

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
June 10, 2026**

The monthly meeting of the Plainfield Township Board of Supervisors was held on June 10, 2026, at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Glenn Borger, called the meeting to order at 6:00 P. M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Supervisors answered Roll Call: Chairman, Glenn Borger; Vice Chairman, Ken Field, Supervisor, Nolan Kemmerer; Supervisor, Jane Mellert and Supervisor, Paul Levits.

Also present were Township Manager, Paige Stefanelli, Road Foreman, Larry Sapone, and Solicitor, David Backenstoe, Esq.

Slate Belt Regional Police was present for adherence to Public Meeting Rules and Procedures Policy.

I. GUEST SPEAKERS/PRESENTATIONS:

1. Grand Central Sanitary Landfill (Waste Management) Monthly Update – Adrienne Fors:

Ms. Adrienne Fors provided a monthly update on the Grand Central Sanitary Landfill.

2. 9/11 Memorial Trail- September 11th National Memorial Trail Alliance Discussion– Adrienne Fors:

Ms. Adrienne Fors, serving as a director on the September 11th National Memorial Trail Alliance board, presented a request to install 12 permanent signs along the trail, noting that the Alliance will cover all installation costs and that other area municipalities have already approved the install. Township Solicitor, David Backenstoe, noted that the lease agreement provided is comprehensive, fully indemnifies and holds the Township harmless, and allows the Township to request removal of any sign at any time.

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the 9/11 Memorial Trail- September 11th National Memorial Trail Alliance proposed Trail Signage. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Supervisor, Jane Mellert, asked whether any signs would be placed along the old rail trail where the easement agreement exists between the Township and Waste Management. Ms. Fors confirmed that no signs would be placed in that location.

Motion approved. Vote 5-0.

3. Morgan Stanley Portfolio Update- Paul Azzaretto:

Financial Advisor, Paul Azzaretto, of Morgan Stanley, provided an update on the Township's trust portfolio, noting that it is flat for the year at approximately 2% due to the Township's bond-heavy investment structure, ongoing Middle East conflict driving inflation, and interest rate increases, with a projected return of 2.5 to 3% by year end should rates stabilize. Resident, Pete Albanese, asked about the current fund balance and whether better returns could be achieved, with Mr. Azzaretto confirming the balance is \$16,700,000 and that while the Township is restricted in its investments, current bonds are yielding in excess of 4%, and Resident, Matt Glennon, confirmed with Mr. Azzaretto that holding the bonds to maturity will result in full payoff at that same rate. Resident, Pete Albanese, expressed the view that additional investment opportunities may exist within the legal parameters applicable to Second Class Townships that the Township could investigate. Resident, Alan Gumeny, asked for the specific dollar amount of the trust fund, which Mr. Azzaretto confirmed at \$16,700,000.

II. SECRETARY – PAIGE STEFANELLI:

1. Board of Supervisors Meeting Minutes- April 8, 2026 DRAFT:

ACTION: Motion was made by Ken Field and seconded by Paul Levits to approve the Board of Supervisors Meeting Minutes from April 8, 2026. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. Board of Supervisors Meeting Minutes- April 23, 2026 DRAFT:

ACTION: Motion was made by Paul Levits and seconded by Nolan Kemmerer to approve the Board of Supervisors Meeting Minutes from April 23, 2026. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

3. Board of Supervisors Meeting Minutes- May 6, 2026 DRAFT:

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the Board of Supervisors Meeting Minutes from May 6, 2026. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

4. Board of Supervisors Meeting Minutes- May 13, 2026 DRAFT- Request to Table:

ACTION: Motion was made by Jane Mellert and seconded by Ken Field to table the Board of Supervisors Meeting Minutes from May 13, 2026. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-1 with Nolan Kemmerer abstaining.

5. Acknowledgement of Planning Commission Recommendation Letter for Ordinance No. 434 (Rezoning 211 Acres from SW to FF; Effectively Repealing Ordinance No. 426):

The Board of Supervisors received a recommendation letter from the Planning Commission recommending adoption of Ordinance No. 434 and Ordinance 435.

6. Acknowledgement of Planning Commission Recommendation Letter for Proposed Amendments to Section 27-320 (Conditional Uses):

Supervisor, Nolan Kemmerer, questioned why warehouses and industrial uses are being included in the proposed amendments, characterizing the scope as excessive, and indicated he is not in support of those additions. Township Solicitor, David Backenstoe, recommended that the Board accept at minimum recommendation number one from the Planning Commission's recommendation letter.

ACTION: Motion was made by Jane Mellert and seconded by Nolan Kemmerer to move forward with recommendation No. 1 to amend 27-320 Subsection 2.1 regarding the written decision period following a conditional use hearing. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

Township Solicitor, David Backenstoe, will prepare a draft for the next meeting. Township Manager, Paige Stefanelli, will send an email to the Planning Commission requesting further clarification.

III. FINANCE DIRECTOR – NICHOLAS STEINER:

1. Review and Approval of Treasurers Report including Accounts Payable (\$516,140.88):

ACTION: Motion was made by Glenn Borger and seconded by Ken Field to approve the Treasurers Report including Accounts Payable in the amount of \$516,140.88. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

IV. TOWNSHIP ENGINEER – MIKE MUFFLEY:

A. Updates and Discussion:

1. Monthly Engineering Report:

Township Engineer, Mike Muffley, provided an overview of the engineering report, noting progress on the Shady Lane review, a preliminary road work plan for the year covering both in-house and bid projects, and ongoing review of Engler Road erosion and culvert replacement for cost analysis and recommendation. He outlined several projects on the list including Colony Lane, Shady Lane, Briar Road, Batts Switch, and Gum Road, and noted that most cost estimates are nearly complete and will be provided to Township Manager, Paige Stefanelli, shortly, with Board approval being sought for seal coat and milling and overlay projects.

ACTION: Motion was made by Paul Levits and seconded by Nolan Kemmerer to allow Hanover Engineering to move forward with the proposed Bids for Road Projects for 2026. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

B. For Consideration:

1. Consideration of Comprehensive Plan Cost Proposal for Hanover Engineering:

Township Engineer, Mike Muffley, presented the scope of work and cost proposal for the comprehensive plan update, noting that while the existing plan is outdated, a foundation exists, and that the goal is to complete the update within 12 months through short and efficient committee meetings. Resident, Robin Dingle, requested that the scope of work be forwarded to the Planning Commission, which Township Manager, Paige Stefanelli, agreed to do so following the consideration of the Board.

V. TOWNSHIP MANAGER – PAIGE STEFANELLI:

A. Personnel:

1. Consideration to Appoint Administrative Coordinator and Township Secretary:

Supervisor, Jane Mellert, requested an executive session to discuss the matter. Supervisor, Ken Field, disagreed, and Chairman, Glenn Borger, noted that Ms. Mellert, had ample time prior to the meeting to raise her questions.

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to Appoint the Administrative Coordinator and Township Secretary. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Supervisor, Jane Mellert, expressed concern regarding the absence of a probationary period and characterized that 39 days off, including Holidays and Paid Time Off (PTO) without a waiting period seems excessive. Supervisor, Paul Levits, raised concerns of the hiring authority with the Township Manager. Resident, Millie Beahn, expressed concerns regarding the Township's PTO and holiday offerings.

Motion approved. Vote 3-2 with Paul Levits and Jane Mellert in opposition.

2. Discussion and Consideration of Increase Request for Plainfield Township Tax Collector Certification Fee (Ordinance No. 298); Effective July 1, 2026:

Township Manager, Paige Stefanelli, provided an overview of the request. Township Solicitor, David Backenstoe, indicated he will review the matter further to determine the appropriate effective date, and noted that if the Board is inclined to grant the increase, a draft ordinance will be prepared accordingly.

ACTION: Motion was made by Nolan Kemmerer and seconded by Glenn Borger to Increase the Plainfield Township Tax Collector Certification Fee (Ordinance No. 298) from \$25.00 to \$35.00 pending legal review and confirmation by Solicitor, Dave Backenstoe. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

B. New Business:

1. Consideration of Plainfield Township Volunteer Fire Company Request to Conduct Fireworks Display at the Plainfield Township Farmers Fair:

ACTION: Motion was made by Glenn Borger and seconded by Paul Levits to allow the Plainfield Township Volunteer Fire Company to Conduct Fireworks Display at the Plainfield Township Farmers Fair. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*

Supervisor, Nolan Kemmerer, questioned the \$8,000 cost of the fireworks display, noting that the Fire Company had recently requested additional funding. Richard Johnson, present on behalf of the Plainfield Township Fire Company, indicated that 60% of fundraising proceeds are required to be returned to the public, this being one of them. Resident, Robin Dingle, suggested that animal owners and children be notified in advance as the fireworks may startle animals at the fair.

Motion approved. Vote 5-0.

2. Consideration of Plainfield Township Volunteer Fire Company Request for Equipment Donation – 2015 John Deere 1445 Mower:

Supervisor, Jane Mellert, asked why the mower was being replaced given its value. Road Department Foreman, Larry Sapone, explained that the equipment has been experiencing repeated mechanical failures and that while repairs have been made, it has become a constant cycle of breakdown and repair, noting that the Township has worked hard to keep its equipment up to date.

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to donate the 2015 John Deere 1445 Mower to the Plainfield Township Volunteer Fire Company. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion denied. Vote 2-3 with Glenn Borger, Ken Field and Nolan Kemmerer in opposition.

3. Consideration of Approval to place 2004 Toro Groundmaster, 2014 John Deere 1445, and 2002 Ford Ranger on Municibid and Authorize Township Manager to Execute all Sales and Transfers, as necessary:

Road Department Foreman, Larry Sapone, noted that the Township utilizes Municibid for equipment disposal, that the Toro is experiencing an overheating problem, and that the Ranger needs an engine replacement.

ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve the placement of the 2004 Toro Groundmaster, 2014 John Deere 1445, and the 2002 Ford Ranger on Municibid and Authorize Township Manager to Execute all Sales and Transfers, as necessary, conditional upon a minimum bid amount of \$7,000 for the 2014 John Deere 1445. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

4. Approval to Advertise for One (1) Seasonal Road Department Position:

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to Advertise for One (1) Seasonal Road Department Position. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Resident, Paul Romano, asked about the requirements for the position, and it was noted that applicants must pass a drug test, hold a valid driver's license, and be able to perform weed whacking duties.

Motion approved. Vote 5-0.

5. Consideration of Extension of Time Request- 40 Green Knight Drive- August 31, 2026:

ACTION: Motion was made by Nolan Kemmerer and seconded by Jane Mellert to approve the Extension of Time Request for 40 Green Knight Drive through August 31, 2026. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

6. Consideration of Extension of Time Request- 45-65 Green Knight Drive- September 30, 2026:

ACTION: Motion was made by Nolan Kemmerer and seconded by Jane Mellert to approve an Extension of Time Request for 45-65 Green Knight Drive through September 30, 2026. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

7. Consideration of Approval to Advertise for Emergency Management Coordinator Position:

A discussion took place regarding the matter. The Board requested that Township Manager, Paige Stefanelli, research compensation rates in the area and return with findings prior to moving forward.

8. Discussion of Waste Management Garbage and Recycling- Mailers to Residents:

Concerns were discussed pertaining to the mailers and maps sent out by Waste Management.

9. Consideration of Flyer for Yard Waste Facility Information for Township Website and Nixle Alert Message to Residents:

Supervisor, Jane Mellert, offered minor suggestions to the yard waste facility flyer. Plainfield Township Volunteer Fire Company President, Richard Johnson, suggested that the burning ordinance be included in the proposed yard waste facility mailer.

Residents, Gary Winchilla, and Alan Gumeny, raised concerns regarding yard waste pickup. Resident, Shane David, raised the issue of infrequent hazardous waste collection, with Township Manager, Paige Stefanelli, noting that she is planning a collaborative collection event with Pen Argyl Borough and Wind Gap Borough in the near future.

10. Consideration of Approval for Slate Belt Regional Police Coverage on Traffic Controls for Plainfield Township Farmers Fair:

ACTION: Motion was made by Jane Mellert and seconded by Glenn Borger to approve the request for Fire Police Coverage on Traffic Controls for the Plainfield Township Farmers Fair. Prior to the vote, Chairman, Glenn Borger,

asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

11. Consideration of Donation request for Family Day for Plainfield Township Farmers Fair:

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the request for a donation for Family Day for Plainfield Township Farmers Fair in the amount of \$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 5-0.*

12. Discussion and Possible Consideration of Applications for Residential Vacancy of Long Range Planning Committee:

Supervisor, Nolan Kemmerer, expressed a desire to advertise in the Morning Call to solicit additional applicants. Supervisor, Paul Levits, noted that there are already three strong applicants on hand. It was determined that the applicants will be interviewed at the next meeting.

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to move forward with interviews for all three (3) candidates for the residential vacancy of Long Range Planning Committee at the June 25, 2026 Board of Supervisors meeting. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.*

13. Discussion of Meeting Cancellation Procedures:

Discussion took place regarding the procedure for cancelling Board meetings, with the consensus that communication via email from a majority of Board members would be required to cancel a meeting.

C. Resolutions:

14. Resolution No. 2026-20 – Intent to Destruct Township Records:

Township Manager, Paige Stefanelli, provided an overview of the matter, noting that it is not financially prudent to scan documents that the Township does not need to retain. Supervisor, Jane Mellert, requested that all year-end audit reports be maintained in the audit files and raised questions regarding pension and payroll documentation, to which it was confirmed that all required records have been retained and are stored in the box outside of the Manager and Zoning Office. Supervisor, Jane Mellert, also requested that "GCSL" be added to the resolution under item 2026-001 where Waste Management is listed.

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to approve Resolution No. 2026-20. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

VI. SOLICITOR'S REPORT – (DAVID BACKENSTOE, ESQ.)

1. Report on Litigation Pending before EHB regarding the Nazareth Borough Municipal Authority (NBMA) Hower Road Property:

Township Solicitor, David Backenstoe, reported that the DEP's general counsel is now considering revoking the permit issued to the Nazareth Borough Municipal Authority to apply biosolids at the Hower Road property, and that in the interim, NBMA has been directed in writing not to apply any biosolids until new general permits are issued, with the entire process stayed and an extension through December of this year. Resident, Matt Glennon, asked whether the pushback is more related to biosolids or PFAS, with Township Solicitor, David Backenstoe, noting that PFAS concerns are driving the heightened awareness at the federal and state level.

Resident, Alan Gumeny, raised questions regarding the reapplication process and the impact on the Township's ordinance. Township Solicitor, David Backenstoe, noted that Synagro is now challenging the Township's ordinance, that multiple parties are involved in litigation against the state, and that a three-judge panel will ultimately decide the matter.

Resident, Millie Beahn, expressed appreciation for the Township's involvement and asked about the possibility of a public meeting with the DEP, to which Township Solicitor, David Backenstoe, indicated he hopes that will occur as it is required under DEP regulations.

2. Proposed Ordinance No. 434 (Rezoning 211 Acres from SW to FF; Effectively Repealing Ordinance No. 426) – Update:

Township Solicitor, David Backenstoe, noted that concerns had been raised by Board members regarding proceeding with the ordinance without owner support, however a letter has since been received confirming that the owner is in support of the rezoning. He also noted that a single letter was received from the Lehigh Valley Planning Commission addressing two ordinances, indicating that there is merit and validity to maintaining the landfill in the region. Supervisor, Nolan Kemmerer, expressed concern regarding declining property values and noted that the rezoning would allow the Perin's to retain more of their money.

ACTION: Motion was made by Jane Mellert and seconded by Paul Levits to advertise to move forward with the advertising for proposed Ordinance #434

and #435 as per the PA MPC regulations and post the properties in order to hold the public hearing on August 12th. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Resident, Paul Romano, expressed concern that changing the zoning back to residential will deter businesses from coming in and questioned how the Township will make up the lost revenue, stating his opposition to the rezoning.

Motion approved. Vote 3-2 with Ken Field and Nolan Kemmerer opposed.

3. Proposed Ordinance No. 435 – Update:

This matter was discussed in conjunction with proposed Ordinance No. 435.

VII. ROAD REPORT, PLANNING and ZONING REPORT, RECREATION BOARD AND FIRE COMPANY and AMBULANCE REPORTS:

1. Planning and Zoning Report – May 2026
2. Road Department Report– May 2026
3. Fire Company and Ambulance Report– May 2026
4. Recreation Board Report- Brianne Kemmerer– None

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to approve the Planning and Zoning Report, Road Department Report, Fire Company, and Ambulance Report for May 2026. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

VIII. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Report– May 2026
2. Slate Belt Regional Police Department Feasibility Project– *Tabled*

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to approve Slate Belt Regional Police Department Report for May 2026. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

IX. CITIZEN’S AGENDA/NON-AGENDA (Only persons who have signed the Sign-In Sheet by 4:15 PM will be allowed to speak. There is a 3-minute time limit for speakers):

Resident, Ken Wyant- expressed concerns regarding Hahn Road, noting that residents throughout the area are affected.

Resident, Millie Beahn- referenced the cancellation of the April 28th meeting and asked whether the project coordinator position had been filled. It was noted that two positions have already been fulfilled, those being the Public Works Director and Administrative Coordinator.

Resident, Carlton Michaels- asked about the cost of the comprehensive plan update, noting that he had not heard anything regarding it. Township Engineer, Mike Muffley, confirmed that the cost is \$105,000, consistent with the budget approved by the Board of Supervisors. Resident, Carlton Michaels, discussed solar farms and other uses also asked whether assessments will be updated as part of the process, and it was confirmed that submissions are sent to the county assessment office, which will then conduct the updates. Resident, Carlton Michaels, also expressed the view that the Planning Commission was very negative in its handling of the warehouse submission.

Ken Wyant- expressed concerns about Hahn Road and residents being affected by a one-lane road. He requested an update on the construction of Hahn Road. Permitting applications are currently underway for the construction.

Resident, Wayne Muller- raised concerns regarding road conditions in the Dottas development on Sundance Road and was directed to take photographs and submit them to Township Manager, Paige Stefanelli.

X. BOARD OF SUPERVISORS REPORTS:

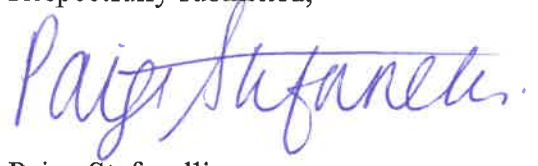
1. Glenn Borger
2. Kenneth Field
3. Nolan Kemmerer
4. Paul Levits- Supervisor, Paul Levits, raised concerns regarding the procedure for notifying Board members of executive sessions. Township Solicitor, David Backenstoe, indicated that there was a misunderstanding, as he had personally informed Supervisor, Paul Levits, of the executive session, and Chairman, Glenn Borger, committed to calling each Board member individually going forward. Supervisor, Paul Levits, also asked when the Public Works Director will be starting, with Township Manager, Paige Stefanelli, confirming a start date of the 29th.
5. Jane Mellert- Supervisor, Jane Mellert, asked about the 2025 Audit Report. She requested that the auditor attend a public meeting once the audit is complete.

ADJOURNMENT:

Having no further business to come before the Board of Supervisors, the motion was made by Glenn Borger and seconded by Nolan Kemmerer to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 8:45pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Paige Stefanelli". The signature is fluid and cursive, with a horizontal line drawn across the middle of the name.

Paige Stefanelli
Township Manager
Plainfield Township