements.

4. *Randy Heard*- Not in attendance.

5. *Glenn Borger Chairman*- No report.

IX. **SOLICITOR'S REPORT- B. LINCOLN TREADWELL, ESQUIRE:**

No report was provided.

X. **ADJOURNMENT:**

Having no further business to come before the Board of Supervisors, **a motion was made by Stephen Hurni and seconded by Glenn Borger to adjourn the meeting. The motion was approved unanimously.**

The meeting adjourned at 9:42 PM

Respectfully submitted,

Thomas Petrucci
Township Manager/Secretary
Plainfield Township
Board of Supervisors

PLAINFIELD TOWNSHIP

June 8, 2022 Meeting

Jane Mellert, Supervisor

June 1, 2022 – A meeting was held at the Wind Gap Borough Meeting Hall at 1pm to discuss the Male Road Bridge

Attendees:

Wind Gap – George Hinton, Council President, David Hess, Council Member, and Louise Firestone, Borough Manager

Plainfield Township – Jane Mellert, Supervisor, Don Moore, Supervisor and Tom Petrucci, Township Manager

Male Road Bridge - The following points were discussed:

- Wind Gap researched information in the meeting minutes regarding when the municipality took over the bridge. The minutes did not provide much detail.
- The Borough receives \$1,680 a year as a result of taking over the bridge from the Penn-Dot turn-back program
- The Bridge was inspected every other year, however, as time progressed an inspection was required every 6 months at a cost of between \$1,500 - \$2,500 per inspection.
- It is difficult to monitor the weight limits on the bridge
- Wind Gap has insurance coverage on the bridge.
- Repairs were done on the bridge with an approximate cost of \$10,000 to \$12,000. The Borough has approximately \$21,000 in an account earmarked for the bridge.
- The plaza (Giant, Job Lots, Tractor Supply, Dollar Store, etc), JERC, GKEDC and local traffic all need access to the area when the bridge is replaced. A way to provide access while construction occurs has not been determined to date.
- Suggestions for assistance included LTAP, and Pre-Cast companies
- The Borough has looked at grants for the project (Multi-modal). The grant submission requires engineering information. **At this time Wind Gap is requesting letters of support to submit with a grant application due on July 31, 2022. The cost is estimated to be up to one million dollars.**
- A member from the GKEDC has been in attendance at prior Council meetings when the bridge was discussed.
- There is a concern that 53 Ft tractor trailers will not be able to make the turn off of Male Road onto Route #512. The traffic study standards that are being used by PennDOT may not take into consideration the longer tractor trailers and newer specifications.
- The municipalities that need access to the area need to work together in order to try to resolve issues.

Tire Piles – Beers Property now owned by GKEDC

- In 2001 and 2002 Wind Gap sought grants to remove the tire piles and contributed many administrative hours.
- 2022- Capping at the site still needs to be completed. – Tom Petrucci and Sharon Pletchen will provide an update on the progress.