

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISOR'S MEETING
SEPTEMBER 10, 2025**

The regular monthly meeting of the Plainfield Township Board of Supervisors was held on Wednesday, September 10, 2025, at the Plainfield Township Fire Hall, located at 6480 Sullivan Trail, Wind Gap, PA 18091.

Chairman, Ken Field, 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, Ken Field, Vice Chairman, Glenn Borger, Supervisor, Nolan Kemmerer, and Supervisor, Jonathan Itterly.

Also, present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, Esq., Township Engineer Representative, Dave Crowther, Secretary/Permit Coordinator, Amy Kahler, and Finance Director, Nicholas Steiner.

Approximately 65 members of the public were in attendance.

I. SECRETARY -- AMY KAHLER:

1. Board of Supervisors Meeting Minutes- August 13, 2025- DRAFT:

ACTION: Motion was made by Jonathan Itterly and seconded by Nolan Kemmerer to approve the August 13, 2025 Board of Supervisors Meeting Minutes. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

II. FINANCE DIRECTOR -- NICHOLAS STEINER:

1. Review and Approval of Treasures Report including Accounts Payable (\$83,739.73)

ACTION: Motion was made by Nolan Kemmerer and seconded by Glenn Borger to approve the Accounts Payable and Monthly Treasurer's Report in the amount of \$83,739.73. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

2. Transfer of Funds from General Fund to Liquid Fuels (\$94,493.12)

ACTION: Motion was made by Glenn Borger and seconded by Nolan Kemmerer to approve the transfer of funds from General Fund account to the Liquid Fuels account in the amount of \$94,493.12. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

V. TOWNSHIP MANAGER -- PAIGE STEFANELLI:

A. Public Hearings:

1. **Public Hearing for Proposed Ordinance No. 427:** The Proposed Ordinance Amending the Plainfield Township Zoning Ordinance as Codified at Section 27-101 and as Amended from Time to Time by Changing All Sanitary Landfill Uses from Conditional Use 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

A public hearing was held at this time. Transcripts of this hearing are attached hereto as though more fully set forth at length as “Exhibit A”.

2. **Public Hearing for Proposed Ordinance No. 428:** The Proposed Ordinance Amending the Plainfield Township Zoning Ordinance as Codified at Section 27-101 and as Amended from Time to Time by Exempting Sanitary Landfills in the SW District from the Requirements of the Sleep Slope Overlay District

A public hearing was held at this time. Transcripts of this hearing are attached hereto as though more fully set forth at length as “Exhibit A”.

Supervisor, Glenn Borger, expressed that we have an ordinance for a reason, why are we making an exception for Waste Management. Plainfield Township did not request amendments to the ordinance for Steep Slopes. Mr. Borger advised that he will be voting against the request.

B. New Business:

1. **Consideration of Adoption of Ordinance No. 427** Amending the Plainfield Township Zoning Ordinance (See Description in V(B)(1))

ACTION: Motion was made by Ken Field Adoption of Ordinance No. 427 Amending the Plainfield Township Zoning Ordinance (See Description in V(B)(1). Motion died for lack of a second. No other motions were made.

2. **Consideration of Adoption of Ordinance No. 428** Amending the Plainfield Township Zoning Ordinance (See Description in V(B)(2).

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to adopt Ordinance No. 428 Amending the Plainfield Township Zoning Ordinance (See Description in VIII(B)(2). *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-1 with Glenn Borger opposed.

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

1. Planning and Zoning Report – August 2025

ACTION: Motion was made by Jonathan Itterly and seconded by Nolan Kemmerer to approve the Planning and Zoning Report for August 2025. Motion approved. Vote 4-0.

2. Road Department Report - August 2025

ACTION: Motion was made by Jonathan Itterly and seconded by Nolan Kemmerer to approve the Road Department Report for August 2025. Motion approved. Vote 4-0.

3. Fire Company and Ambulance Report - August 2025

ACTION: Motion was made by Jonathan Itterly and seconded by Nolan Kemmerer to approve the Fire Company and Ambulance Report for August 2025. Motion approved. Vote 4-0.

XI. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Report - August 2025

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the Slate Belt Regional Police Department Report for August 2025. Motion approved. Vote 4-0.

XII. CITIZEN'S AGENDA/NON-AGENDA

(Only persons who have signed the Sign-In Sheet by 6:15 PM will be allowed to speak. There is a 3-minute time limit for speakers)

- **Robin Dingle**

Resident Robin Dingle, indicated to the Chairman, Ken Field, that it was said at the last Board of Supervisors meeting that Mr. Field only represents 20% of the votes, Ms. Dingle does not feel that should be the case, you should be apart of the Board and give 100% of the community.

- **Terry Kleintop**

Mr. Kleintop expressed that he highly endorses Ms. Dingle comments. Mr. Kleintop expressed how the Board of Supervisors is disregarding the comments/opinions of the Planning Commission is despicable.

- **Cherie DeSanto**

Resident, Cherie DeSanto, expressed her concern over Mud Run Road and the inability to fix the road over so many years. Ms. DeSanto feels this road should be made a priority so emergency personnel can access the road without issues. Supervisor, Jonathan Itterly, apologized that she had an emergency and personnel indicated that they could not get to her. He added this has been an ongoing issue for years and 911 Dispatch is aware of the situation with Mud Run Road. County FEMA and PEMA were providing money for Townships/Municipalities when the last major storm caused so much damage, but due to prior management and personnel staff whom are no longer with the Township, they did not fully provide appropriate documentation to those agencies. Plainfield Township was unable to receive any funds to cover the damage from the storm. Township Engineer, Dave Crowther, provided information to when the study was completed and what the study entailed for the road to be fixed.

- **Ken Wyant**

Resident, Ken Wyant, expressed that he would like to have Hahn Road fixed and be able to have 2 ways out. Right now, it is a struggle if there is an emergency.

- **Ed Wolven**

Mr. Wolven expressed his concern about the approval of the Steep Slope Resolution; will this fix any issues. Why on the maps is it in green, are they covering something.

Mr. Wolven expressed the concerns on Mud Run Road and how no one can access the road, and when you get to the gate you are unable to walk around it, so you want someone to fall into the creek. Mr. Wolven expressed that these are the real concerns that the residents are worried about.

- **Jane Mellert**

Mrs. Mellert indicated that the Township should review the old files on Mud Run Road, and that she feels it would not cost as much as the current Engineer is indicating, and maybe there could be a better way to fix it.

Mrs. Mellert indicated that hosting a landfill is not just receiving income from them, they do cost a lot and the expense of hosting a landfill should also be reviewed.

XIII. BOARD OF SUPERVISORS REPORTS:

- **Kenneth Field:**

Nothing to report.

- **Glenn Borger**

Nothing to report.

- **Nolan Kemmerer**

Nothing to report.

- **Jonathan Itterly**

Nothing to report.

XIV. ADJOURNMENT:

Having no further business to come before the Board of Supervisors, the motion was made by Jonathan Itterly and seconded by Nolan Kemmerer to adjourn the meeting. Motion approved. Vote 4-0.

The meeting adjourned at 10:28 P.M.

Respectfully submitted,



Amy Kahler
Secretary/Permit Coordinator
Plainfield Township

These minutes were prepared with the assistance of the Secretary/Permit Coordinator of the Township, Amy Kahler under the direction of the Township Manager.

BEFORE THE BOARD OF SUPERVISORS
PLAINFIELD TOWNSHIP

TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING ON ORDINANCE NO. 427

September 10, 2025

6:00 p.m.

Plainfield Township Fire Department Banquet Hall
Facility

6480 Sullivan Trail, Wind Gap, PA 18091

BEFORE: THE PLAINFIELD TOWNSHIP BOARD OF
SUPERVISORS

Ken Field, Chairman
Glenn Borger, Vice Chairman
Nolan Kemmerer, Supervisor
Jonathan Itterly, Supervisor

Paige Stefanelli, Township Manager
David Backenstoe, Esq., Solicitor
Dave Crowther, KCE
Nicholas Steiner, Finance Director
Amy Kahler, Secretary/Permit Coordinator

APPEARANCES:

SAUL EWING, LLP
BY: DANIEL P. ROWLEY, ESQ.
1200 Liberty Ridge Drive
Suite 200
Wayne, PA 19087
-- On behalf of Waste Management

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1 MR. FIELD: I call this meeting to
2 order. Would everyone please rise for the Pledge of
3 Allegiance.

4 (Pledge of Allegiance recited.)

5 MR. FIELD: Paige, would you take roll
6 call, please.

7 MS. STEFANELLI: Ken Field?

8 MR. FIELD: Here.

9 MS. STEFANELLI: Glenn Borger?

10 MR. BORGER: Here.

11 MS. STEFANELLI: Nolan Kemmerer?

12 MR. KEMMERER: Here.

13 MS. STEFANELLI: Jon Itterly?

14 MR. ITTERLY: Here.

15 MS. STEFANELLI: Ken Fairchild, not
16 here. Paige Stefanelli, here. Dave Backenstoe?

17 MR. BACKENSTOE: Here.

18 MS. STEFANELLI: Dan Crowther?

19 MR. CROWTHER: Here.

20 MS. STEFANELLI: Kevin Horvath, not
21 here. Nick Steiner?

22 MR. STEINER: Here.

23 MS. STEFANELLI: Amy Kalher?

24 MS. KAHLER: Here.

25 MS. STEFANELLI: All right. Secretary

1 Amy Kahler, we have an executive session that was
2 held on September 4, 2025, from 4:03 p.m. to
3 5:08 p.m. to discuss pending litigation pertaining
4 to Plainfield Township vs. Daniel and Martha Zavala,
5 Northampton County Court of Common Pleas, Case No.
6 C0048-CV-2023-978.

7 Next up, we have Board of Supervisors
8 meeting minutes. It's a draft. August 13, 2025,
9 Meeting Agenda.

10 Do I have a motion to approve those
11 draft minutes?

12 MR. ITTERLY: Motion.

13 MR. FIELD: Do I have a second?

14 MR. KEMMERER: I'll second.

15 MR. FIELD: Anything else from the
16 Board?

17 Questions from the floor?

18 All in favor?

19 MR. ITTERLY: Aye.

20 MR. KEMMERER: Aye.

21 MR. BORGER: Aye.

22 MR. FIELD: Aye.

23 MR. FIELD: Opposed?

24 MS. STEFANELLI: Next up, Nick, do you
25 want to take this over?

1 MR. STEINER: I have a review and
2 approval of the Treasurer's report, including
3 accounts payable of \$83,739.73.

4 MR. FIELD: Do I hear a motion to
5 approve the Treasurer's report?

6 MR. KEMMERER: I'll make that motion.

7 MR. ITTERLY: Second.

8 MR. FIELD: Motion has been seconded.
9 Anything else from Board?

10 Questions from the floor?

11 All in favor?

12 MR. KEMMERER: Aye.

13 MR. ITTERLY: Aye.

14 MR. BORGER: Aye.

15 MR. FIELD: Aye.

16 Opposed? Motion carries.

17 MR. STEINER: I'm also requesting a
18 transfer of funds from the general fund to liquid
19 fuels for the amount of \$94,493.12. This is related
20 to the Heitzman Road culvert. We were notified by
21 PennDOT that it didn't meet the liquid fuel
22 standards. We're trying to offset some of those
23 costs by moving some expenses over from general to
24 the fuels fund as well. So this transfer is that
25 net of \$94,493.12.

1 MR. FIELD: Do I hear a motion to make
2 that transfer?

3 MR. BORGER: Motion.

4 MR. FIELD: Do I hear a second?

5 MR. KEMMERER: I'll second.

6 MR. FIELD: Anything else from the
7 Board?

8 Questions from the floor?

9 All in favor?

10 MR. KEMMERER: Aye.

11 MR. ITTERLY: Aye.

12 MR. BORGER: Aye.

13 MR. FIELD: Aye.

14 Opposed?

15 MS. STEFANELLI: All right. Under
16 Township Manager, we have a Public Hearing for
17 Ordinance No. 427, the proposed ordinance amending
18 the Plainfield Township Zoning Ordinance as codified
19 at Section 27-101 and is amended from time to time
20 by changing all sanitary landfill uses from
21 conditional uses to uses permitted by right in the
22 Solid Waste Processing and Disposal District and by
23 providing additional requirements for sanitary
24 landfill uses permitted by right.

25 So, Dave, I will put it over to you.

1 MR. BACKENSTOE: Thank you, Paige.

2 Good evening, everybody. Again, I am
3 Dave Backenstoe. Pleasure serving as the Solicitor
4 to the Board of Supervisors.

5 We're actually here for two Public
6 Hearings tonight. The first hearing is going to be
7 on Ordinance 427, which proposes to change the
8 classification of use for sanitary landfills from a
9 conditional use to a by-right use. And Ordinance
10 428, which proposes to exempt sanitary landfills
11 from the Steep Slope District overlay requirements.
12 We are going to hold two separate and distinct
13 hearings so that there's no confusion about
14 testimony and presentations.

15 So with that, unless Mr. Chairman has
16 any objection, we'll move right into the first
17 hearing, and that will be on Ordinance 427, which is
18 an ordinance that proposes to change the sanitary
19 landfill uses to uses permitted by right in the
20 Solid Waste Processing and Disposal District and by
21 providing additional requirements for sanitary
22 landfill uses permitted by right. And ostensibly,
23 what the ordinance proposes is to take the sanitary
24 landfill, which is currently classified as a
25 conditional use in your Zoning Ordinance, and make

1 it a by-right use.

2 The second thing which is significant
3 is, the requirements for the sanitary landfill as a
4 by-right use have been amended to include all of the
5 conditions and requirements that were previously set
6 forth in the conditional use standards. So what was
7 listed as 23 criteria that had to be met on a
8 conditional use are now listed as 23 criteria as a
9 sanitary landfill by-right use.

10 Again, there are multiple advertising
11 requirements, and I went through these last time,
12 but because it is a separate hearing, we're going to
13 have to go through them again tonight. I'll try to
14 be quick.

15 The Exhibit T-1 is the Proof of
16 Publication from the Morning Call. When amending an
17 ordinance under the MPC, it must be advertised two
18 successive weeks, no more than 30 days, no less than
19 7 days. And the Morning Call certified that that
20 occurred and that these advertisements were in the
21 newspaper. That's T-1.

22 (Township Exhibit No. 1 was marked for
23 identification.)

24 Although not necessary, the Township,
25 in an abundance of caution, also did the same

1 advertisement in the Express Times because that's a
2 paper which more people in the Township probably
3 use, but it's not in general circulation; it's only
4 on the Internet. But as a way of notice, that was
5 also here, and I have that affidavit, as well, and
6 that will be marked as Exhibit T-2.

7 (Township Exhibit No. 2 was marked for
8 identification.)

9 The next exhibit which I would like to
10 make a part of the record, part of the advertising
11 requirements, is Exhibit T-3, which is the letter
12 that I hand-delivered to the Lehigh Valley Planning
13 Commission with the three ordinances. That was
14 hand-delivered to them on 6/27/15, and they received
15 those. So we'll mark that as T-3. I'm sorry. I
16 apologize. 6/27/25.

17 (Township Exhibit No. 3 was marked for
18 identification.)

19 The next document which we'll make
20 part of the record was from the Township Manager,
21 Paige Stefanelli, to the Planning Commission, again
22 with the three ordinances. And ostensibly, she
23 forwarded the same document that was submitted to
24 the Lehigh Valley Planning Commission. We'll mark
25 that as Township Exhibit No. 4.

1 (Township Exhibit No. 4 was marked for
2 identification.)

3 The next requirement is that the
4 ordinances -- attested copies of the ordinance be
5 placed with the Northampton County Law Library.
6 Again, I hand-delivered them on August 6, 2025, and
7 I have a copy of that, and they are time-stamped by
8 the librarian. And we're going to mark that as
9 Township's Exhibit No. 5.

10 (Township Exhibit No. 5 was marked for
11 identification.)

12 The next document that I have, which
13 is Township's Exhibit No. 6, was actually the
14 posting map with all of the signs that had been
15 posted. We went through this in great detail at the
16 last hearing. It's a big requirement for part of
17 the zoning change. It's not actually a requirement
18 for a textual change, but nonetheless, Paige took
19 the effort to post the second and third ordinances,
20 427 and 428, on the postings as well. So we will
21 include that as Exhibit Township T-6.

22 (Township Exhibit No. 6 was marked for
23 identification.)

24 That would conclude the notice
25 documents which I want to make part of the record.

1 The other documents which we're going to make part
2 of the record were documents that were presented,
3 received, and reviewed by the Board of Supervisors
4 leading up to this process. And the first exhibit
5 is T-7, which is the actual application of Waste
6 Management. I have that in front of me here marked
7 as T-7, a six-inch binder with all the documentation
8 that they submitted.

9 (Township Exhibit No. 7 was marked for
10 identification.)

11 The next document that I have and I
12 want to mark as Township's No. 8 consists of four
13 letters from Waste Management: January 10, 2024 --
14 which is a typo. It should have been 2025, as clear
15 by the text -- February 10, 2025; October 22, 2024;
16 and March 6, 2025. These were submitted to the
17 Township in response to inquiries that Waste
18 Management received either throughout the Planning
19 Commission's review process or the Township's review
20 process.

21 (Township Exhibit No. 8 was marked for
22 identification.)

23 The next document I have, and I'm
24 marking it as Township's Exhibit No. 9, consists of
25 two letters from the Lehigh Valley Planning

1 Commission, the first being dated November 22, 2024,
2 and the second was July 25, 2025. Again, there was
3 a lot of questions as to why it was submitted twice.
4 The answer is that when Waste Management initially
5 submitted their application to the Township, they
6 took it upon themselves to submit it also to the
7 Lehigh Valley Planning Commission, and they reviewed
8 that, and that's the letter of November 22nd.

9 However, the Township, when it had the ordinances
10 and advertised them, it also had to again send it to
11 the Lehigh Valley Planning Commission, and that's
12 why the second letter was generated -- dated July
13 25, 2025. Those two letters have been marked as
14 Township's Exhibit No. 9.

15 (Township Exhibit No. 9 was marked for
16 identification.)

17 The next documents that I have,
18 again, two letters. These are from the Plainfield
19 Township Planning Commission, the first dated April
20 4, 2025, the second dated August 21, 2025. And I
21 jointly mark these as Township's Exhibit T-10.

22 (Township Exhibit No. 10 was marked
23 for identification.)

24 The next document which must be made
25 part of the record was the Landfill Closure

1 Analysis, which was prepared by Susquehanna
2 Accounting & Consulting Solutions, Inc., and that is
3 dated January 2025, and we're going to mark that as
4 Township's Exhibit No. 11.

5 (Township Exhibit No. 11 was marked
6 for identification.)

7 The next document which the Township
8 received as part of the review process was from
9 Strategic Solutions, and they are planners, and they
10 prepared a planning review of the proposed
11 ordinances which we considered two weeks ago and
12 which we're considering tonight. We're going to
13 mark that as T-12, Township No. 12, and that's dated
14 July 17, 2025.

15 (Township Exhibit No. 12 was marked
16 for identification.)

17 The next document, which I'm going to
18 mark as Township's Exhibit No. 13, T-13, actually
19 consists of three groups of letters from our sister
20 municipalities. The first is one letter from Wind
21 Gap. The second are two letters from the Borough of
22 Pen Argyl, and the third group of letters are
23 actually three letters from Washington Township.
24 We're going mark them collectively as Township's
25 Exhibit T-13.

1 (Township Exhibit No. 13 was marked
2 for identification.)

3 Then the next document that I have,
4 I'm going to mark as Township's Exhibit 14. The
5 Township received a plethora of letters for and
6 against the proposed ordinances which they are
7 reviewing two weeks ago and tonight. And what Paige
8 did was took it upon herself to prepare a
9 spreadsheet which does index and itemize each
10 individual and/or couple who submitted a letter
11 either for or against -- and that's recorded --
12 where they live, what township -- where they
13 actually live and what township they reside in. So
14 we're going to mark that as Township's Exhibit
15 No. 14. That's actually updated from the last
16 hearing because new letters have come in since the
17 last hearing.

18 (Township Exhibit No. 14 was marked
19 for identification.)

20 The last document that I have which
21 we'll make part of the record is the Plainfield
22 Township Comprehensive Plan -- Regional
23 Comprehensive Plan. I believe that was dated
24 September 2004. We're going to mark that as
25 Township's Exhibit 15.

1 (Township Exhibit No. 15 was marked
2 for identification.)

3 And those are the documents which have
4 been submitted and reviewed by the Board in
5 anticipation of these hearings.

6 And with that, Ken, I'll turn it over
7 to you. I think you're going to have Waste
8 Management present.

9 MR. FIELD: If you would like to take
10 the floor?

11 MR. ROWLEY: Absolutely. Good
12 evening. My name is Dan Rowley with Saul Ewing, and
13 we're here tonight representing Waste Management,
14 which is the owner and operator of the Grand Central
15 Sanitary Landfill that's located here in Plainfield
16 Township. Grand Central Landfill is asking the
17 Plainfield Township Board of Supervisors to amend
18 its zoning ordinance to allow for the expansion of
19 the landfill.

20 The existing Grand Central Landfill
21 has approximately four years left of remaining
22 disposal space. However, if continued operations
23 are improved and permitted with this expansion, the
24 Grand Central Landfill would be provided an
25 additional 20 years of operating life.

1 Further, there would be no change in
2 the permitted waste types accepted at the facility.
3 The site would accept the same average waste
4 volumes, and the designated truck routes to and from
5 the site would remain the same.

6 Last September, as a timeline to this
7 application, Waste Management submitted an
8 application seeking three zoning amendments with the
9 purposes being: Number one, to rezone the 211 acres
10 from Farm and Forest to Solid Waste Processing
11 District to allow the expansion; number two, to
12 eliminate steep slope requirements for landfills in
13 the Solid Waste Processing District; and, number
14 three, to make landfill uses in the Solid Waste
15 Processing District by-right uses.

16 Last month, on August 27, 2025, this
17 Board granted our application to rezone 211 acres
18 from the Farm and Forest District to the Solid Waste
19 Processing District. There are two hearings on the
20 Board's agenda for tonight, the first of which
21 concerns the proposed text amendment to make
22 landfill uses in the Solid Waste Processing District
23 by-right uses. The second concerns the amendment to
24 the steep slope requirements for landfills, which
25 will take place later tonight.

1 The rezoning application, related
2 plans, reports, and materials that were submitted to
3 the Township can be found at our Exhibit A-1. It
4 also was marked by Mr. Backenstoe as Township
5 Exhibit T-7.

6 (Exhibit A-1 was marked for
7 identification.)

8 Since the submission of our rezoning
9 application last September, we've met with the
10 Planning Commission on five separate occasions:
11 December 2, 2024; January 29, 2025; February 26,
12 2025; March 17, 2025; and August 20, 2025. In
13 addition to the materials presented to the
14 Commission at each of these five meetings, we also
15 followed up with written response letters to the
16 Planning Commission's questions. Those letters are
17 dated January 10, 2025; February 10, 2025; March 6,
18 2025. And these letters provided additional written
19 responses and materials to questions posed by the
20 Planning Commission.

21 In addition to our review in front of
22 the Township Planning Commission, we also received
23 two Lehigh Valley Planning Commission, LVPC, review
24 letters. The LVPC noted that the proposed site can
25 make sense for a landfill expansion if the

1 environmental impacts are scrutinized and mitigated,
2 and, quote, significant adverse impacts are unlikely
3 due to the close proximity of the expansion to
4 existing operations, end quote.

5 The materials that were either
6 generated during the course of our review of the
7 application or additional information provided by
8 the Applicants can be found at Exhibit A-2, which I
9 handed up to the Board Members prior to this
10 meeting. Exhibit A-2 also includes the transcript
11 of the Rezoning Hearing in front of the Board of
12 Supervisors on August 27, 2025, which we would ask
13 that the Board incorporate into the record of the
14 previous -- we ask that the Board incorporate the
15 record of the previous hearing into the record of
16 this hearing here tonight.

17 (Exhibit A-2 was marked for
18 identification.)

19 Our application materials, our
20 supplemental materials, and the testimony from the
21 prior rezoning are all applicable for the two
22 ordinance amendments that are the subject of
23 tonight's hearings. The exhibits, the testimony,
24 and our responses to the Zoning Code Section 27-8076
25 questions at the prior rezoning hearing are

1 applicable and relevant to the ordinances before the
2 Board tonight.

3 However, in addition to the testimony
4 and exhibits presented at the August 27th hearing,
5 we wanted to provide, tonight, some additional
6 information on the request to make the use by right.
7 Ordinance No. 427 proposes to amend the Zoning Code
8 to change all sanitary landfill uses to uses
9 permitted by right in the Solid Waste Processing
10 District and by providing additional requirements
11 for sanitary landfill uses permitted by right.

12 The ordinance in front of the Board in
13 this hearing would apply a single set of rules to
14 all landfill uses in the Solid Waste Processing
15 District rather than applying different rules
16 depending on the size or the tonnage received by the
17 landfills.

18 At present, the Zoning Code includes a
19 set of 19 requirements for by-right landfills --
20 those by-right landfills are below 100 tons a day --
21 and four additional requirements that only apply to
22 landfills above 100 tons per day, which is currently
23 subject to conditional use approval.

24 Ordinance No. 427 would apply all 23
25 requirements to any landfill regardless of the

1 number of tons per day. And so the amendment
2 expands the conditions that would apply even to
3 smaller landfill operations.

4 The conditional use process is not
5 necessary for this particular use for a number of
6 different reasons. For the Grand Central Landfill
7 Southern Expansion that occurred in 2004, a lengthy
8 conditional use process occurred from approximately
9 September of 2003 to August of 2004, just about a
10 year, resulted in four conditions being imposed on
11 that expansion: Number one, that the landfill must
12 comply with all federal, state, and local regulatory
13 requirements applicable to the landfill; number two,
14 the landfill must obtain and comply with all
15 necessary permits from the DEP; Grand Central shall
16 also perform a Health Risk Assessment every five
17 years; and, number four, Grand Central Landfill
18 shall establish and utilize a complaints
19 documentation and resolution process.

20 So the first of these four conditions
21 of approval are really just restatements of the law,
22 of what the law already requires, that Grand Central
23 Landfill must comply with all of the laws and
24 regulations, and that we must obtain our DEP
25 permits. So these conditions will certainly be

1 satisfied with the proposed expansion because these
2 conditions are already required by law.

3 More than that, however, the first two
4 conditions from that previous conditional use
5 approval really highlights that a landfill expansion
6 permitting process is primarily through DEP, with
7 involvement from other state and federal agencies as
8 necessary, such as PennDOT for the road crossing.
9 Plainfield Township will also be deeply involved in
10 the permit review by DEP and these other
11 departments. So the conditional use process is
12 unnecessarily repetitive of the very detailed review
13 process that is to come.

14 Waste Management is also going to
15 continue to perform its Health Risk Assessment of
16 the landfill's operations every five years by an
17 independent expert, as required under that prior
18 conditional use approval. The complaint logging and
19 resolution system will also continue to be
20 maintained, as required through that condition of
21 approval.

22 And to the extent that the Township
23 has any doubts or concerns about Grand Central
24 Landfill, whether they would continue to do these
25 things, as a part of the amended Host Agreement that

1 was just negotiated by the parties and the Township,
2 the Township asked that Grand Central Landfill agree
3 to specifically include these previous conditions of
4 approval in the new Host Agreement and agree to
5 abide by each of those conditions for the Eastern
6 Expansion Project. So the parties have now agreed
7 by contract in Section 10 of the new Host Agreement
8 that all four conditions will continue to apply to
9 the Eastern Expansion.

10 Importantly, neither the LVPC review
11 nor the Strategic Solutions review were aware of the
12 fact that the Township and the Landfill would
13 address these conditions in a new Host Agreement
14 when those groups suggested that -- maintaining the
15 current conditional use process. The LVPC and
16 Strategic Solutions letters were issued before the
17 Township and the Landfill engaged in Host Agreement
18 negotiations. But in response to those letters, the
19 Township and the Landfill directly addressed those
20 concerns as part of the Host Agreement.

21 The four conditions from the previous
22 conditional use process were not the only conditions
23 negotiated by the parties and included in this new
24 Host Agreement. As part of the new Host Agreement,
25 the Township also asked that Grand Central Landfill

1 agree to a series of other conditions and
2 restrictions related to items of critical interest
3 to the Township. Many of these items were raised as
4 part of the Strategic Solutions review as part of
5 its list of suggestions that came out of the review
6 of the rezoning application by the independent
7 Strategic Solutions. As a result of this, a new
8 Section 13 was added to the amended Host Agreement,
9 specifically addressing these additional issues of
10 concern from the Township's perspective.

11 So now Grand Central Landfill is
12 contractually bound to a list of additional items of
13 concern raised by the Township, making a conditional
14 use process even less necessary. If Ordinance
15 No. 427 is adopted and the eventual expansion is
16 approved, our obligations will be above and beyond
17 what is required under the current Code.

18 In conclusion, while Ordinance No. 427
19 amends the subject landfill use from conditional use
20 to permitted by right, all of the current Code
21 protections and more will be required of Waste
22 Management as part of the approval process. All of
23 the current conditional use standards of Code will
24 now be applicable to all landfills. All of the
25 prior conditional use conditions of approval will be

1 applicable to the expansion under that 2004
2 conditional use decision that can be found at
3 Exhibit A-2(G) in your packet, and to the Host
4 Agreement.

5 Waste Management will also be required
6 to address additional items of concern raised by the
7 Township but found neither in the Code or prior
8 approvals, as found in Section 13 of the Host
9 Agreement.

10 So that's the purpose of our being
11 here tonight and a little background on the request
12 for the amendment. I have with me Dave Allen, the
13 civil engineer for the project -- he's seated to my
14 left -- to walk through the plans and the exhibits
15 for the project. And unless there are any initial
16 Board questions for me, I'll call Mr. Allen.

17 MR. FIELD: Anything from the Board?
18 Go ahead.

19 MR. BACKENSTOE: So, again -- I'm
20 sorry. I forgot to introduce -- again, we have have
21 Brooke tonight, our stenographer. She is
22 stenographically recording everything that everybody
23 says.

24 So, many of you are going to testify,
25 and, like we did last time, I think rather than one

1 at a time, which would take a long time, if we could
2 just have everybody in the room who intends to
3 testify or make a statement, if you could just stand
4 up and have Brooke swear you in, we can do that
5 uniformly.

6 (All parties were duly sworn.)

7 MS. DINGLE: I'm sorry. Before we
8 move on -- Robin Dingle. I have a question on the
9 process of why we're here. So, Solicitor, first,
10 can you, for everyone here, sort of explain the
11 purpose and objectives of a Public Hearing? And
12 then, secondly, the attorney just provided a lot of
13 information that, apparently, has been provided in
14 the amendment of the agreement that the public has
15 no access to and is not aware of. So how can we
16 have a meeting on this when we're not aware of all
17 the facts that are being presented?

18 MR. BACKENSTOE: That's a fair
19 question. The purpose of the hearing is, in fact,
20 to take opinion and hear opinion from residents and
21 people who are interested on the text of the
22 ordinance. And, in fact, that's the purpose of
23 this. It's a 609 Hearing, and that's the purpose,
24 for you to provide your input and your insight to
25 the Board of Supervisors so they can consider your

1 thoughts.

2 MS. DINGLE: So typically -- and
3 again, most meetings I've gone to -- and I've gone
4 to a lot for my occupation, both at the state,
5 federal, and local levels -- there's a public
6 meeting. Those comments are provided in writing and
7 then documented, and then the Board and the
8 Applicant have 30 days to respond to those, make
9 modifications to the application -- or ordinances,
10 in this case -- and then resubmit and say they've
11 addressed it.

12 So I'm not sure, based on the last
13 process, how we're being recognized in this process.

14 MR. BACKENSTOE: All right. Well,
15 again, this is a little different than what you've
16 just described, and I'm not sure which statutory
17 provision you're talking about. This hearing is
18 under Section 609 of the MPC, and it's very clear,
19 and the case law is very clear -- the Swineheart vs.
20 Pottsgrove case -- actually, there was a Perin case
21 versus the Board of Washington Township, and it
22 indicates that the 609 Hearing is just, in fact,
23 that. It's a public hearing on a proposed zoning
24 amendment where members of the public are asked to
25 comment and provide input.

1 Frankly, under this particular -- and
2 we talked about this a little bit the last time --
3 it's not the purpose of the hearing for residents or
4 people who want to offer testimony to cross-examine
5 and/or question testimony from either applicants or
6 the Board of Supervisors. And that's the case law.
7 It's very, very clear.

8 And, in fact, that was what occurred
9 in Washington Township a couple of years ago.
10 Apparently, the Perin family requested a zoning
11 amendment and tried to cross-examine members of the
12 Washington Township Board and/or witnesses, and the
13 Court clearly said that they were not entitled to do
14 that, that a 609 Hearing is to offer your thoughts
15 and your testimony on the proposal. It went into
16 great analysis to distinguish it from a 609.1
17 Hearing, which is a curative amendment, which is
18 actually quasi-judicial. And they said that hearing
19 would be held in accordance with Section 908 of the
20 MPC, where the Board could issue subpoenas and have
21 testimony and would be much more of a quasi-judicial
22 process. But the 609 is for the purpose of the
23 Board of Supervisors hearing input from the public.

24 MS. DINGLE: Okay. I appreciate that.
25 Thank you.

1 With regard to the second part of it,
2 is there any way that we, as residents and the
3 public tonight, can get a copy of what the attorney
4 was just presenting in terms of saying these
5 amendments? Because right now, we have the
6 ordinance that was advertised. That's it. We don't
7 know what has been done in the backdoors regarding
8 the amendments.

9 MR. BACKENSTOE: That's a fair
10 question. Do we have a signed copy yet, Paige?

11 MS. DINGLE: -- and be provided to
12 those that want them at the meeting because,
13 apparently, we only have this evening to review and
14 comment on that.

15 MR. ROWLEY: So Waste Management has
16 executed it, is my understanding. It's in front of
17 the Board. It was adopted at the Board's Public
18 Meeting on August 27th after the last hearing on
19 Ordinance No. 426. So, I mean, it's already been
20 considered and adopted by the Board of Supervisors.
21 I'm just presenting the information that the Board
22 of Supervisors have already reviewed in adopting
23 that Host Agreement.

24 MS. STEFANELLI: Dave, just for your
25 reference, I'm still waiting for them to all sign

1 it. There needs to be notarized sections that --
2 with signatures. So they'll have to actually take
3 those agreements and get it notarized at that time.
4 So that's going to be a timeline issue.

5 MR. BACKENSTOE: Do we have copies at
6 all?

7 MS. STEFANELLI: I do not have them
8 with me, no. I mean, they're at the Township
9 Building, if you want me to go and get them.

10 MS. DINGLE: So this is not just the
11 meeting minutes or the ordinance. We're talking,
12 also, about the contract agreement. He was saying,
13 in the agreement, there's language in there that, I
14 guess, includes legal language and commitments that
15 would help us make an educated and informed comment.

16 MS. STEFANELLI: I'll be right back.

17 MS. DINGLE: So wait, I mean, again,
18 we're not getting a lot of time. Can we not ask for
19 this to be tabled until this is presented and the
20 town has enough time to review this information?

21 MR. ROWLEY: So the application is
22 before the Board of Supervisors to review. The Host
23 Agreement was already in front of the Board of
24 Supervisors to review. It was received, negotiated,
25 reviewed, and adopted by the Board already. I don't

1 know how many signatures are on it, but I assume
2 there are probably some signatures of the Board of
3 Supervisors on it. So the Board is familiar with
4 the Host Agreement.

5 MS. DINGLE: The Board is, but this is
6 a Public Hearing, and the public does not have
7 access to that information.

8 MR. ROWLEY: And there's no
9 requirement for that.

10 MR. BACKENSTOE: There is not a
11 requirement. Rather, the Board is to hear from the
12 residents. But if Paige can get one or two
13 copies --

14 MR. ITTERLY: Dave, I have a question.

15 MR. BACKENSTOE: Sure.

16 MR. ITTERLY: And without reading the
17 full text of Ordinance 427, where I think this may
18 apply, is the Host Agreement or any of the
19 conditions that were put in the Host Agreement
20 referenced in 427?

21 MR. BACKENSTOE: No.

22 MR. ITTERLY: So you were referencing
23 for a state of fact that there were additional
24 conditions in the Host Agreement, but they're really
25 not detrimental to the testimony you're giving about

1 427.

2 MR. ROWLEY: I'm not sure I totally
3 understand the question, but could you maybe repeat
4 it?

5 MR. ITTERLY: You referenced the Host
6 Agreement.

7 MR. ROWLEY: Correct.

8 MR. ITTERLY: For a matter of
9 informing the room that there were conditions,
10 additional conditions, that were agreed upon between
11 WM and the Board placed in that Host Agreement.

12 MR. ROWLEY: Correct.

13 MR. ITTERLY: But those conditions or
14 any of the text from the Host Agreement are not part
15 of Ordinance 427.

16 MR. ROWLEY: Yes, that's correct.

17 MR. ITTERLY: So for relevance, for
18 this ordinance and discussion on this, the Host
19 Agreement is technically irrelevant.

20 MR. BACKENSTOE: That's true. That is
21 true. It's irrelevant to 427 because --

22 MS. DINGLE: I mean, the problem is,
23 is what he was mentioning are comments and issues
24 that have been raised by the public and have not
25 been dealt with between the Applicant and the Board

1 that are relevant to 427 in terms of saying -- we're
2 going to have a bunch of comments, and you're just
3 going to say: Oh, that's in the amendment. That's
4 in the amendment.

5 Which we have not seen. So again, we
6 do not have access to all the information that was
7 provided to the Applicant or to the Board, so I
8 don't see how we, as the public, have been fairly
9 represented in terms of understanding this process.

10 MR. ITTERLY: And just a matter of
11 question. While we are discussing this ordinance,
12 should the Host Agreement be part of these
13 discussions? Because it's a separate document and
14 not the text of this ordinance.

15 MR. BACKENSTOE: Well, it is a
16 separate document. Counsel, however, referenced
17 that there are additional reasons why it's
18 appropriate to go from a conditional use to a
19 permitted use, and he's outlined some of those.
20 It's not really relevant to this, but part of the
21 position is that, also, the conditional use is not
22 necessary because of these additional protections in
23 the Host Agreement.

24 I mean, I think we can proceed with
25 the hearing. Paige went to get the Agreement, is

1 going to make some copies. And I think we'll
2 proceed and we'll present the Host Agreement so
3 people can look at it.

4 MR. ROWLEY: Thank you. So we'll
5 proceed with the hearing, correct?

6 MR. BACKENSTOE: Yes.

7 - - -

8 EXAMINATION ON QUALIFICATIONS

9 - - -

10 BY MR. ROWLEY:

11 Q. Mr. Allen, can you please state your name and
12 business address for the record.

13 A. Sure. It's David F. Allen, and it's 6912 Old
14 Easton Road, Pipersville, PA.

15 Q. And you and your firm, Earthres, are the
16 civil engineers for the Grand Central Sanitary
17 Landfill Expansion, correct?

18 A. That's correct.

19 Q. In turning to Exhibit A-2(B), is this a copy
20 of your CV?

21 A. It is.

22 Q. And does your CV accurately reflect your
23 professional and educational background?

24 A. It does.

25 Q. And at the August 27, 2025, rezoning hearing,

1 were you accepted by this Board as an expert in
2 civil engineering and landfill design and
3 engineering?

4 A. Yes, I was.

5 MR. ROWLEY: I would like to offer
6 Mr. Allen as an expert in the --

7 MR. BACKENSTOE: That's fine.

8 - - -

9 DIRECT EXAMINATION

10 - - -

11 BY MR. ROWLEY:

12 Q. Turning to Exhibit A-1, is this a copy of the
13 materials that were submitted by the Applicant as
14 part of the rezoning request?

15 A. It is.

16 Q. And were the materials in Exhibit A-1
17 compiled by you and your engineering firm?

18 A. Yes. Earthres assembled the binder, and, as
19 noted in the appendices, other reports were prepared
20 by other consultants.

21 Q. Okay. And can you walk the Board through the
22 materials that are included and identify them for
23 the Board in Exhibit A-1.

24 A. Absolutely. So in Exhibit A-1, Section 1 is
25 the Introduction, and it includes the Project

1 Individuals, Zoning Map Exhibit, Permitting Flow
2 Chart, and then Property Owner Consent and the
3 Deeds.

4 Section 2 is the Zoning Amendment.
5 It's broken into eight sections or subsections which
6 follows the eight questions that are in the zoning
7 ordinance. Those questions need to be substantially
8 addressed along with a rezoning request.

9 So Section 2: Number 1 is Land Use; 2
10 is Land Planning; 3 is Contributing Influence; 4 is
11 Existing and Anticipated Need; 5 is Natural
12 Environment; 6 is Public Service, which includes
13 Schools, Utilities, Recreational Facilities, Fire
14 Protection, and Police Protection; number 7 is
15 Streets; and, lastly, number 8 is Citizen Opinion.

16 As I mentioned, the questions need to
17 be substantially addressed, so Section 3 is the
18 Supplemental Information that we felt was important
19 to include in the rezoning request. That includes:
20 Section 3.1, which is Financial Support Land Use;
21 3.2, Support of Education; 3.3, Economic Development
22 and Community Projects; 3.4, Community, Civic, and
23 Goodwill Organization Giving, which is a partial
24 list; 3.5, A Good Neighbor and Public Support; 3.6
25 is Thinking Green and Clean; 3.7 is Transportation

1 Safety and Compliance Program, 3.8 is Maintaining
2 Open Dialogue with the Community; 3.9 is the Daily
3 Nuisance Control; and 3.10 is the Environment and
4 Education.

5 And lastly in Section 3, we have (A),
6 which is the Grand Central Sanitary Landfill Metric
7 Tables, which includes: Table 1, the Waste
8 Acceptance Breakdown from 2019 to 2023; Table 2,
9 which is the Eastern Expansion Area Metrics, which
10 is the amount of tonnage projected; and then Table 3
11 is the Approximate State and Local Tipping Fees;
12 and, lastly, Table 4, Approximate County Recycling
13 Fees.

14 So the zoning request also includes
15 the Appendices, which has -- it has several
16 appendices, which are: Appendix A, Aerial and Line
17 of Sight exhibits; Appendix B, which is the Real
18 Estate Impact Report as prepared by Laudone
19 Associates; Appendix C is the Real Estate Impact
20 Report as prepared by Econsult Solutions, Inc.;
21 Appendix D is the Economic Impact Report as prepared
22 by Econsult Solutions, Inc.; Appendix E is a Traffic
23 Impact Study as prepared by Traffic Planning &
24 Design, Inc.; Appendix F is the Wetlands
25 Determination as prepared by GHD, Inc.; Appendix G

1 is the Bog Turtle Survey as conducted by GHD, Inc.;
2 Appendix H is the Bat Survey as conducted by DuBois
3 & Associates; Appendix I is the Health Risk
4 Assessment as prepared by CDF Associates, LLC;
5 Appendix J is the Groundwater Protection as prepared
6 by Earthres Group, Inc.; Appendix K is the Water
7 Quality Best Management Practices Summary as
8 prepared by Earthres Group, Inc.; Appendix L is the
9 Nuisance Mitigation and Control Plan Highlights for
10 Inclusion in the Rezoning Request as prepared by
11 Earthres Group, Inc.; Appendix M is the Grand
12 Central Sanitary Landfill Awards; Appendix N is the
13 Community Support Letters; and, lastly, Appendix O
14 is the Rezoning Plan Set as prepared by Earthres
15 Group, which includes five sheets: First, Cover
16 Sheet; second, Natural Resource Plan; third,
17 Rezoning Plan; fourth, the Property Ownership Plan;
18 and, fifth, the Conceptual Site Plan.

19 Q. Mr. Allen, you mentioned, as the last item in
20 that list, the plans for the expansion. Can you
21 walk the Board through the plans for what is
22 proposed as part of the Grand Central Landfill
23 Expansion?

24 A. Absolutely. So to my left, there are two
25 plans on easels. So to my far left is an Area

1 Exhibit Plan that was included in Exhibit A-2 --
2 it -- C, Slide 19, which is an Area Exhibit. It
3 shows the 325 acres that are part of the agreement
4 of the sale for this project. With that is the 211
5 acres that was recently rezoned to the Solid Waste
6 Processing District. And inclusive of that is the
7 approximately 133-acre solid waste permit boundary,
8 which contains an 81-acre disposal area and a
9 52-acre non-disposal support area. And then, with
10 that, you will see the green on that Exhibit.
11 That's 192 acres of buffer area that will remain as
12 natural buffer, wetlands and residences.

13 And to the right of that exhibit on
14 the easel is the Conceptual Site Plan. Again,
15 that's the fifth drawing in Appendix O of Exhibit
16 A-1. And that shows the existing landfill on the
17 bottom of the sheet. You can see the landfill
18 access road coming from bottom left, running
19 parallel with Pen Argyl Road. And then we have a
20 proposed grate crossing, which will be the sole
21 access point for the Landfill Eastern Expansion,
22 which is in the middle of the sheet.

23 What is also depicted is the existing
24 facilities. So the existing scale, scale house,
25 maintenance building, offices, landfill gas

1 management, leachate treatment buildings will remain
2 on the existing landfill. So there is going to be
3 quite a considerable amount of existing
4 infrastructure that will be maintained for the
5 Eastern Expansion.

6 The volume of waste, as I mentioned,
7 is going to remain the same, which is 3,000 tons per
8 day maximum, and on average, 2,750 tons per day.
9 And with that, as I mentioned, the intensity of use
10 and the traffic will remain the same.

11 Q. And can you identify the items in Exhibit A-2
12 for the Board?

13 A. Absolutely. So the A-2 contains (A), which
14 is zoning ordinances. They are the Ordinances 426,
15 427, and 428; (B) is my CV; (C) is the Grand Central
16 Sanitary Landfill Application Presentation Slides;
17 (D) is the Zoning Amendment Response Letters dated
18 January 21, 2025; February 10, 2025; and March 6,
19 2025; (E) is the Lehigh Valley Planning Commission
20 Letters; (F) is the April 4, 2025, Plainfield
21 Township Planning Commission Letter; (G) is the 2024
22 Conditional Use Decision for the Grand Central
23 Sanitary Landfill; and (H) is the Supplemental
24 Support Letters. Oh, my apologies. And (I) is the
25 August 27, 2025, Hearing Transcript.

1 Q. And Plainfield Township Zoning Code Section
2 27-8076 requires an applicant for a zoning amendment
3 to provide answers to a number of different
4 questions. Are the answers to these questions found
5 in written form in the materials found in Exhibit
6 A-1 and Exhibit A-2?

7 A. Yes, they are. So as I mentioned, Exhibit
8 A-1, Section 2, is a written response to those eight
9 questions. And then, also, we prepared a PowerPoint
10 presentation for the Planning Commission, which is
11 included in Exhibit E-2(C), which also includes
12 responses to those eight questions. As I mentioned,
13 those questions need to be substantially addressed,
14 and Section 27-8076 is, through the application
15 materials in both Exhibit A-1 and supplemental
16 materials in Exhibit A-2.

17 Q. And you addressed each of these Code
18 provisions in your sworn testimony at the August 27,
19 2025, rezoning hearing, the transcript of which can
20 be found at Exhibit A-2(I), correct?

21 A. That's correct. I went through Section 2 in
22 detail, and I touched on those items in the August
23 27th hearing, and all my responses are based on the
24 Exhibit A-1 and A-2, and they're also relevant for
25 the proposed text amendments in front of the Board

1 tonight.

2 Q. And the amendment currently in front of the
3 Board in this hearing is to amend the Zoning Code to
4 make a landfill a by-right use in the Solid Waste
5 Processing District. Can you explain, Mr. Allen, to
6 the Board why it is unnecessary for conditional use
7 approval to be required for a landfill?

8 A. Yeah, absolutely. So the Grand Central
9 Sanitary Landfill previously went through a
10 conditional use approval process in 2004 for the
11 Southern Expansion. As I mentioned, the issues are
12 the same as they were in front -- for that
13 conditional use. The traffic, the volume of solid
14 waste that was going to be disposed, and, really,
15 the result of a long process with the Township and
16 with Pen Argyl Borough and all the parties. There
17 was four conditions that were part of that approval,
18 which are in Exhibit A-2(G), and I believe it's page
19 61, which lists the specific conditions.

20 So they are: Grand Central Sanitary
21 Landfill must comply with all federal, state, and
22 local regulatory requirements applicable to the
23 landfill; two, Grand Central Sanitary Landfill must
24 obtain and comply with all necessary permits from
25 Pennsylvania DEP; three, Grand Central Sanitary

1 Landfill shall perform a Health Risk Assessment
2 every five years; and, four, Grand Central Landfill
3 shall establish and utilize a complaints
4 documentation and resolution process to the
5 satisfaction of the Township.

6 All those four conditions to the 2004
7 Conditional Use decision, again, Exhibit A-2(G),
8 have been incorporated into the draft Host
9 Agreement. And the first two conditions from the
10 previous expansion really highlight the
11 acknowledgment of Plainfield Township and the
12 Applicant at that time that the landfill expansion
13 will undergo a detailed permitting process by the
14 Pennsylvania DEP with the involvement from other
15 state and federal agencies, such as PennDOT for the
16 the grate crossing, and others. And Plainfield
17 Township will be involved in that process, heavily
18 involved as much as they want to be involved with
19 that, and that's encouraged.

20 So the conditional use really would
21 just be an unnecessarily repetitive process that
22 we're going to go through with DEP and really don't
23 feel that there's going to be a change in any of
24 those conditions.

25 The DEP review will be exhaustive.

1 It's going to take approximately four years, as
2 we've mentioned. That is fast for DEP. It
3 typically can be anywhere from four to eight years.
4 The text amendment that we have in front of you,
5 really -- you know, the landfill is -- less than 100
6 tons per day are already permitted by right in the
7 Solid Waste Processing District. So really, what
8 we're asking for is landfills in excess of 100 tons
9 per day be permitted also as by right. Right now,
10 they are conditional use approvals, and, really, the
11 only difference is by right contains 19 criteria and
12 conditional use contains 23. So 1 through 19 are
13 identical. So the four additional criteria for the
14 conditional use really are going to be just applied
15 to sanitary landfills by right. So those conditions
16 are going to be included for all landfills within
17 the Solid Waste Processing District.

18 MR. BACKENSTOE: The only thing I did
19 want to comment on, there was one change submitted
20 by Waste Management for the four extra conditional
21 use requirements, and that had to do with the
22 average daily tonnage. I think the prior language
23 had 1,000 with a maximum of 2,000.

24 During the 2004 Conditional Use
25 Hearing, the Board then approved the 3,000 -- a

1 maximum of 3,000 tons per day, not to exceed 2,750
2 tons per day, which is your current permit, correct?

3 THE WITNESS: That's correct.

4 MR. BACKENSTOE: I just wanted to
5 clarify that. Thank you.

6 BY MR. ROWLEY:

7 Q. Mr. Allen, will the Grand Central Sanitary
8 Landfill continue to perform a Health Risk
9 Assessment every five years as part of the
10 expansion?

11 A. Yes, they will.

12 (Unidentified speaker interruption.)

13 Q. Mr. Allen, will Grand Central Sanitary
14 Landfill continue to utilize a complaint
15 documentation and resolution process as required in
16 the 2004 conditional use approval?

17 A. Yes, they will. So there is a detailed
18 complaint log, and Grand Central maintains a
19 detailed Nuisance Mitigation and Control Plan, which
20 is also part of the Pennsylvania DEP permit
21 requirements. That plan addresses and minimizes any
22 impacts on neighbors from the landfill operation.
23 And then, this process is also enhanced regularly as
24 landfill technology improves and evolves over the
25 years, and that will continue to be the case for the

1 Eastern Expansion.

2 Q. And is it your understanding that, not only
3 would the expansion be required to comply with these
4 conditions of approval under the prior conditional
5 use approval, but these conditions have also been
6 immortalized in the Host Agreement for the potential
7 expansion?

8 A. Yes, that is my understanding.

9 Q. And are you aware of any additional
10 environmental items that are included in the Host
11 Agreement?

12 A. Yes. So Grand Central Sanitary Landfill's
13 agreement that neither Grand Central Sanitary
14 Landfill nor any third party can ever develop a
15 separate plant on the property to receive and dry
16 sludge biosolids. So several -- a few years ago, a
17 proposal was submitted for Synagro to do that. And
18 just to make it clear that no sludge plant projects
19 will ever be proposed as part of Grand Central's
20 plans for the landfill.

21 Second, Grand Central Sanitary
22 Landfill specifically agrees that the daily tonnage
23 limits and hours of operation will not change with
24 the expansion. Operations will remain the same with
25 no increases.

1 Third, no disposal cell will be
2 located within 500 feet of any occupied dwelling.

3 Fourth, the forested areas that will
4 be maintained -- and berms will be maintained around
5 the disposal area to create a visual buffer.

6 Fifth, the landfill will continue to
7 use a truck wash, allowing trucks to leave the site
8 and in order to prevent the spread of mud onto
9 public roadways.

10 Six, Grand Central Sanitary Landfill
11 will maintain and provide first responder units with
12 detailed emergency plans regarding the landfill and
13 its systems.

14 Seventh, all required traffic studies
15 will be performed and provided as part of the
16 expansion's submissions to Pennsylvania DEP.

17 And then, lastly, the Grand Central
18 Sanitary Landfill will agree to necessary
19 improvements to Bocce Club Road, which is a Township
20 Road, to the extent its future operations impact
21 that road.

22 MR. ROWLEY: That's all the questions
23 I have for Mr. Allen at this time.

24 MR. BACKENSTOE: Does the Board have
25 any questions? You can proceed.

1 MR. ROWLEY: I just have some brief
2 closing comments, and that will be the end of our
3 presentation.

4 So under Pennsylvania Law, conditional
5 use is a permitted use subject to the applicant
6 demonstrating compliance with the conditional use
7 standards of code at a public meeting. Ordinance
8 No. 427, if adopted, would make landfills in the
9 Solid Waste Processing District a permitted use
10 subject to the applicant demonstrating compliance
11 with the by-right requirements of code, which is the
12 same as the current conditional use standards of
13 code. The standards would be the same if Ordinance
14 No. 427 was adopted.

15 The Township has already held a year's
16 worth of meetings and hearings on the expansions,
17 the plans that are in front of the Board, the
18 materials in the six-inch binder in Exhibit A-1,
19 with an upcoming four-year DEP review process if
20 this ordinance were adopted tonight. If Ordinance
21 No. 427 is adopted, Waste Management will be
22 required to comply with all existing requirements of
23 code, all of the prior conditions of approval, and
24 the additional concerns of the Board of Supervisors
25 that were included in Section 13 of the Host

1 Agreement.

2 So for these reasons, we would request
3 that the Board adopt Ordinance No. 427. Thank you.

4 MR. FIELD: I have a list of everybody
5 that signed in. I'll call through this list once
6 for this hearing, I'll call through the list again
7 for the next hearing, and then I'll call through it
8 again for Public Agenda or Non-Agenda items. So you
9 can speak at all three or any one, but at this time,
10 the comment, testimony, will be relative to the
11 change of zoning from conditional to by right.

12 Wayne Muller.

13 MR. MULLER: Yeah, it's working. My
14 name is Wayne Muller, Plainfield Township resident,
15 35 years now or so. And it sounds to me like you
16 guys don't -- are trying to persuade us that there's
17 no big difference between conditional use and
18 by-right use. What is the advantage to switching
19 it, then? I'm hearing that it's basically the same
20 thing. You're going to abide by all the same
21 conditions. So why do it? That's the question I
22 have. I don't get it.

23 The only other thing I'm going to say
24 is, you know, I attended the last meeting. I think
25 I spoke once or twice. And the process is really

1 not transparent here. I mean, there was a
2 negotiated agreement. I never saw it. I can't get
3 minutes as they are posted. There's no financial
4 records ever posted on the website. I taught at a
5 \$108-million-dollar-budget school, and at every
6 single School Board meeting, they had a detailed
7 treasurer report. But we can't get that. So I
8 don't understand the transparency. It's just not
9 here. And it's shocking to me because I didn't get
10 involved for many, many years, and it's just amazing
11 how we all sit here and we don't have any idea
12 what's going on. It's sad.

13 I'll be honest with you. You have --
14 20 percent of your Supervisors are not here today,
15 yet you're going to vote. That's 20 percent less.
16 Crazy. But I don't think it matters because, as we
17 saw last meeting, it's all predetermined.

18 Chairman Field, I mean, that was
19 really a sad ploy you did with those stacks of
20 letters. They were there the whole meeting. Your
21 mind was made up from the first minute of that
22 meeting. There was no sense to have a hearing. It
23 didn't change anybody's minds, no matter what we
24 said. And I have a feeling it's going to go the
25 same way tonight. I sure hope it doesn't, but I

1 think it will. I mean, I even saw that stack of
2 letters in one of the web page publications -- I
3 forget whether it's Think Now Topics (phonetic) or
4 something. I don't know. And it even was misquoted
5 there, where it said there was a stack this high of
6 people, you know, supporting the landfill expansion,
7 and the little tiny stack opposed. That was
8 misleading. That was misrepresented. You said that
9 to -- the number of residents in the Township.
10 Well, I guess that includes all our siblings, all
11 our kids, everything else. They weren't opposed or
12 supporting; they were just residents of the
13 Township. Yet you had that as a prop, and I thought
14 that was embarrassing.

15 So I said my piece.

16 MR. FIELD: Thank you. Carlton
17 Michaels.

18 MR. MICHAELS: Good evening. Carlton
19 Michaels. So it is a little confusing, but I would
20 imagine, on the business side, if I had their
21 business, I would want to do the same thing.

22 So we've already passed the zoning for
23 to switch it over to landfill use, correct? So why
24 do we need to handcuff these people? Being in
25 business today, especially with their business, God

1 bless them. God bless anybody in business today
2 because all the things you've got to go through,
3 everything they've -- you've got to jump through all
4 these hoops.

5 And so we're here today just to listen
6 to all this negative talk about this and the Board
7 and all this -- going against these people up here
8 on the Board. And it's sad. It really is. These
9 guys are doing a great job up here. They're trying
10 to figure out what's best for the Township. Yes,
11 it's an environmental issue. There's no doubt about
12 it. But there's more to it than that.

13 Our Planning Commission -- we had all
14 the Planning Commission meetings. Until I brought
15 it up at the very end of the meeting, if, in fact,
16 they even tried to look at the financial aspects of
17 having the expansion, nothing was said about it at
18 all. It was 100 percent environmental -- which,
19 again, I'm definitely getting painted as an
20 anti-environmentalist. I get that. But that's way
21 far from the truth. For everything I've done, I've
22 been blessed to work with this earth for over 55
23 years. I planted more trees than the tree huggers
24 can hug. The millions and millions of square feet
25 of turf to, you know, green this place up.

1 I can go on and on and on, preserve my
2 farmland, produce all my own power. I don't take
3 this lightly. I'm just trying to be a voice of
4 reason. And you guys, everybody against it, you
5 have a reason, but we have history here. We have a
6 company that's been doing this and has been doing
7 this -- this is probably the best company that could
8 be doing this -- in place already. They have a
9 history right down the street that's been 100
10 percent. So we can't condemn them for this.
11 They're doing what they're told. Again, they're
12 going through all these regulations. They have to
13 abide by the law. They're just saying that
14 publicly.

15 And I have not seen anybody not uphold
16 those regulations in all the years I've been here.
17 Even when the crazy winds blow and get all the
18 grocery bags stuck in the catch bins down there,
19 these guys are out there the next day cleaning that
20 fence off. And so they're doing what they got to
21 do.

22 And the financial end of this thing --
23 you don't have a clue. You just don't want this.
24 You're just hellbent for election, focused on no
25 landfill expansion without seeing the big picture.

1 And I'm just asking the Board --

2 (Unidentified speaker interruption.)

3 MR. MICHAELS: Hey. I didn't say a
4 word when you guys were all up here talking.

5 MR. BACKENSTOE: Let's just all allow
6 the speaker to speak uninterrupted. It's a
7 courtesy --

8 MR. MICHAELS: So I'm just asking
9 everyone to really think about this and put this
10 through because, you know, down the road, there's a
11 lot of people that are going to be needing this in
12 the Township on the financial end of it.

13 And we don't -- we're a farming
14 Township. We don't have a whole lot. Don't get
15 involved with trying to build houses and think
16 you're going to get income through there and real
17 estate that way. It's always a negative. Any
18 developer you get up here building houses, it's
19 always a negative. We never make out on buildings
20 -- on any house construction, especially on the
21 school side, school taxes. We get hammered. So
22 we're limited to what we can do. So we have this in
23 place, everything is across the street already in
24 place, all their buildings, it's just a no-brainer.
25 Thank you.

1 MR. FIELD: Robin Dingle.

2 MS. DINGLE: Hello. Robin Dingle.

3 With regard to the Ordinance 427, currently both the
4 Applicant's attorney and Mr. Allen expressed that,
5 apparently, all the conditions that were put in at
6 the 2004 -- as part of the conditional use review
7 have been incorporated into the amendment, which,
8 for public record, I just want to state that the
9 residents have not have had a two-week period to
10 review that information, and I don't think this is a
11 valid hearing. But that's my opinion, and we'll
12 talk about that later.

13 Secondly, so if everything's been
14 incorporated, I guess we get back to the original
15 question: Why are they fighting this? The reason
16 is because it takes longer, right? I've talked to
17 the DEP directly. They said it takes 12-18 months
18 to permit a landfill. Now, if there's public
19 opposition, it can take longer, more along the four
20 years -- which, they're saying it's four years. So
21 that's the problem here. They want to avoid public
22 opinion, which is what you are taking away by making
23 this a permitted by right. They're saying they'll
24 address all the other stuff, but they don't want to
25 hear what the public has to say, and they don't want

1 to hear what the adjacent communities have to say,
2 and that will take time.

3 Again, I don't see why our Board, who
4 represents the residents, both pro and con, would
5 take away that discussion. If they're not worried
6 about the end product, that it's all going to turn
7 into a DEP process, then what's their concern? It's
8 just going to take them longer. Why are we, as a
9 Board and a Township, concerned about that? That's
10 not us. That's them. Let them go through the
11 process. Let the public have their opinions
12 addressed.

13 Now, down to the nuts and bolts of it.
14 They keep saying they've incorporated and will do a
15 five-year Health Assessment. I think it's come out
16 that the public is concerned about that, and I think
17 we should be doing something a little bit more
18 regularly. Are they doing baseline? Are they
19 addressing any other -- the new contaminants we've
20 discussed and brought up in the Planning Commission,
21 including the PFAS? There's no discussion in the
22 revised ordinance or what I've heard of them saying
23 in the amendment, which we have not seen, regarding
24 environmental concerns, our high-quality resources,
25 and impacts to our groundwater, which is a major

1 concern for the residents that live on wells.

2 There's been no consideration of the,
3 well, public complaints. We have an active
4 outstanding class action lawsuit against the
5 landfill. So how can we say they've been a good
6 neighbor, a good resident? We still have a lot of
7 citizens and residents within the Township who have
8 unresolved issues. And again, why would the Board
9 who represents the residents put forward a permitted
10 by-right plan when that just takes away the voice of
11 the public? It takes away our control to help
12 regulate and get what we need to protect our
13 citizens. What happens if they contaminate our
14 ground wells? Have we negotiated a security bond
15 that they'll come in and put people on water, public
16 water? Have they said they'll -- what's their plan?
17 If our wells are contaminated, where do we turn?
18 It's going to come back to the Board, to the
19 Township, which means we're going to have to pay for
20 something after they're long gone and everyone's
21 wells are contaminated and this becomes a ghost
22 town.

23 So at this point, those are my
24 comments on the Ordinance 427. I think it should be
25 denied. I think we should keep it as a conditional

1 use, and I think we need to keep the public
2 involved. We need to make sure that our specific
3 Township requirements and concerns are addressed
4 adequately. The DEP permitting process is broad.
5 It's not site-specific, and we won't be able to have
6 a voice to talk about and get the items we want
7 addressed in this process. I ask that the Board
8 deny this and keep it as conditional use.

9 MR. FIELD: Thank you. Joe Colosi.

10 MR. COLOSI: So before Ms. Dingle
11 explained what the advantage of keeping it as
12 conditional use was, I was confused as to why Waste
13 Management wanted to make this amendment to make it
14 by right rather than conditional use. So they want
15 to do it to keep the voice of the people out. I
16 don't understand why the Board would go along with
17 that. Why would the Board vote for this amendment
18 to keep the voice of the people out? If the Board
19 votes to make this change, they're showing that
20 they're in the pocket of Waste Management. If they
21 vote against it, they show that they're serving the
22 people of the Township. So I don't understand how
23 the Board can possibly vote to make this change.

24 MR. FIELD: Thank you. John Hatton.

25 MR. HATTON: I guess I've been a

1 resident in Plainfield Township a little longer than
2 a lot of people. Next month, we will have lived in
3 our home that we built here 40 years. I've seen
4 from the beginning. The landfill's been here for at
5 least half a century, although it was a far
6 different animal when it was begun. And some of the
7 hassles that have taken place over the years with
8 it, going back to when Philadelphia sent their semis
9 loaded with their trash up here 24 hours a day, 7
10 days a week, hundreds of trucks per day.

11 And then, if folks will remember a few
12 years ago -- I think it was 2017, 2018 -- the big
13 stink that took quite a long time to eliminate.

14 I just think we claim to be a rural
15 agricultural community. That's always the headline.
16 I don't know why we want to change it and make
17 ourselves the trash capital of this part of
18 Pennsylvania. Thank you.

19 MR. FIELD: Thank you. Heather
20 Wolven.

21 MS. WOLVEN: Hi. My name is Heather
22 Wolven. I would like to focus a little bit in the
23 far off, in the distant future. If you do away with
24 conditional use process and go with by-right use, it
25 gives away an additional layer of security and

1 safety for the Township and its residents.

2 Last month, there were several members
3 of this community who thought we'd never see 211
4 acres be rezoned to Solid Waste. So what is
5 stopping someone from requesting any future rezoning
6 requests? Maybe you think you addressed the issues
7 with Waste Management in your amended Host
8 Agreement, but what about any future parties? So I
9 feel that you should think about that and keep the
10 conditional uses. Thank you.

11 MR. FIELD: Thank you. Ed Wolven.

12 MR. WOLVEN: Ed Wolven. In the last
13 meeting, we talked about better for the community,
14 the people. And you want to give away our rights to
15 be heard if they want to make changes? I just --
16 it's unbelievable that you just basically let them
17 do what they want. And I think the people should
18 have a voice when they want to do something and be
19 heard.

20 And as far as a Health Assessment,
21 why -- the adjacent properties, why aren't the wells
22 tested? Why is it on the homeowner? Why isn't it
23 on Waste Management? You know, it's -- I just feel
24 that you're just giving away any rights of the
25 people, and people should be able to say that things

1 always change. Thank you.

2 MR. FIELD: Thank you. Glen Houck.

3 MR. HOUCK: I had not planned on
4 getting up here and speaking tonight because I am
5 not an authority on zoning or any of that. Reading
6 through all that law and all them ordinances and
7 everything is second to trying to understand the IRS
8 Tax Code. However, after last month's fiasco, I
9 decided I needed to stand up and let my voice be
10 heard.

11 It was obvious to me, from the time
12 you walked in here with your prewritten statements
13 as to why you wanted to approve the landfill, that
14 the decision was made long before that vote or
15 meeting ever took place. It was an embarrassment,
16 it was a disgrace, and it was an insult to everybody
17 who stood up and spoke, thinking that what they had
18 to say meant something.

19 Mr. Itterly, I recall a conversation
20 we had on Primary Day, out in front of the polling
21 place on Sullivan Trail Road, when you told me you
22 were personally against the landfill expansion. I
23 asked you at that time why you voted against the
24 Township's recommendation for an independent study.
25 You said that you just think it was good to have all

1 the information or more information out there but
2 that you were personally against it. Now, why you
3 would turn around and vote for something that you
4 told me you were personally against while you were
5 trying to get my vote is puzzling to me. So either
6 you were lying, or you were a true politician. Tell
7 the voters what they want to hear and then chase the
8 money.

9 Mr. Kemmerer, it was obvious from
10 watching your body language during that meeting and
11 knowing that you had a conflict of interest, that
12 you had no desire to listen to anything anybody was
13 objecting to or saying. Your mind was made up a
14 long time ago.

15 Mr. Field, that whole long
16 dissertation that you read was nothing more than a
17 regurgitation of what Waste Management has been
18 trying to peddle us. Now, there's one thing I
19 believe you said that I agree with: Being on a
20 Board of Supervisors is tough. It's hard. It's not
21 easy. You have to make tough decisions.

22 The problem is, you didn't make a
23 tough decision. You took the easy road. If this
24 job is too tough for you, maybe you should resign.

25 Now, in regards to zoning, as I

1 mentioned earlier, I don't know a lot about zoning.
2 But by definition, "condition," to me means
3 restrictions. There are certain things you can do;
4 there are certain things you cannot do. They are
5 restricted. Your rights are conditional upon
6 certain events. "By right" is just a fancy term for
7 unconditional. Unconditional means there are no
8 restrictions.

9 Now, after having worked 27 years for
10 a major international corporation, I've learned
11 several things: One, they lie to you, they deceive
12 you, they like to twist the truth. I just heard
13 tonight that by right or conditional is really the
14 same thing, as Waste Management said tonight. Now,
15 I'm puzzled. If it is the same thing and if they
16 have to abide by the same rights as a conditional
17 zoning, why does it need to change? It shouldn't be
18 changed. It's deception because that's what
19 corporations do. They have one target in mind.
20 That's the bottom line. It's money. And they
21 really don't care about the residents of this
22 Township or this Township itself.

23 I urge you -- you have an opportunity
24 to do the right thing. Vote these changes down.
25 Thank you.

1 MR. BACKENSTOE: So we were -- at
2 Robin's request, she brought up that point, and the
3 Applicant did emphasize two paragraphs, paragraphs
4 10 and 13, about additional conditions as part of
5 the reason why they felt it was appropriate to go to
6 a by right as opposed to a conditional use. And
7 Robin said: Well, you know, we'd like to see those
8 conditions.

9 He did read them into the record, but
10 we have a number of copies here, and I'll just take
11 two minutes to hand them out.

12 (Unidentified speaker interruption.)

13 MS. STEFANELLI: Dave, she asked if
14 they'll have time to read it.

15 MR. BACKENSTOE: Yeah.

16 MR. FIELD: Christine Houck is up.

17 MR. BACKENSTOE: One other thing I
18 just want to clarify based on those comments. The
19 proposed Ordinance No. 427 that was advertised is
20 the same ordinance that's being presented and
21 considered tonight. There was no amendment to that.
22 Somebody said it was amended; it's not. The
23 Applicant -- I don't want to speak for the Applicant
24 or Waste Management, but their point was that they
25 felt that the conditional use was not necessary,

1 that a by right was appropriate, and part of their
2 position -- as I understand it -- was that
3 additional conditions were put in a separate Host
4 Agreement.

5 So just so we're clear, when somebody
6 said there's an amendment to Ordinance 427 and we
7 didn't see it, there has to be a hearing on it, I
8 just want to be clear that's not the case at all.
9 The ordinance that was advertised, the ordinance
10 before you tonight, is the same one that's always
11 been there. There's no amendment to it. It was the
12 Applicant's position that the amendment should be
13 supported because of those additional things. So I
14 just want to make that clear.

15 (Unidentified speaker interruption.)

16 MR. BACKENSTOE: There is -- a Host
17 Agreement was negotiated between the Township and
18 Waste Management.

19 (Unidentified speaker interruption.)

20 MR. BACKENSTOE: There weren't 13
21 amendments. There were conditions that were put in
22 the Host Agreement, which the Applicant has --

23 (Unidentified speaker interruption.)

24 MR. BACKENSTOE: Yes. Yes. In
25 paragraphs 10 and 13, I believe.

1 Is that correct?

2 MR. ROWLEY: Yes, that's correct. I
3 believe Section 10 are the prior conditions of
4 approval from 2004, and Section 13 are the
5 additional requests and concerns from the Board of
6 Supervisors.

7 MR. BACKENSTOE: So we're clear, the
8 Applicant has indicated that the four conditions
9 from the 2004 Conditional Use Approval were added to
10 the Host Agreement at paragraph 10 and that
11 additional conditions were added pursuant to
12 Strategic Solutions' proposal to the Township were
13 added in paragraph 13.

14 MR. ROWLEY: That is correct.

15 MR. BACKENSTOE: There's no amendment
16 to 427, though. Just so everybody is clear. 427
17 was advertised, it's been reviewed tonight, your
18 testimony is being presented, and the Board will
19 ultimately vote on that. It has not changed at all
20 since the advertisement.

21 MR. FIELD: Thank you. Mrs. Houck.

22 MS. HOUCK: My name is Christine
23 Houck. Charlie Kirk died this afternoon with
24 courage, not bowing down to bullyism, while
25 confronting intolerance and standing up for freedom.

1 Wake up, Plainfield Township Supervisors. You, as
2 well as us, are being gaslighted by a giant
3 corporation. Their name is Waste Management, not
4 Plainfield Township Management.

5 For years, Waste Management has been
6 slowly using more of our land and finding indirect
7 ways of having a say into the management of our
8 Township and neighboring communities. With one
9 hand, they soothe our money woes and comfort our
10 environmental fears using legal jargon and legal
11 maneuverings to convince us that they're on our
12 side. Only on the surface, though, and only for the
13 time being.

14 On the other hand, Waste Management is
15 slowly undermining control of what we own, how we
16 choose to live, and how we spend our money. This
17 large company's management is waste -- polluting our
18 playing fields and our lives already purposed and
19 blessed by God even before they got into the
20 picture. What is the cost to us residents in the
21 long run after all these years? We slowly lose the
22 value of living the truth because we believe their
23 half truths, their lies, their soothings, and their
24 maneuverings. So we sell ourselves out over all
25 this time.

1 Township Supervisors, you have the
2 God-given freedom to make choices in your personal
3 lives and also in how you vote tonight. Greed or
4 power or money is ruthless, no matter where it comes
5 from or how we try to justify it in our lives. You
6 know the truth. And you have a chance to choose how
7 our Township is governed going forward depending on
8 your votes tonight. We may not all agree on what
9 the truth is or what is fair or how to govern or
10 what to believe in, but we all enjoy one basic thing
11 in this country, in our community, and that is
12 freedom. That can result from all of this, from the
13 truth.

14 God love each and every one of you,
15 and he really does. Please vote no on these zoning
16 changes. Thank you.

17 MR. FIELD: Thank you. Konrad
18 Mellart.

19 MR. MELLART: I just want to add to
20 what she said. I really wish you would take a
21 moment to yourselves, the three Supervisors,
22 especially, and look at what you're doing to the
23 Township. There's over 1,600 townships in
24 Pennsylvania, and there is only a few that have a
25 landfill. Please vote no.

1 MR. FIELD: Thank you. Paul Levits.

2 MR. LEVITS: Good evening. First, I
3 got a question for Paige. Has the 426 Ordinance
4 been signed yet?

5 MS. STEFANELLI: I do not have all the
6 signatures, no.

7 MR. LEVITS: Okay. What I see, and I
8 think a lot of people see here, is that there's a
9 lot of smoke on this existing Board that's supposed
10 to represent us and the best interests of the people
11 of the Township. 40 percent are not elected. There
12 were no open interviews, so nobody really knew who
13 was being appointed in any way, shape, or form.

14 So I'm imploring you to vote no on
15 this. I'm not going to take a lot of time. I'm on
16 board with most of the people speaking tonight, and
17 when I hear things about financial difficulty, we
18 survived the demise of the slate industry, the
19 railroad, and textiles. We would figure out a way
20 to survive without Waste Management too.

21 MR. FIELD: Thank you. Jeff Stoudt.
22 Pete Albanese. Terry Kleintop.

23 MR. KLEINTOP: Terry Kleintop, 839
24 Engler Road. My first question is, when was the
25 transcript of the August 27th meeting made available

1 to Plainfield Township?

2 MS. STEFANELLI: She gave me hard
3 copies tonight at the meeting.

4 MR. KLEINTOP: Tonight?

5 MS. STEFANELLI: The transcripts from
6 August 27th?

7 MR. KLEINTOP: Yes.

8 MS. STEFANELLI: Correct.

9 MR. KLEINTOP: Is that fair that we're
10 here tonight having a hearing, and, again, the
11 public has had no opportunity to review any of this
12 information?

13 The financial information -- and I'd
14 like to address Carlton Michaels' statement. In the
15 four special meetings Carlton brought up -- and I
16 appreciate that he did -- about the financial
17 situation and the fact that it wasn't being
18 discussed -- I answered a question. I made it
19 crystal clear that it wasn't the case that we didn't
20 worry, it was the case that we couldn't get any
21 information and none was provided to us. Of course,
22 the Planning Commission has been pretty much
23 excluded from the entire process. But that's the
24 reason nothing was ever discussed concerning the
25 financial situation, because you can't discuss what

1 you don't have.

2 I'd like to make a couple of comments.
3 The Comprehensive Plan is how a community decides
4 how it wants to grow. It's a public participatory
5 process involving residents, stakeholders, appointed
6 and elected officials. Once adopted, the
7 Comprehensive Plan leads to zoning. Zoning turns
8 vision into law. It protects public health, safety
9 and welfare, reduces land use conflicts, supports
10 economic growth, and helps preserve community
11 character, which is extremely important in this
12 particular case. That is why thoughtful planning
13 matters.

14 Decisions should be consistent with a
15 municipality's Comprehensive Plan. When growth
16 decisions follow adopted plans of zoning,
17 municipalities must support. When growth decisions
18 follow adopted plans of zoning, municipalities must
19 support their municipal planners. That happens to
20 be lacking in this particular process. Zoning is
21 the rule book for responsible growth. In
22 Pennsylvania, this process is governed by the
23 Municipal Planning Code per Act 247 of 1968.

24 I strongly recommend that you deny
25 427. Thank you.

1 MR. FIELD: Thank you. Joe Barabas.

2 MR. BARABAS: My name is Joe Barabas,
3 1097 Mill Road. This is about the third or fourth
4 time I've been up here in the last month or so.

5 First of all, Solicitor Backenstoe,
6 Robin made some comments on the conditional use
7 versus permitted by right. Is she accurate in
8 saying that public comment is pretty much denied
9 with use by right?

10 MR. BACKENSTOE: Again, under 609, I'm
11 not really here to answer questions, but let me tell
12 you --

13 MR. BARABAS: Well, I'm trying to
14 understand --

15 MR. BACKENSTOE: I understand, and
16 it's a fair question. So there are three types of
17 uses. Zoning -- townships, boroughs, cities are
18 broken down into different zoning districts, and
19 within each zoning district -- whether it be
20 residential, commercial, village center -- there is
21 ordinarily four types of uses: Accessory, which
22 we're not worried about right now; there's permitted
23 or by-right uses; there's special exception uses;
24 and there are conditional uses.

25 Now, by-right uses are that: By

1 right. You're allowed to do it. However, each
2 township, ordinarily, in their ordinance, does have
3 additional criteria that has to be met before you
4 can do it. But you don't have to have a public
5 hearing. You need to go to the township, you need
6 to prove to township professionals, engineers, and
7 different people that you meet those criteria. And
8 ultimately, if you meet those criteria, yes, you're
9 right. You don't have to have a hearing.

10 A special exception use and a
11 conditional use, the law is identical in those. The
12 difference is, a special exception use goes to the
13 Zoning Hearing Board. A conditional use is the only
14 time that the MPC carves out an area of zoning which
15 actually goes to the governing body, whether it be
16 the Board of Supervisors, City Council, or Borough
17 Council. And the thought is that an issue may be of
18 more magnitude, and therefore, you're going to have
19 a conditional use, you have it before the Board of
20 Supervisors as opposed to going to the Zoning
21 Hearing Board. Although, there's some pros and cons
22 to that because, if it goes to the Zoning Hearing
23 Board, then the township can send its attorney or
24 representative -- as I do on occasion -- to go fight
25 the proposed proposal.

1 So the sort of -- the line that the
2 Archbishop O'Hara case many years ago set up for
3 special exceptions is, it's neither special nor an
4 exception. It's a use, which the legislative body,
5 the Board, has determined is appropriate if they
6 meet certain conditions. There can be general
7 conditions and specific conditions. And general
8 conditions are normally that you comply with every
9 other provision of the ordinance. Specific
10 conditions are specific to that use. Gas stations,
11 you may have certain things that have to happen
12 before oil and gas can be used. Grocery stores have
13 to have certain extra conditions.

14 So when an applicant wants to submit
15 and receive zoning approval for a conditional use or
16 a special exception -- law identical, it's just
17 conditional use goes to the Board and special
18 exception goes to the Zoning Hearing Board -- the
19 Applicant must, at a public hearing, at an
20 advertised hearing, prove that they meet all the
21 conditions that are listed as a special exception
22 for a conditional approval. And as long as they
23 meet those conditions, there is a presumption that
24 their proposal should be approved. There is one
25 catch, and that is that somebody who objects to the

1 proposed use at either a special exception or a
2 conditional use, if they can show that that use is
3 more negative or deficient to the community than
4 other uses like it throughout the state, that's a
5 way that you could challenge an otherwise
6 appropriate use as a special exception or a
7 conditional use.

8 But as I said -- and the law is very
9 clear -- ostensibly, a special exception or a
10 conditional use, neither special nor an exception,
11 it's a use which is permitted as long as the
12 applicant meets the conditions.

13 MR. ROWLEY: If I may, there's just
14 one thing I'd like to add to Mr. Backenstoe's
15 response -- can you hear me now? Okay.

16 Just one thing I wanted to add to
17 Mr. Backenstoe's response. If No. 427 was adopted
18 and it became a by-right use, there would not be a
19 hearing on the use, but we would still be subject to
20 land development approval, which would be a series
21 of meetings in front of both the Planning Commission
22 and this Board of Supervisors, in addition to the
23 DEP approval process.

24 MR. BARABAS: I want to comment --
25 I've got some other things, but I heard the beep.

1 I don't understand why the Host
2 Agreement would be negotiated and all the details
3 worked down. If you don't pass a couple of these,
4 then it was a waste of time and money, so something
5 else is wrong.

6 MR. FIELD: Thank you. Tom Suprys.

7 MR. SUPRYS: If he had more to say,
8 and Mr. Backenstoe used most of his five minutes up,
9 he should be given more time.

10 MR. BACKENSTOE: I was just trying to
11 answer your question.

12 MS. STEFANELLI: He did still have a
13 little more time. The beep was not his end. We
14 were trying to reset it.

15 MR. BARABAS: A few years back, I was
16 on the Zoning Hearing Board, and we looked at
17 variances, and we had four criteria. I consider
18 this not a variance but a super-variance on
19 steroids.

20 But the first thing, was the need for
21 a variance self-imposed? I guess, in a way. Is it
22 minimal? I don't think so. Can the property be
23 developed adequately without the variance? Well,
24 it's farmland now, so I think it's being put to a
25 good use. And you have to consider, when you're

1 giving the variance or thinking about it,
2 considering the health, welfare, safety, and
3 character of the surrounding area, what will the
4 impact be there? And it says nothing about
5 economics. That was pretty well established, when
6 we discussed things, that economics should not be a
7 criteria for granting any variance or something such
8 as that. Thank you.

9 MR. FIELD: Thank you.

10 MR. SUPRYS: My name is Tom Suprys. I
11 live on Batts Switch Road, and I might be the oldest
12 resident. We moved here to Plainfield Township in
13 1950 and I'm 76.

14 Anyway, I spoke about this before, at
15 the last meeting, along with everybody else, but I'm
16 sure I didn't make much impact. It was kind of like
17 peeing in the wind. And I know the Supervisors were
18 to get a letter from the Slate Belt Heritage Center.
19 You were supposed to have that. And that same
20 letter was sent to Representative Flood, and I would
21 like to put this into the minutes because I got this
22 from Representative Flood.

23 It says: Thank you for your email. I
24 did receive a message, as well, of others with the
25 same concern, including Slate Belt Heritage Museum.

1 I forwarded those concerns with the history to Waste
2 Management to have them address and provide an
3 answer to this situation. This is the answer that
4 was provided to me as well as the news outlets that
5 contacted them.

6 Waste Management is aware of the story
7 of Christian Keller -- by the way, his birthday was
8 today -- and the history of Delabole. Historical
9 considerations with respect to any potentially
10 permitted property are part and parcel of the DEP
11 process. While the exact location of the burial
12 site is unknown, we do not believe that the physical
13 construction of the expansion will impact the site.
14 This is based on a general location description
15 provided in the documented writings of the event.

16 If you want to put this into the
17 minutes, you can. That's not good enough. You
18 know, that's kind of like a -- that was verbal.
19 That's nothing in writing. And that's why I'm
20 asking about those amendments, because -- you know,
21 you Supervisors, you always complain, you say: Oh,
22 the Boards never did anything before. Yeah, we
23 always have to make the decisions. It always comes
24 down to us.

25 Well, you know, it's time to step up

1 because, you know, before you pass this with your
2 vote, you got to make a provision to provide that as
3 a historical site, and you can do it. Because I
4 researched that. I got two masters degrees. I did
5 a lot of research. So I researched this, and you
6 can do it, and you don't have to own the land to do
7 it.

8 Now, if Waste Management wants to say
9 that -- okay, we're aware of it, then donate that
10 parcel to Plainfield Township so it can become a
11 real historical site. When I was talking to them
12 before, it was all fine.

13 Now, the other thing that I just want
14 to say, there's a lot of surrounding area there, and
15 you know that. Okay. What happens in ten years, we
16 need more space? Where's that going to go?

17 Hey, oh, gee, look. There's bones.
18 Whoops. Sorry about that.

19 Come on. Let's get realistic here.
20 Glenn said it earlier: They lie.

21 So that's all I need to say tonight,
22 but I really urge you to vote no on any of these
23 proposals.

24 MR. FIELD: Thank you. Robert Rute.

25 MR. RUTE: Good evening. You guys are

1 about ready to make the most consequential decision
2 in your lives. Maybe not your personal lives, but
3 for the people of the Township. You're going to
4 take 211 acres and turn it into a giant smelly
5 cigar. I'm afraid that someday, your kids or
6 grandkids are going to be driving down Pen Argyl
7 Road through the valley of the dumps, and they'll
8 say: You know, I don't know if Grandpa had such a
9 very good idea here. I know he got a couple of dump
10 trucks out of it.

11 But you know what? Dump trucks go
12 away. That thing is going to be there forever.

13 And to the Chairman, your disdain for
14 the people that are against this dump are unbecoming
15 a Chairman. I wouldn't ask you to resign, but I
16 would ask you to apologize. Thank you.

17 MR. FIELD: Thank you. Millie Beahm.

18 MS. BEAHM: Good evening. Can
19 everyone hear me okay? Because a lot of people were
20 really hard to hear when -- and some people have a
21 hearing difficulty, so it's really tough.

22 I just want to say that I've been to
23 almost all of the Planning Commission meetings when
24 all these things were being talked about ad nauseam
25 over and over and over. It was settled 20 years

1 ago. They were told no, so here they are again, and
2 I'm saying the same thing I've said at least five
3 times before: That they were told no.

4 This is our Township. What's going to
5 be left when all you have is a town next to a dump
6 outside the high school where our kids go? It's a
7 mile away, okay? Our kids -- if you look out the
8 window from the high school and all you see is a
9 dump, the whole Township is going to be -- it's
10 just -- it's disgraceful. I'm ashamed. And
11 somebody on Facebook, they said: Well, if you don't
12 like it, move.

13 I've been here for almost my whole
14 life, and, as many of the people in this Township,
15 grew up here, farmed here, stayed here, worked here.
16 It's our Township, and a couple of people on this
17 Board want to give it away. And I'm sick of it.

18 MR. FIELD: Thank you. We're going to
19 take a five-minute break.

20 (A recess was taken.)

21 MR. FIELD: Would everybody please
22 take their seats. Next up is Cherie DeSanto.

23 MS. DESANTO: Okay. One of the
24 biggest concerns that I have, for starters, and one
25 of the reasons that now we have chosen what is

1 currently in this Township and not to purchase or
2 build, and we selected a brother/sister township, is
3 one, we are a little confused why we're here in the
4 20th century, 2025, and you don't even do live
5 Township meetings. That's a little concerning.
6 You're not looking out for the people that really
7 need you and need to know that you have their voice.

8 We looked at a lot of areas. We did
9 come from Berks County. We're out of the New York
10 pay scales, and it's very alarming. This does seem
11 snowbally. This does seem like pay-to-play. We
12 also are ex-military, and we've seen a lot of
13 landfills that, once they're filled, they don't pay
14 the taxes, they walk away, and the county gets stuck
15 with it and gets to clean the mess. Put some nice
16 little mats on it and try to put some topsoil on it
17 and put some playgrounds.

18 The other alarming thing is, you want
19 the right to put there whatever you want, and that's
20 another alarming thing because are you going to
21 start allowing New York, different states -- like
22 the Carolinas did? And they have one of the highest
23 cancer rates in that state -- because there's seven
24 that have the right for land and allow trucks to
25 come in and dump.

1 We are currently -- in our country,
2 one out of three people will have a cancer scare.
3 You are multiplying that just in this area. Also,
4 what about -- you're saying this environmental -- I
5 don't know too many people that have been diagnosed
6 with any high rate or cancer scare that is
7 unknown -- that's stage three and children, mind
8 you -- that live five years, waiting for your test.

9 So I think there should be definitely
10 a change there because you have quite a few young on
11 the Board, so that really was gearing us to this
12 direction because they were thinking long term. But
13 it's easy to pay and sell after you pay to play.

14 So I'm not exactly sure what you're
15 doing for your test, for your air test, for the
16 burden you're doing, that you're going to give some
17 ease.

18 Also, the slope -- exactly. The
19 wells. That is a big concern. 500 -- 5,000 feet
20 away from the dump, you can reside -- and rumor has
21 it you own those houses anyway. That's another
22 problem because the farms that we're looking at, we
23 have to make all these arrangements. We have to
24 make sure that everything -- that nothing runs and
25 where's the land running to, the creeks, and da, da,

1 da. And then you're going to allow them to do this?
2 You really think you might be saving a couple of
3 bucks, but really, in the long run, are you going to
4 save when your property isn't sellable? Something's
5 only worth something if somebody will buy it.

6 And when you have people like myself
7 that are just like: Wait a minute. Everything is
8 done in the dark and it's going to depreciate.

9 Why would we invest? You're not
10 bringing big jobs. You're not bringing big money.
11 And you're not -- your police force doesn't even
12 make that much. And it's sad because what happens
13 20 years from now? They're saying: Oh, it can be
14 there for 20 years and this and that.

15 You guys are young. Don't you want to
16 hand your property over to your kids? And then be
17 told it's worth nothing. I mean, that's the
18 direction you're going. And it's something I think
19 I would really consider. But definitely live.
20 That's a big, big one so that your community does
21 know what is actually going on since nobody goes
22 door to door since they live so far apart.

23 The other thing was -- is that, are
24 they allowing out-of-state dumping and commercial?
25 How big of a facility are they allowed to dump?

1 What are going to be the -- but you won't -- okay.

2 So the other thing is, is that we
3 really seem strict about developing that could bring
4 in jobs and residents, even. Because those people
5 do work and they bring their money, and we have
6 other types of development that would do long term,
7 which would be jobs, and that would be -- if I make
8 money here -- I make money in Easton or I make money
9 in Berks County or I make money in New York, but I
10 live here. I'm bringing that money here. So, one,
11 for my taxing and living, but if you allow
12 businesses besides somebody like this, they would be
13 able to spend. We can't spend money at the dump.
14 So it's kind of like you're putting yourself in a
15 situation where it's just a dead flat in the long
16 picture.

17 And I really appreciate your time, and
18 I am so sorry, but it is concerning and alarming.
19 But I think, really, that somebody should -- all
20 these cell phones go live because it's definitely
21 there. The technology is there.

22 MR. FIELD: Thank you. Ken Wyatt.

23 MR. WYATT: I'm just here to see about
24 what's going on with Hawn (phonetic) Road.

25 MR. FIELD: No problem. That would be

1 Citizens' Agenda for later.

2 Shelly Starling. Bob Krome -- I'm
3 sorry, Shelly. I didn't see you coming up.

4 MS. STARLING: So I just had a few
5 things to say. When they keep talking about --
6 Waste Management, you mentioned it a few times, that
7 DEP will regulate and that there's all this
8 regulation and that it's all taken care of and Host
9 Agreement. But a little Google search would just
10 show you -- like, you just Google Waste Management
11 environmental violations and there's hundreds.
12 Hundreds of millions of dollars of fines you've paid
13 in the last 20 years, and those are the ones you've
14 been caught on. So it's hard to believe that this
15 is going to self -- police itself, and that we
16 residents shouldn't have a voice.

17 Also, when you talked about the Health
18 Risk Assessment -- I don't know when the last one
19 was done, and I don't know where the information
20 comes from. But does anybody look at the schools?
21 Our middle school and our high school are very
22 close. The elementary schools aren't that far away.
23 I wonder what our morbidity and mortality is for
24 respiratory illness and other diseases that are
25 linked to dumps and pollution, just in our school

1 districts.

2 We moved here -- I mentioned, the last
3 time I spoke, we moved here a year ago, about a year
4 and a half ago. And two of my kids, previously
5 healthy, immediately couldn't breathe, and they now
6 have significant persistent asthma. We've lived --
7 my husband used to be military, so we've lived all
8 over the world, and -- here living in a dump and
9 they have asthma, and now this is a lifelong
10 inflammatory condition that they'll need treatment
11 for forever. Obviously, they were predisposed to
12 have it, but it's something about Plainfield and
13 something here that allowed them to develop it.

14 So I hope you guys are looking at our
15 children and thinking of them. I don't know any of
16 you Supervisors. I don't envy your position. Some
17 of you look like you might have school-age children.
18 So I hope you take them into account too.

19 Also, Board of Supervisors, you're
20 here to represent Plainfield Township, not Waste
21 Management. I can understand why Waste Management
22 wants the permitted use by right, but I can't
23 understand at all why you'd advocate that for
24 Plainfield.

25 You want to use our land, you should

1 have to listen to our voice, too, and we shouldn't
2 have that taken away. It feels like you're trying
3 to exploit our community. It feels like you're
4 manipulating our Supervisors.

5 So I just ask you guys not to let them
6 exploit you or us. It's not too late to make a good
7 choice and a better decision. I do believe you care
8 about our town and our community as well.

9 And I'll just leave you with this, and
10 that's that integrity can be lost in a single moment
11 of weakness, but the trust it shatters may never
12 return. So I hope you take that into consideration
13 tonight.

14 MR. FIELD: Thank you. Bob Krome.

15 MR. KROME: Good evening, Members of
16 the Board and citizens. My name is Bob Krome. I'm
17 a resident of Plainfield Township, 1008 Capp Road.

18 I want to begin by saying that I
19 deeply value -- I think I've said this every time
20 I've been up here -- the role of local government
21 and the service each of you provides to our
22 community. I believe in the democratic process and
23 in the importance of civic participation, and it's
24 in that spirit that I'm here tonight.

25 I initially came to these meetings as

1 a way to educate myself, as a way to know what is
2 going on, as a way to see the effectiveness of local
3 government. I had no initial opinion of the
4 expansion of the dump, just a little bit of
5 experiences here and there, but I've had great
6 discussion with folks from each side of the issue.
7 For the purposes of my statement, I'm not going to
8 go into my opinion, but let's just say it changed
9 quickly as I witnessed the actions, or inactions, of
10 this Board.

11 That said, I left the last hearing
12 disappointed. As a resident, I came hoping to see a
13 genuine deliberative discussion on the proposed
14 landfill expansion and a process that reflected the
15 voices and concerns of the community. Instead, what
16 I witnessed felt less like an open hearing and more
17 like a predetermined outcome.

18 I was especially discouraged by the
19 actions, or inaction, of one Board Member, who
20 adamantly, that night, voiced opposition to the
21 landfill but chose not to second a motion that Glenn
22 Borger put on the table to table or challenge the
23 expansion. This member also called folks who
24 opposed the landfill expansion pathetic. He said
25 it. That moment felt like a missed opportunity to

1 stand with concerned residents and ensure that all
2 viewpoints were fairly considered before a final
3 vote. Some Board Members stayed professional, true
4 to office, and stated their rationale. Others,
5 instead of justification for voting a certain way,
6 some Board Members used their official capacity to
7 hurl insults to community members, preserve their
8 own reputation, or whatever you want to say.

9 When elected officials express
10 concerns but do not act on them when it matters
11 most, it sends a mixed message to the public. It's
12 hard to maintain faith in the process when the
13 outcome seems decided before public input is even
14 given.

15 I'm not here to question anyone's
16 motives, but I do urge this Board to reflect on how
17 these decisions are being made and, more
18 importantly, how they are perceived. Transparency,
19 genuine debate, and responsiveness to the community
20 are not optional. They are the foundation of trust
21 in government. Even from a neutral perspective,
22 especially surrounding this ordinance, of all the
23 ordinances, allowing by-right use shifts control
24 away from the public and concentrates it in private
25 hands with far less accountability. Conditional use

1 exists for a reason: To safeguard the community's
2 interests through a transparent case-by-case
3 process.

4 I will also be honest and say that the
5 whole 4,000-piece-of-paper visual representation
6 last meeting took me by surprise. I hadn't seen
7 such a complex issue oversimplified in such a manner
8 since my second grade class at Plainfield Township
9 Elementary School with my Social Studies teacher,
10 Mrs. Shinegar (phonetic). Just because every
11 resident didn't sign a petition doesn't mean they
12 support the landfill. Silence is not consent. I'm
13 going to say that again. Silence is not consent.
14 That display ignored the many reasons people may not
15 have signed, for lack of awareness to distrust in
16 the process. Leadership means listening to any
17 resident who speaks up, not dismissing them because
18 they aren't the perceived majority or they challenge
19 someone or something or some ordinance in the past.

20 I hope future decisions, especially
21 those with lasting impacts on our environment and
22 quality of life, will reflect a more engaged,
23 transparent, and responsive process. Keeping this
24 conditional use may safeguard what little control
25 the community may have left at this point. Thank

1 you for your time.

2 MR. FIELD: Thank you. Jane Mellart.

3 MS. MELLART: Jane Mellart, Benders
4 Church Road.

5 Have any of the Board Members visited
6 Evergreen Cemetery? That's a question. Have any of
7 you been there? You have to go through and across
8 the actual haul road to the facility, the Waste
9 Management facility, to get there. That came to
10 mind because long ago, I was asked by Mr. Smith,
11 when he worked for the landfill, if it would be
12 okay, they would want to consider having the bodies
13 moved so they could have more landfill space. And I
14 told him I didn't feel that was at all respectful
15 for the people that are buried there.

16 But I've got to tell you, I still
17 regret the fact that the conditional use didn't have
18 more information because now, when I go to visit
19 that cemetery, it is just beyond my comprehension
20 that that is what took place, and how close it got,
21 and how enclosed that cemetery -- and how you have
22 to go across their haul road to get there.

23 So when I talk about the Keller Farm
24 and the Keller massacre, do I believe that the
25 landfill and Waste Management would really take that

1 into consideration and respect it? I don't because
2 of prior experience.

3 You know, with the Health Risk
4 Assessments, long ago, the companies that put out
5 Teflon, they did health -- they knew. They knew it
6 was unsafe, but they put out that it was safe. They
7 continued to make it. So Health Risk Assessments,
8 should they really be performed by the company, the
9 same company -- to evaluate the health risk of the
10 area -- that is looking for the approval? I don't
11 believe so. I don't believe you'll get a correct
12 answer. An independent answer is the one that you
13 have to look for.

14 Upper Mount Bethel Township just
15 approved a new garbage contract for 2026. 32 yard
16 containers, 288 a year. 96 gallon, 315 a year.
17 Most people that I know from Upper Mount Bethel
18 don't want to deal with the 96-gallon containers.
19 All I heard from those individuals were complaints.
20 Now you're going to force that, from what I
21 understand, on the residents here whether they want
22 it or not.

23 In Chapter 27 Zoning, Part 8
24 Administration, 27-807 Amendments, which was brought
25 up by Waste Management, they said they answered the

1 questions. I would like to know how the existing
2 and anticipated need -- would the proposed land use
3 serve a real need that exists or is it expected to
4 exist within one year? Well, there are other
5 options. Plainfield Township doesn't need a
6 landfill. The State of Pennsylvania is number 2,
7 number 3 in the nation for the amount of waste that
8 is disposed of here from other states. We're number
9 three for the landfill gas emissions. So is it a
10 need? Is it a need for our Township? It's not.

11 And 8, Citizen Opinion. What do the
12 adjacent property owners think about the proposed
13 land use? When we had the last hearing, I thought
14 that's what it was about. I thought when we had
15 public comment on a proposed ordinance that that's
16 part of the process. You swear people in, but I
17 don't understand the purpose because once you get up
18 here, and you have your list, you don't know if it's
19 the same people. And if you don't allow any reason
20 for them to be sworn in, what is the point? I
21 always thought that you had public hearings because
22 you wanted the input before you made a decision, and
23 you would want to take what they said into
24 consideration, especially on such a high-impact use.

25 So in this amendment, all the

1 administration and the zoning questions, et cetera,
2 there is nothing about financial. Nothing. Nothing
3 to be considered. The Pennsylvania Constitution
4 states, under Section 27 Natural Resource and Public
5 Estate: People have the right to clean air, pure
6 water, and the preservation of natural, scenic,
7 historic, and aesthetic values of the environment.
8 Pennsylvania's public natural resources are the
9 common property of all the people, including
10 generations yet to come. As a trustee of these
11 resources, the Commonwealth shall conserve and
12 maintain them for the benefit of all the people.

13 While I realize this is a monumental
14 task to achieve, it doesn't eliminate the fact that
15 what is still remaining of the natural, scenic,
16 historic, and aesthetic values of Plainfield
17 Township's local environment should be protected for
18 the citizens and generations yet to come.

19 MR. FIELD: Jane, your time is up.
20 Would you wrap it up, please.

21 MS. MELLART: I already went over this
22 ordinance, which is what I thought you'd have to
23 answer. The rezoning of Farm and Forest land to
24 Solid Waste Disposal in order to allow for another
25 landfill and other solid waste issues will adversely

1 affect the citizens and environment of our area.

2 The Lehigh Valley Planning Commission,
3 Plainfield Township Planning Commission, Strategic
4 Solutions have all recommended retaining the
5 conditional use zoning requirements for landfills
6 and the Solid Waste District. Therefore, the
7 conditional use regulations should be retained. The
8 the steep slope regulation should be retained.

9 I don't believe you can go by what
10 took place in 2004. I don't see how it's possible
11 to write conditions into a Host Agreement. I don't
12 see why that's legal. That is like -- honestly,
13 it's based on finance. When your regulations --
14 don't base it on finance. How is that not like a
15 zoning district? The conditions need to remain.
16 They need to be able to go through the process.

17 MR. FIELD: Thank you. Your time is
18 up.

19 MS. MELLART: And I believe that there
20 are people sitting on this board now --

21 MR. FIELD: Thank you, Jane.

22 MS. MELLART: -- that have
23 conflicts --

24 MR. FIELD: Thank you.

25 MS. MELLART: -- of interest and

1 should not be allowed to vote.

2 MR. FIELD: Melissa Bastidas. Randa
3 Barabas. That will be my last two.

4 (Unidentified speaker interruption.)

5 MR. FIELD: It doesn't work that way.
6 Thank you.

7 (Unidentified speaker interruption.)

8 MR. FIELD: Make sure you state your
9 name when you get up there so they can keep it for
10 the record, please.

11 MS. MANDES: My name is Trisha Mandes,
12 T-R-I-S-H-A, M-A-N-D-E-S. I live on Applegate Ave.
13 I moved to Pen Argyl in April, although I grew up by
14 Jacobsburg Park, so I really care about this place a
15 lot. I'm concerned about this expansion, especially
16 as a new resident. I don't want it to happen at
17 all, so I'm definitely a no for what's happening
18 here tonight for many reasons, many reasons that I
19 don't want to be funneled into whatever you're
20 willing or not willing to listen to. But one of
21 those is also my property value.

22 I've read research studies that show
23 my property value -- property values can decrease by
24 six percent. So if this expands, I might just sell
25 my house in two years and go somewhere else.

1 Although, I don't want to because I love it here,
2 and I care very deeply about the environment here
3 and this beautiful mountain and these people.

4 I'm -- also, we don't need more -- we
5 don't need -- I don't want more dump here. People
6 come to my house, and I'm like: There's trash
7 mountain. That is the view from my beautiful front
8 porch.

9 I'm a single woman. I just bought my
10 own house by myself from a business that I had built
11 myself. I am so proud of myself, and I am so angry
12 about this dump. I can see trash mountain from my
13 front porch.

14 I'm also concerned about how the --
15 what is it called? The by -- what are we talking
16 about tonight? The by -- thank you. How that will
17 allow and permit other corporate uses and acts and
18 make it easier for things, I guess, to continue to
19 happen around here. I don't want that to happen as
20 well.

21 I'm a little disappointed with the
22 Township meeting as a whole, just coming here for
23 the first time. So I would like that to be known.
24 And I personally would like to know -- let's see
25 with a show of hands -- who here does not want the

1 dump to happen at all? Can you please raise your
2 hand so I can see? Okay. It looks like a majority
3 of the room. That's good for me to know. Thank you
4 very much.

5 For all of you, I would like you to
6 know that there are different ways to stop this from
7 happening. You can Google search the Community
8 Environmental Legal Defense Fund. They have stopped
9 corporate acts like this by adopting local
10 ordinances that give rights to nature and refuse to
11 recognize the rights of corporations like Waste
12 Management, which can actually stop something from
13 happening versus fighting permits. So just know
14 that there are other options. Thank you for
15 listening.

16 MR. FIELD: Thank you.

17 MR. BACKENSTOE: I think Robin wanted
18 to comment.

19 Robin, you wanted to comment?

20 MR. FIELD: What's your name?

21 MS. BARABAS: Randa Barabas.

22 MR. FIELD: Yes, you're up.

23 MS. BARABAS: My name is Randa
24 Barabas. I live on Mill Road in Pen Argyl, and
25 we've lived here about 40 years. I remember walking

1 along 191, getting people to sign a petition against
2 all those garbage trucks coming up from Philadelphia
3 and in from New York. It never ends. It doesn't
4 end, gang. Unless -- you need to put a stop to it
5 sometime.

6 And I'm sorry. I'm very confused why
7 the Board would not take Plainfield Township's
8 Planning Commission and Lehigh Valley Planning
9 Commission reports into consideration. And that's
10 not even to say all the people, their comments, into
11 consideration.

12 There are 17 townships in Northampton
13 County, and only one other, other than Plainfield
14 Township, has a landfill there, and they're
15 surviving. I don't understand. They're surviving.
16 Why do you feel you can't survive?

17 I don't mean to sound harsh, but if
18 the landfill can't give five \$3,000 scholarships and
19 it has to give two \$2,000 scholarships, so be it.

20 I just feel like Waste Management is
21 throwing us peanuts, and compared to what they have
22 as a corporation, that multibillion dollar
23 corporation, they can take their garbage and go west
24 on 78 and buy a new piece of land and dump it there.
25 And they can plant all their pine trees around it so

1 you can't see it. They can make it pretty. They
2 can plant palamantin (phonetic) behind one of those
3 warehouses.

4 I hope you guys really think about it
5 and do the right thing.

6 MR. FIELD: Thank you. Robin, you're
7 up.

8 MR. BACKENSTOE: So, Robin, Waste
9 Management brought up paragraphs 10 and 13, and you
10 wanted a chance to speak to those.

11 MS. DINGLE: Correct, yeah. As
12 everyone knows, there was a few copies of these
13 handed up this evening, so I spent a little time
14 during the meeting here and the break to review 10
15 and 13 and just thought I would kind of go through
16 my initial thoughts. Obviously, not a lot of time
17 to absorb it.

18 But basically, 10 is what they were
19 saying. It goes back and says that Waste Management
20 will agree to comply with the conditions of the
21 conditional use granted by the Township on August
22 2004. Two of those, the first two bullets, which is
23 to comply with the state, federal, and local
24 requirements, and the second one with the DEP
25 respect to the landfill expansion, those are blank.

1 I mean, obviously they have to comply with state,
2 federal, and local requirements.

3 But then it goes on and talks about
4 the Health Risk Assessment, which, again, is based
5 on the methods outlined in 2003. So again, there's
6 very little safety net here in the wording and how
7 this is done. It says it's going to be done every
8 five years in compliance with what was identified
9 back in 2003. As we know, contaminants, pathways,
10 conditions, guidance, manuals, everything has been
11 updated. And I think, basically, by putting this
12 into the agreement, we might actually be binding
13 ourselves to something that is very restrictive and
14 outdated and not protective at all of human health
15 conditions.

16 It says that they will establish and
17 thereafter utilize a complaint documentation and
18 resolution procedure. Well, again, based on all the
19 complaints, the existing civil action, I would think
20 that that needs to be extremely reviewed, updated,
21 and probably improved, and now it's in writing that
22 that's part of their condition.

23 It goes on to then say they are going
24 to, again, use the conditional use approvals from
25 2004. And they talk about all the things they're

1 going to be allowed to accept at the landfill.
2 Obviously, there's a list of those. But my question
3 is, who monitors those? I mean, how do we know what
4 they're getting? Do they submit a report to the
5 Township? Do we know what's coming in? And again,
6 2004 -- very different times than 2025. So that's
7 Section 10.

8 Section 13, again, very quickly.
9 There's a bunch of bullets in that section, so I'll
10 just kind of hit on some of the ones. There's been
11 a lot of -- again, at the Planning Commission
12 meetings, there was a lot of public input and
13 concerns regarding air and noise. There's stuff in
14 here about their operating times and everything else
15 and how they're going to keep those. But then they
16 say they may expand those due to other
17 circumstances. Again, are the adjacent landowners
18 going to be notified of when, all of a sudden,
19 they're operating late at night or extend their
20 Saturday hours by four or five times the time
21 they've agreed to?

22 They also, again, talk about the
23 nuisance minimization control plan. Again, there's
24 been a lot of issues and complaints filed, and
25 residents are not satisfied with the air and noise

1 issues.

2 There's reference in this about street
3 sweeping of roads. Now, again, Pen Argyl Road --
4 this was not ever brought up at any of the Planning
5 Commission meetings about street sweeping along Pen
6 Argyl Road, and that will be one of the primary
7 roads. We have a lot of truck traffic crossing, as
8 we know. You put a street sweeper there, and that's
9 a whole different ball game in terms of traffic
10 congestion and safety concerns.

11 Also, there's a condition in here that
12 talks about, Waste Management agrees to coordinate
13 with the Township and be responsible for necessary
14 road crossing improvements at Bocce Club Road. I
15 don't understand. That was never brought up at any
16 of the Planning Commission meetings. Again, there
17 was no indication that any of the operations would
18 extend to or use Bocce Club Road. That is a very
19 minor, minor road that has no shoulders at all, and
20 I don't see how that could be used for any of these
21 operations.

22 So there is a lot of information in
23 here that has never been presented to the public,
24 and I think this stands to the fact that a
25 conditional use from 2004 needs to be updated and in

1 time with 2025 regulations and guidance manuals and
2 also the current concerns and the fact that a lot of
3 the information discussed in this was never
4 presented to the Planning Commission or the public
5 before.

6 So, again, where and how does all this
7 get into this when nobody's been aware of it?
8 That's what the conditional use will allow us. It
9 will be sharing and have open communication and
10 input from everybody involved, including a lot of
11 residents that I know would have input on this.
12 Thank you.

13 MR. FIELD: Thank you.

14 MS. YAREMA: Hi. I'm sorry. I also
15 am -- this is my first time here. I was wondering,
16 may I -- I didn't know we had to sign in. May I
17 just say a little something and also speak?

18 MR. FIELD: Go right ahead.

19 MS. YAREMA: I really appreciate that.
20 My name is Gabrielle Yarema, G-A-B-R-I-E-L-L-E,
21 Y-A-R-E-M-A.

22 So I know I seem to be the youngest
23 one up here, but, you know, I definitely feel
24 everybody's passion in the room, and that's what
25 motivated me to want to speak. Everybody's main

1 concern seems to be -- you know, I understand
2 garbage is a dirty business. To be honest with you,
3 I come from sales and customer service. If you'd
4 asked me five years ago if I thought I would work
5 with garbage, absolutely not. I thought I'd be
6 selling things, you know, like jewelry and stuff
7 like that.

8 But I've done my research on Waste
9 Management before I got here. You know, I don't
10 know if you can tell by my appearance I'm not
11 exactly the follow-in-line kind of person. You
12 know, I always like to know why I'm doing what I'm
13 doing, and most of all, if it's for the right
14 reason, you know?

15 And I think, all things considered, we
16 all need to start being more comfortable with
17 change. It's not the easiest thing to accept,
18 especially -- so many of you have been here for so
19 long. That is so awesome. You have such deep
20 roots. I hope I can find a place that I can sit and
21 stand somewhere and say that I rooted there 50 years
22 ago. Like, it's very inspiring, and I'm a new
23 parent, so that's a really good life goal.

24 What I hope the opposing party would
25 take into consideration is -- somebody mentioned

1 their grandkids, you know? I understand that
2 they're taking some of the land, but I just got to
3 this job, and to be honest, you wouldn't really
4 guess I was at a dump where I was working, you know?
5 They really do take a pretty good job at containing
6 and making it as smell-free as they can.

7 I mean, you know, all of us produce so
8 much garbage every day. Think how much garbage
9 you're going to produce tomorrow in your garbage
10 can, you know? You can do so much every day. Our
11 garbage at our own house doesn't smell good. We
12 can't possibly expect somebody to take hundreds and
13 thousands of tons of our garbage and make it the
14 best, cleanest thing there is, you know.

15 Also, you were talking about the
16 environment. Waste Management -- anytime they close
17 down a landfill, their engineers come in, and they
18 find ways to not only conceal the garbage, but they
19 harvest as much natural energy as they can so that
20 that way, they don't even have to tap into the
21 public power grid.

22 Did you know that one recycling
23 facility takes up almost the same amount of energy
24 as the City of Chicago? The City of Chicago.
25 That's so much energy. But Waste Management has now

1 found a way that they don't have to take from the
2 public. Not only that, but when they close down
3 these landfills, the engineers turn them into
4 wildlife reservations for animals that are going
5 extinct. They plant things. They make rivers.

6 And I know you guys are shaking your
7 heads, but I sat in on a town hall meeting. I've
8 researched it. I visited one of these sites. I did
9 my research, and I really encourage you to open your
10 hearts and open your minds and understand that the
11 biggest problem here isn't that people are trying to
12 take away from your land; it's that, what are we
13 going to do with our garbage? The world is getting
14 bigger. The population is getting bigger. What are
15 we going to do? So if everybody says we can survive
16 without Waste Management -- but I didn't hear
17 anybody give a single solution or an alternate
18 thing.

19 You know, before Waste Management even
20 got started, does anybody know what people used to
21 do with their garbage? Everybody here has roots,
22 what -- there was not a good, sanitary way to
23 dispose of garbage. That was the health concern.
24 That is why Waste Management exists today. That's
25 why White Tail and all the other minor -- the

1 smaller businesses exist.

2 The loud trucks -- oh, God. I know
3 that that's an inconvenience. I'm from the city.
4 I'm not even from out here, you know. I'm from
5 Allentown.

6 (Unidentified speaker interruption.)

7 MS. YAREMA: Well, I do because I,
8 too, also am from this country, and I, too, have the
9 freedom to voice my opinion. And I really -- I
10 applauded for almost every single one of you that
11 came up here. I was also eating part of my dinner
12 because I'm a fleet maintenance manager, so I was
13 making sure all of the guys today had the things
14 they needed to make sure that the trucks showed up
15 at everybody's homes tomorrow morning to collect
16 your trash.

17 So while I understand that everybody
18 is upset, change is hard. But I think that, between
19 the Board and Waste Management, everybody is just
20 doing the best they can to -- to do with what we
21 have. We all live according to circumstance. And
22 not for anything, but the numbers these people deal
23 with are so astronomically unimaginable, I just
24 think that -- you know, sometimes it's hard to put
25 that trust. But, I mean, everybody here has been

1 here for a while, so I think they're doing a good
2 job.

3 Thank you so much for giving me the
4 opportunity to speak.

5 MR. FIELD: Thank you.

6 MR. BACKENSTOE: As I understand, Ken
7 advises that the list is now done, and everybody has
8 spoken on that particular ordinance, the 427. So
9 we're going to close the hearing on 427, and we're
10 now going to convene the hearing on Ordinance 428.

11 (At which time, the Public Hearing on
12 Ordinance No. 427 was concluded, and a Public
13 Hearing on Ordinance No. 428 was held.)

14 MR. FIELD: We will move on to New
15 Business, which is consideration of adopting the
16 Ordinance 427, amending the Plainfield Township
17 Zoning Ordinance.

18 Do I hear a motion to adopt Ordinance
19 427?

20 I'll make that motion myself.

21 Do I hear a second?

22 No second motion. The Ordinance --

23 (Noise disruption.)

24 MR. BACKENSTOE: That happened so
25 fast. So there was a motion and no second, then the

1 motion dies for lack of a second.

2 (At which time, a vote was held on
3 Ordinance No. 428, and the stenographic record for
4 Ordinance No. 427 was completed.)

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CERTIFICATION

I hereby certify that the proceedings and evidence are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter on Wednesday, September 10, 2025, and that it is a correct transcript of the same.



Brooke A. Spencer
Official Court Reporter

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)

BEFORE THE BOARD OF SUPERVISORS
PLAINFIELD TOWNSHIP

TRANSCRIPT OF PROCEEDINGS

PUBLIC HEARING ON ORDINANCE NO. 428

September 10, 2025

6:00 p.m.

Plainfield Township Fire Department Banquet Hall
Facility

6480 Sullivan Trail, Wind Gap, PA 18091

BEFORE: THE PLAINFIELD TOWNSHIP BOARD OF
SUPERVISORS

Ken Field, Chairman
Glenn Borger, Vice Chairman
Nolan Kemmerer, Supervisor
Jonathan Itterly, Supervisor

Paige Stefanelli, Township Manager
David Backenstoe, Esq., Solicitor
Dave Crowther, KCE
Nicholas Steiner, Finance Director
Amy Kahler, Secretary/Permit Coordinator

APPEARANCES:

SAUL EWING, LLP
BY: DANIEL P. ROWLEY, ESQ.
1200 Liberty Ridge Drive
Suite 200
Wayne, PA 19087
-- On behalf of Waste Management

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1 (A Public Hearing on Ordinance No. 427
2 was held, during which all parties were duly sworn.)

3 MR. BACKENSTOE: Ordinance 428, it
4 proposes to exempt sanitary landfills in the Solid
5 Waste District from the requirements of Steep Slope
6 Overlay District provisions. And, specifically, it
7 says in Section 27-503.3, Steep Slope Overlay
8 Districts, General Provisions, Subsection (A) shall
9 be amended as follows: The Steep Slope Overlay
10 District shall be an overlay on all zoning
11 districts. For any lot or portion thereof lying
12 within the Steep Slope Overlay District, the
13 regulations for the overlay district shall take
14 precedence over the regulations of the underlying
15 district.

16 An exception, and this is the part
17 that would be added if this ordinance were adopted:
18 Notwithstanding any other provision(s) of this
19 Zoning Ordinance to the contrary, the regulations of
20 Section 27-503 shall not apply to the sanitary
21 landfill use within the Solid Waste Processing and
22 Disposal District because such use is appropriately
23 regulated by the Pennsylvania Department of
24 Environmental Protection, involving a detailed
25 review of environmental impacts, and requiring

1 ongoing inspections, both during and after the
2 active life of the landfill.

3 So that's the proposed ordinance
4 again. And I really want to apologize for having to
5 go through this, but this is a third hearing. It's
6 separate and distinct. Each hearing has its own
7 body and its own text, and therefore, I've got to go
8 through those exhibits again, which you've all heard
9 twice now. I apologize. So I'll try to be brief.

10 So the first exhibit was the
11 advertisement of this ordinance, and, again, that is
12 Township No. 1, and that is the Affidavit from the
13 Morning Call that this was advertised no more than
14 30 days, no less than 7, for two successive weeks.
15 That is Township No. 1.

16 (Township Exhibit No. 1 was marked for
17 identification.)

18 Township No. 2, same advertisement was
19 placed and published in the Express Times. That
20 doesn't really comply with the MPC because it has to
21 be a publication -- of course, there's legislation
22 right now pending that would change that, which
23 would be great for everybody -- but nonetheless, the
24 Township also published that in the Express Times.
25 That's Township No. 2.

1 (Township Exhibit No. 2 was marked for
2 identification.)

3 Township No. 3, the Township is
4 required to present all of the three ordinances that
5 we've discussed in the last two weeks to the Lehigh
6 Valley Planning Commission, and that was done,
7 hand-delivered on June 27, 2025. That's Exhibit
8 Township No. 3.

9 (Township Exhibit No. 3 was marked for
10 identification.)

11 Exhibit Township No. 4, the ordinances
12 were provided to the Plainfield Township Planning
13 Commission.

14 (Township Exhibit No. 4 was marked for
15 identification.)

16 Township No. 5, on August 6th, the
17 three proposed ordinances testified to were
18 presented -- again, hand-delivered -- to the
19 Northampton County Law Library, and each of the
20 ordinances was so marked and indicated.

21 (Township Exhibit No. 5 was marked for
22 identification.)

23 Township No. 6 were the postings,
24 again, which was really only relevant for the
25 initial ordinance, the 426, but nonetheless, Paige

1 included all the ordinances on the postings, so
2 we've included that in this matter, as well, as
3 Township No. 6.

4 (Township Exhibit No. 6 was marked for
5 identification.)

6 Township No. 7 -- now we're going to
7 move from the advertising requirements to the
8 documents that have been reviewed -- submitted and
9 reviewed by the Board of Supervisors when making and
10 considering the ordinances that we're hearing
11 tonight. The first one is Township Exhibit No. 7.
12 That is the actual submission that Waste Management
13 made, and I believe it was in September of 2024, a
14 six-inch binder with all of the documents and things
15 that have been reviewed and discussed.

16 (Township Exhibit No. 7 was marked for
17 identification.)

18 The second -- the next document
19 reviewed by the Board and submitted was Township
20 No. 8. Waste Management sent four letters in
21 response to comments and questions from the Planning
22 Commission and our Board Members, and those have
23 collectively been marked now as Township No. 8.

24 (Township Exhibit No. 8 was marked for
25 identification.)

1 The Lehigh Valley Planning Commission
2 provided two letters -- again, for this transcript,
3 the reason there were two letters was that Waste
4 Management actually submitted the proposal to the
5 Lehigh Valley Planning Commission on their own, and
6 as a result, the Lehigh Valley Planning Commission
7 issued a letter dated November 22, 2024. After the
8 ordinances were actually prepared and the Board
9 authorized the advertisement, they again had to be
10 submitted to the Lehigh Valley Planning Commission,
11 and as a result of that, the Lehigh Valley Planning
12 Commission generated a second letter, dated July 25,
13 2025. Those two letters collectively have been
14 marked Township No. 9.

15 (Township Exhibit No. 9 was marked for
16 identification.)

17 The Planning Commission issued two
18 letters -- the Plainfield Township Planning
19 Commission -- one on April 4, 2025, and one on
20 August 21, 2025. They are part of the record and
21 collectively marked as Township's Exhibit No. 10.

22 (Township Exhibit No. 10 was marked
23 for identification.)

24 The Township received a Landfill
25 Closure Analysis dated January 2025 from Susquehanna

1 Accounting & Consulting Solutions. That's been
2 marked as Township's Exhibit No. 11.

3 (Township Exhibit No. 11 was marked
4 for identification.)

5 The Township received a submission
6 from Strategic Solutions, which is a planning group,
7 and that's been marked as Township's Exhibit No. 12,
8 and that's dated July 17, 2025.

9 (Township Exhibit No. 12 was marked
10 for identification.)

11 The Township also received a number of
12 letters from nearby municipalities. They received
13 one letter from Wind Gap, two letters from Pen
14 Argyl, three letters from Washington Township.
15 Those letters have all been marked collectively as
16 Township's Exhibit No. 13.

17 (Township Exhibit No. 13 was marked
18 for identification.)

19 The Township received a number of
20 letters and memos and things, some in favor, many
21 against, and we have documented and collected all of
22 those. Paige put together a very nice transcript
23 which indicates -- names every single person who
24 submitted a memo, indicates where they live, and
25 indicates what municipality they live in, and

1 indicates whether or not the memo is supporting or
2 opposed to the proposed ordinances. And that's been
3 marked as Township's Exhibit Number 14.

4 (Township Exhibit No. 14 was marked
5 for identification.)

6 And finally, the last document which
7 will be made part of this record is the document
8 submitted for review by the Board of Supervisors, is
9 Exhibit No. T-15, which is the Regional
10 Comprehensive Plan for Pen Argyl, Plainfield, and
11 Wind Gap, and that's dated September 2004.

12 (Township Exhibit No. 15 was marked
13 for identification.)

14 And with that, Ken, I'll turn it back
15 to you to start the hearing.

16 MR. FIELD: Okay. Waste Management,
17 would you like to present?

18 MR. ROWLEY: Yes. Good evening. My
19 name is Daniel Rowley. I'm here tonight
20 representing the Applicant, which is the owner and
21 operator of Grand Central Sanitary Landfill located
22 here in Plainfield Township.

23 Grand Central Sanitary Landfill is
24 asking the Plainfield Township Board of Supervisors
25 to amend its Zoning Ordinance to allow the expansion

1 of the Grand Central Landfill.

2 The existing Grand Central Landfill
3 has approximately 4 years of remaining disposal
4 space. However, if continued operations are
5 approved and permitted with the expansion, the Grand
6 Central Landfill would be provided an approximately
7 additional 20 years of operating life.

8 Further, there would be no change in
9 the permitted waste types accepted at the facility.
10 The site would remain the same in terms of average
11 waste volumes, and the designated truck route to and
12 from the site would remain the same.

13 Last September, we submitted an
14 application seeking three zoning amendments. This
15 is the third and final zoning amendment that is the
16 subject of this hearing, and that is to eliminate
17 the steep slope requirements for landfills in the
18 Solid Waste Processing District.

19 Last month, on August 27, 2025, this
20 Board granted our application to rezone the 211
21 acres from Farm and Forest to Solid Waste Processing
22 District. The current hearing pertains to the
23 elimination of the steep slopes, and we just minutes
24 ago concluded the hearing on making landfills
25 by-right use in the Solid Waste Processing District.

1 Our rezoning application and related
2 plans, reports, and materials that was submitted to
3 the Township can be found at our Exhibit A-1. This
4 has also been marked as the Township's Exhibit T-7.

5 (Exhibit A-1 was marked for
6 identification.)

7 Since the submission of our rezoning
8 application last September, we met with the Planning
9 Commission on five separate occasions. In addition
10 to the materials presented to the Commission at each
11 of these five meetings, the Applicant followed up
12 with written response letters to the Planning
13 Commissions's questions. We've heard some portions
14 of the public comment in the prior hearing tonight
15 about the exhaustiveness of the hearings, the
16 meetings, the testimonies, and the materials that
17 have been a part of this process, so we'll try to be
18 as efficient as we can with this hearing, this final
19 hearing.

20 The materials that were either
21 generated during the course of the review of the
22 application or additional information provided by
23 the Applicant can be found at Exhibit A-2. Exhibit
24 A-2 also includes the transcript of the Rezoning
25 Hearing in front of the Board of Supervisors on

1 August 27th, which -- we ask the Board to
2 incorporate the record of the previous hearing on
3 August 27th into the record of this hearing, as well
4 as the hearing on Ordinance No. 427, which just
5 concluded moments ago.

6 (Exhibit A-2 was marked for
7 identification.)

8 Our application materials,
9 supplemental materials, and testimony from the prior
10 rezoning hearing are all applicable to the two
11 ordinance amendments that we discussed tonight.
12 However, in addition to the testimony and exhibits
13 presented at the prior two hearings, we wanted to
14 provide some additional information on the request
15 to exempt landfills from the Steep Slope
16 Requirements Code.

17 Ordinance No. 428 proposes a minor
18 change to the Zoning Code with a limited exemption
19 of sanitary landfills in the Solid Waste Processing
20 District from the requirements of the Steep Slope
21 Overlay District. Sanitary landfills require a
22 large amount of earth work, in-depth engineering,
23 and stability analysis that are unlike any other
24 type of development that would be regulated under a
25 general steep slope regulation in a zoning code.

1 For instance, the DEP allows for 33 percent slopes
2 for landfills. This gives you an idea of the
3 difference between a general steep slope ordinance
4 and what is applicable to landfills.

5 The DEP permit application covers the
6 suitability of the underlying soils and the geology,
7 and also, erosion and sediment controls are mandated
8 and inspected by DEP.

9 There are few steep slope requirements
10 in the current ordinance that have no engineering
11 basis and are just not practical for landfill uses.
12 Ordinance No. 428 proposes a reasonable limited
13 exemption for steep slopes within these
14 highly-engineered landfills that otherwise would
15 essentially prohibit landfills.

16 I have with me Dave Allen, the civil
17 engineer for the project, to walk through the plans
18 and supporting information on the project. And
19 unless the Board has any initial questions for me,
20 I'll turn it over to Dave.

21 MR. FIELD: Anything from the Board?
22 Go ahead.

23 MR. ROWLEY: I'll remind Mr. Allen
24 that he was previously sworn from the last hearing.

25 - - -

1 EXAMINATION ON QUALIFICATIONS

2 - - -

3 BY MR. ROWLEY:

4 Q. Could you state your name and your business
5 address for the record.6 A. It's Dave Allen, and it's 6912 Old Easton
7 Road, Pipersville, PA.8 Q. And are you and your engineering firm,
9 Earthres, the civil engineers for the Grand Central
10 Sanitary Landfill expansion?

11 A. Yes, we are.

12 Q. And turning to Exhibit A-2(B), is this a copy
13 of your CV?

14 A. It is.

15 Q. And does your CV accurately depict your
16 professional and educational background?

17 A. It does.

18 Q. And you were previously accepted on August
19 27, 2025, and in the hearing earlier tonight on
20 Ordinance 427 as an expert in civil engineering and
21 landfill design and engineering, correct?

22 A. Yes, correct. I was.

23 MR. ROWLEY: I would offer Mr. Allen
24 as the same.

25 MR. BACKENSTOE: That's fine.

1 - - -

2 DIRECT EXAMINATION

3 - - -

4 BY MR. ROWLEY:

5 Q. Mr. Allen, turning to Exhibit A-1, is this a
6 copy of the materials that were submitted by the
7 Applicant as part of the zoning request?

8 A. Yes, it is.

9 Q. And the materials in Exhibit A-1 were
10 compiled by you and your engineering firm, correct?

11 A. That's correct. Earthres combined the
12 binder. There is several appendices in the
13 application that were prepared by other expert
14 consultants.

15 Q. And can you walk the Board through the
16 materials found in Exhibit A-1?

17 A. Absolutely. So the Rezoning Request consists
18 of Section 1, which is the Introduction, which has
19 the Project Individuals, Zoning Map Exhibit,
20 Permitting Flow Chart, Property Owner Consent and
21 Deeds. It also has Section 2, which is the Zoning
22 Amendment, which follows -- answers eight questions
23 that need to be substantially addressed, along with
24 the Rezoning Request.

25 So in sequence, I'll number them.

1 No. 1 is Land Use; 2 is Land Planning; 3 is
2 Contributing Influence; 4 is Existing and
3 Anticipated Need; 5 is Natural Environment; 6 is
4 Public Service, which includes Schools, Utilities,
5 Recreational Facilities, Fire Protection, Police
6 Protection; No. 7 is Streets; and No. 8 is Citizen
7 Opinion.

8 We also have included Section 3, which
9 is Supplemental Information. As I mentioned, the
10 Zoning Ordinance has eight questions that need to be
11 substantially addressed, so the Section 3 is our
12 attempt to show those answers substantially
13 addressed.

14 Section 3 includes: Section 3.1,
15 which is Financial Support Land Use; 3.2, which is
16 Support of Education; 3.3, Economic Development in
17 the Community Projects; 3.4, Community Civic and
18 Goodwill Organization Giving, which is a partial
19 list; 3.5, A Good Neighbor and Public Support; 3.6,
20 Thinking Green and Clean; 3.7, Transportation Safety
21 and Compliance Program; 3.8, Maintaining Open
22 Dialogue with the Community; 3.9, Daily Nuisance
23 Control; 3.10, The Environment and Education. And
24 then, lastly in Section 3, we have (A), which is the
25 Grand Central Sanitary Landfill Metric Tables, which

1 includes Table 1, the Waste Acceptance Breakdown
2 from 2019 to 2023; Table 2, which is the Landfill
3 Eastern Expansion Area Metrics, which includes
4 projected tonnage per year; Table 3 was the
5 Approximate State and Local Tipping Fees; Table 4 is
6 the Approximate County Recycling Fees. And that is
7 the end of Section 3.

8 And then, as I mentioned, the
9 appendices we included are: Appendix A, Aerial &
10 Line of Sight Exhibits; Appendix B, Real Estate and
11 Impact Report as prepared by Laudone Associates;
12 Appendix C is the Real Estate Impact Report as
13 prepared by Econsult Solutions, Inc.; Appendix D is
14 the Economic Impact Report as prepared by Econsult
15 Solutions, Inc.; Appendix E is the Traffic Impact
16 Study as prepared by Traffic Planning & Design,
17 Inc.; Appendix F is the Wetlands Determination as
18 prepared by GHD, Inc.; Appendix G is the Bog Turtle
19 Survey as conducted by GHD, Inc.; Appendix H is the
20 Bat Survey as conducted by DuBois & Associates;
21 Appendix I is the Health Risk Assessment as prepared
22 by CDF Associates, LLC; Appendix J is the
23 Groundwater Protection as prepared by Earthres
24 Group, Inc.; Appendix K is the Water Quality Best
25 Management Practices Summary as prepared by Earthres

1 Group, Inc.; Appendix L is the Nuisance Mitigation
2 and Control Plan Highlights for Inclusion in the
3 Rezoning Request as prepared by Earthres Group,
4 Inc.; Appendix M is the Grand Central Sanitary
5 Landfill Awards; Appendix N is Community Support
6 Letters; Appendix O is the last appendix, which is
7 the Rezoning Plan Set as prepared by Earthres Group
8 and includes five sheets, which are the Cover Sheet,
9 Natural Resource Plan, Rezoning Plan, Property
10 Ownership Plan, and, lastly, the Conceptual Site
11 Plan.

12 Q. Okay. And, Mr. Allen, can you take a minute
13 and walk the Board through the plans that you just
14 mentioned, what's proposed as part of the Grand
15 Central Landfill Expansion?

16 A. Absolutely. So I'll just refer to the
17 exhibits that are on easels to my left. The first
18 is a Color Area Exhibit, which is from Exhibit
19 A-2(C), slide 19. It identifies three hatched
20 areas: The green, the pink, and the purple.
21 Together, that represents the 325 acres in the
22 agreement of the sale.

23 It also shows the 133-acre solid waste
24 permit area. So the purple is the 81 acres of
25 disposal area, and then the pink is the support

1 area, so that's non-disposal area. It's sediment
2 basins, haul roads, that type of thing. And then
3 the remainder is the green hatch, which is 192
4 acres, which will remain as buffer. So it's
5 wooded -- residences and wetlands that will remain
6 the same with this project.

7 To the right of that exhibit, we also
8 have the Conceptual Site Plan, which, as I
9 mentioned, is in Exhibit A-1, Appendix O. That
10 shows the existing landfill to the bottom of the
11 sheet. So north is to the left. You'll see from
12 the bottom left, the existing landfill access road,
13 which follows parallel to Pen Argyl Road, and then
14 we have a proposed crossing immediately to the right
15 of the existing scale, maintenance building, scale
16 house, and truck wash.

17 The proposed landfill is in the middle
18 of the sheet. That is the Eastern Expansion area,
19 and that will utilize the existing infrastructure on
20 the west side of Pen Argyl Road, which is the
21 facilities I mentioned, but in addition to that, the
22 landfill gas management facility, the leachate
23 treatment plant, and also the hauling offices and
24 administrative offices located more towards 512.

25 The volume of waste will remain the

1 same, so the maximum tonnage per day will be 3,000,
2 and on average, that will be 2,750 tons per day.

3 And with that, the traffic will remain the same.

4 Q. And, Mr. Allen, can you identify the items
5 that we've submitted to the Board at Exhibit A-2?

6 A. Yes, I can. So Exhibit A-2 contains
7 Subsection (A), Zoning Ordinance, which includes
8 Ordinance 426, 427, and 428; (B) is my CV; (C) is
9 the Grand Central Sanitary Landfill Rezoning
10 Application Presentation Slides; (D) is the Zoning
11 Amendment Response Letters dated January 10, 2025;
12 February 10, 2025; March 6, 2025; (E) is the Lehigh
13 Valley Planning Commission Letters; (F) is the April
14 4, 2025, Plainfield Township Planning Commission
15 Letter; (G) is the 2004 Conditional Use Decision;
16 (H) is the Supplemental Support Letters; then,
17 lastly, (I) is the August 27, 2025, Hearing
18 Transcript.

19 Q. Okay. And as we've discussed throughout the
20 course of these hearings, Plainfield Township Zoning
21 Code Section 27-8076 requires an applicant for a
22 zoning amendment to provide answers to a number of
23 questions found in this Code provision.

24 Are the answers to these questions
25 from the Applicant found in written form in the

1 materials found in Exhibit A-1 and Exhibit A-2?

2 A. Yes. So as I mentioned, Section 2 of Exhibit
3 A-1 follows the eight questions in the Zoning
4 Ordinance, the sequence, and the numbering. And
5 then with Exhibit A-2(C), the PowerPoint
6 Presentations answer each of those same questions in
7 each slide.

8 Then, additional information -- as I
9 mentioned, Section 3 in A-1, the Supplemental
10 Information, again, it's an effort to address the --
11 substantially addressed requirement in the
12 Township's Zoning Ordinance.

13 Q. And you addressed each of these Code
14 provisions in your sworn testimony at the August 27,
15 2025, Rezoning Hearing, the transcript of which can
16 be found at Exhibit A-2(I), correct?

17 A. That's correct. I went through each of those
18 eight questions in detail at the August 27, 2025,
19 hearing.

20 Q. The amendment in front of the Board in this
21 subject hearing is to amend the Zoning Code to
22 exempt landfills from the steep slope requirements
23 of Code.

24 Can you explain to the Board why a
25 landfill would not be able to comply with the

1 general steep slope requirements of Code?

2 A. Well, first I'd just like to address the
3 reason for the Steep Slope Overlay District, just
4 maybe in layperson's terms. Really, the purpose, as
5 mentioned in the Zoning Ordinance, is to prevent
6 erosion, run off, flooding, and promote stability.

7 So why is that in there? Well,
8 unfortunately, with a lot of developments and
9 construction projects, the developers come in, they
10 try to hit the ground running -- if you will -- do a
11 lot of earth disturbance. Then they hit inclement
12 weather, they hit the -- you know, the construction
13 season ends. That's simply not the case with the
14 landfill. The landfill goes all year round, I'm
15 sure -- as everyone knows. It does not close for
16 inclement weather or the winter season. So there is
17 not a construction season, per se, for a landfill.
18 It's operational all year round.

19 There's also just common sense issues
20 with the Steep Slope Overlay District. It does
21 actually require that there is reasonable use to
22 steep slopes while ensuring development will not
23 cause soil erosion, excessive grading, and increased
24 instability problems, but it also says that you
25 cannot proceed through operations during the winter

1 months, which obviously, is an issue for a landfill,
2 again, that does not close.

3 The other part of it is, the sanitary
4 landfills, they do require a large amount of earth
5 work, in-depth engineering, stability analysis,
6 which is unlike any type of land development project
7 in the state. The DEP permit application covers
8 stability of the soils but also the underlying soils
9 and geology. There is a lot of slope stability
10 supporting calculations within the DEP permit
11 application. There's also a very extensive erosion
12 and sedimentation control sequencing plan that goes
13 through the different stages of a landfill
14 development. So that is truly unique to a landfill.

15 The other concerns -- and, again, from
16 a layperson's perspective, the landfill was built in
17 such a way that the perimeter controls are put in
18 place first, so the channels, the ditches, they all
19 are directed towards sediment basins. So it's not
20 like your typical land development project where
21 you're sprawling, you're kind of developing as you
22 go into a site. This really is -- and I hate to use
23 a simplistic term, but it's almost like a bowl.
24 You're creating a bowl to fill in solid waste and
25 dispose of it in an engineered and sequential

1 manner.

2 So the perimeter controls will be in
3 place for erosion. There has not been -- to my
4 knowledge, there has not been any flooding, erosion
5 issues at the existing landfill. Again, in the 17
6 years at Earthres, that's never been an issue. The
7 existing landfill drains to perimeter channels. It
8 drains to culverts that drain to sediment basins
9 throughout the site, and that is still going to be
10 the same rationale and approach for the Eastern
11 Expansion.

12 Q. And, Mr. Allen, you know what percentage
13 slope DEP allows for landfills?

14 A. Yes. DEP permits a maximum slope of 33
15 percent. So that's inherent within the DEP
16 engineering requirements and design criteria.

17 Q. Okay. And would the expansion of the Grand
18 Central Landfill be possible without amending the
19 steep slope requirements of Code for landfills?

20 A. No. It would not be possible without the
21 text amendment.

22 Q. And earlier and throughout the course of this
23 hearing and other hearings, there was some questions
24 regarding the extent of the DEP permitting process.

25 Can you shed some light on the details

1 of the DEP review and the extent of both public and
2 municipal participation in that review?

3 A. Absolutely. So the process is difficult, and
4 it's multi-tiered and multi-stepped. So what I mean
5 by multi-tiered is, there's different Bureaus within
6 the Pennsylvania Department of Environmental
7 Protection. So there's Air, Solid Waste, Clean
8 Water, and so on and so forth. They are involved
9 with the review process for sanitary landfills.

10 Multi-stepped -- you know, I heard a
11 comment that the process takes 12 to 18 months. In
12 25 years, the Pennsylvania DEP Northeast Regional
13 Office, the fastest they've approved a solid waste
14 permit for landfill is four years. I know that --
15 that's Chrin. I worked on that project. The solid
16 waste permit for the Southern Expansion took eight
17 years. That is the -- 4 to 8 years is factual.
18 That's how long it takes. Part of the reason it
19 extends that long is, it is, again, multi-stepped.
20 So there's a Local Municipal Involvement Program.
21 It's called the LMIP. There's a minimal one meeting
22 with the host or the municipalities -- which, in
23 this case, would be Plainfield Township, Wind Gap
24 Borough, and Pen Argyl Borough. That's the first
25 step.

1 There's also the Administrative
2 Completeness Review for the permit application. The
3 permit applications -- which, I'm sure you know, if
4 you've seen the applications that are filed with the
5 Township -- they can vary from five six-inch
6 binders, not just one six-binder, but several
7 six-inch binders, which address all the DEP
8 requirements.

9 There's also a Phase One, which is the
10 Environmental Assessment component of the DEP permit
11 review, and then they actually don't start the
12 Technical Review -- which is the Phase Two part of
13 the Solid Waste Permit Review -- until the Phase One
14 portion is completed. So that Phase One includes a
15 comment period. And then Phase Two includes at
16 least two technical comment periods, which does add
17 substantially to the permitting timeframe.

18 Now, the other comment was, the
19 conditional use and the lack of local and public
20 involvement. So DEP does facilitate public
21 involvement. There also will be public hearings and
22 meetings associated with land development and the
23 DEP permitting, so public involvement does not get
24 erased through the permitting process.

25 And then the other comment I want to

1 just address is the base land -- the environmental
2 conditions. So in the last, at least 25 years, to
3 my knowledge, the existing groundwater monitoring is
4 conducted every quarter. So the existing landfill,
5 as will be the Eastern Expansion, is surrounded by
6 ground monitoring wells, which are sampled every
7 quarter. The adjacent property owners, they do have
8 the wells tested. They can elect to have it tested,
9 and they can reach out to WM for that. So that is
10 sampled every quarter. And then every year, there
11 is a groundwater monitoring report submitted. The
12 Township is copied on it. It's submitted to DEP,
13 and those base parameters are sampled, and that's
14 been the case for the last -- at least to my
15 knowledge -- 25 years.

16 And then the other part is, the
17 Predictive Health Risk Assessment will be part of
18 the DEP permit application. So, again, that Health
19 Risk Assessment is prepared every five years. It's
20 submitted to the Township every five years, and it's
21 available. So that -- again, for the Predictive,
22 which is going to specifically talk about the
23 Eastern Expansion, will be included in the DEP
24 permit application.

25 The DEP permit application -- well,

1 the DEP application and permit also involves a bond.
2 So the existing bond for Grand Central Sanitary
3 Landfill is approximately 28 million. It is for
4 those environmental contingencies, and it covers
5 groundwater -- basically, any scenario that you can
6 imagine, it covers those scenarios. That bond --
7 there is a series of bond worksheets. They will be
8 revisited, renewed, and presumably increased when we
9 submit the permit modification for the Eastern
10 Expansion. So I just want to make that clear as
11 well.

12 And then, you know, last and not
13 least, again, the DEP does facilitate public input.
14 They do have public hearings, and again, the
15 Township will be involved with that permitting
16 process.

17 MR. ROWLEY: That's all the questions
18 I have for Mr. Allen.

19 UNIDENTIFIED SPEAKER: Sorry to
20 interrupt. Can I please ask a quick question? I
21 wanted to know if -- the steep slope requirements,
22 were they used and in place when the first landfill
23 was built?

24 MR. ALLEN: Yes. In 2004, the Steep
25 Slope Overlay District was in place.

1 UNIDENTIFIED SPEAKER: Okay. So we
2 followed them the first time, but we don't want to
3 the second time?

4 MR. FIELD: This is a hearing, and you
5 will be allowed to give your testimony when your
6 name is called again.

7 UNIDENTIFIED SPEAKER: Thank you.

8 MR. ALLEN: Just -- can I address
9 that? There was a Steep Slope Overlay District in
10 place in 2004. It was approximately seven lines and
11 then -- seven items. And the existing Steep Slope
12 Overlay District right now is seven pages of the
13 Zoning Ordinance, just to clarify.

14 MR. FIELD: Okay. Round two. I'll go
15 down the list again. Anyone whose name is called
16 can give testimony regarding the steep slope
17 ordinance amendment.

18 Wayne Muller. Carlton Michaels.

19 MR. MICHAELS: Carlton Michaels. So
20 steep slopes are not a problem for a landfill.
21 These guys work with these dozers day in and day
22 out, and they can be on some crazy slopes. I've had
23 property in West Virginia where you can't even
24 imagine how steep you can build a house on, let
25 alone anything else. It's amazing, the difference

1 in the zoning.

2 But that being said, it's -- there's a
3 lot going on here, and people brought up about their
4 grandchildren, and what about our grandchildren? I
5 mean, what about our taxes? Where's that going to
6 go? I have a farm. It would be great to have my
7 grandson take over someday, but without this going
8 through, the taxes could be anywhere. There's no
9 limit to this.

10 There's all kinds of -- everybody can
11 say everything about our funds and all this and
12 that. Let's pretend it's 10, 12 years from now.
13 Okay? All our funds are used up. We have four ways
14 that we can generate income: We can raise taxes; we
15 can cut spending so we don't have to raise taxes; we
16 can borrow the money; we can try to increase our
17 taxes through commercial and EIT, which is a big,
18 big hill to climb without the money that we're going
19 to lose.

20 There's no one -- and I've said this a
21 few times -- nobody has said any plan or any way
22 that we're going to come up with this money. And,
23 again, I'm all about the money, yeah, yeah, yeah.
24 If you guys knew, why aren't you on top of the
25 landfill at the highest point, screaming from the

1 top of your lungs: This is what we can do. Here's
2 the plan. We're going to have this, we're going to
3 have this, we're going to have this.

4 I'll jump ship like that. But nobody
5 is saying how we're going to do this without the
6 increase. We have an opportunity right now --
7 probably the only opportunity this Township is ever
8 going to have. We rewrote the Host Agreement.
9 We're going to have the ability to double, triple
10 what we're making now. Think what that's going to
11 do to the Township.

12 It's just unbearable to think about --
13 everybody doesn't want the dump. They don't want
14 the dump. There's -- everybody has got to think
15 about this deeply because it's just really -- again,
16 it goes both ways. But we really have an
17 opportunity right now. Probably, like I said, the
18 only one to really help this Township out for many
19 years to come. Thank you much.

20 MR. FIELD: Robin Dingle.

21 MS. DINGLE: Hi. I'm Robin Dingle.
22 It's getting late, and my gut is kind of telling me
23 the vote is in based on body language and just
24 everything that's gone on tonight, but I still want
25 to voice my opinion and give my two cents.

1 As a resident who's been vigilantly
2 trying to improve the Township for the past,
3 probably, 15 years, at least, I've been involved
4 with the EAC, Planning Commission, actively now
5 coming to a lot of the Board meetings, and I just
6 don't see the benefits to the Township or the
7 residents to accept either of these. The steep
8 slope, yes, they articulated that the landfill will
9 meet all the DEP requirements and the berms, and I
10 do understand landfills need steep slopes, and
11 that's not an issue. I mean, this -- they're going
12 to have to comply with the DEP. That's standard.

13 The question I have is, they were able
14 to get their permits and do everything before with
15 these two existing ordinances. I don't understand
16 the problems with proceeding forward and going
17 through the process again. Again, they keep saying
18 it's a four-year process to get their permit. Well,
19 the landfill has another four years of operation, so
20 I don't see why we, as a Township, have to modify
21 our ordinances to meet their schedule when it
22 doesn't seem to stop them. Because they're going to
23 get their permit in four years. That's when they
24 need it. They don't need it any sooner. So at that
25 time, we can go through the process and legitimately

1 say we've worked and done everything we can to
2 incorporate and protect our Township and the
3 residents as much as possible. There's no benefit
4 to the Township for removing this. Basically, it
5 will help save Waste Management some time and money,
6 and it will make Plainfield a very attractive
7 Township to other landfills in the future because
8 we'll have such lax ordinances regarding expansion
9 or new landfills. I do not think we should approve
10 either of these.

11 Also, the Planning Commission meeting
12 and letter from the 27th -- well, no. We submitted
13 it the 21st. It does say: If the Board does not
14 think there is sufficient time to complete the above
15 studies and is inclined to move forward and approve
16 the requests, the PC requests that they are provided
17 with the opportunity to review the ordinances in
18 another monthly meeting to provide comments and
19 recommendations on the currently proposed language
20 of the specific ordinances, with the understanding
21 that the Board plans to approve them.

22 At this time, when we voted on these,
23 that was to deny these, and we specifically said, if
24 they were going to move forward, we think the
25 Planning Commission and the Township should spend

1 more time looking at this, rather than just moving
2 and pushing through something that, basically, the
3 Applicant has written and has obviously designed to
4 facilitate their review, their process, their time,
5 their budget, but with no real consideration for how
6 it impacts the Township and the residents.

7 So, again, I think more time is needed
8 to review these, to understand these, and to make
9 sure, if you are going to accept any revisions, that
10 they are thoroughly reviewed and put through the
11 Planning Commission. Thank you.

12 MR. FIELD: Joe Colosi.

13 MR. COLOSI: Our own Planning
14 Commission recommended not to make this change, so
15 you shouldn't make the change.

16 MR. FIELD: Thank you. John Hatton.
17 Heather Wolven.

18 MS. WOLVEN: Hi. Heather Wolven. I
19 just want to reiterate, as I stated before, I feel
20 like if you allow this change to happen, you're just
21 paving the way for future generations and future
22 parties to come forth and attempt to rezone more
23 acreage in this Township for potential further solid
24 waste. And I think that we're just giving away any
25 control if you allow this to happen.

1 MR. FIELD: Glenn Houck.

2 MR. HOUCK: My comments are the same
3 as was previously recorded, with one addition. This
4 Board was elected to be the voice of the people. I
5 heard, in the presentation of all the exhibits from
6 Attorney Backenstoe -- and my apologies if I
7 mispronounced your name --

8 MR. BACKENSTOE: You got it.

9 MR. HOUCK: -- that he had a stack of
10 letters, some for, and many -- and I emphasize
11 many -- against.

12 You have an opportunity to be the
13 voice of the people. Be the voice of the people and
14 vote no. Thank you.

15 MR. FIELD: Thank you. Ed Wolven.
16 Sorry I skipped you.

17 MR. WOLVEN: Ed Wolven. I have
18 adjacent property. We talked about steep slopes. I
19 own 52 acres. A guy approached me years ago to do a
20 major subdivision, and it's Country Quest Estates
21 (phonetic). So he approached me. He ended up doing
22 the subdivision, but I didn't sell my property to
23 him. He said it would be very difficult, on some of
24 the steep slopes, to build houses. You would have
25 to do different things. We talked to -- when I say

1 the zoning and stuff, but it would basically have to
2 be clustered. Cluster the houses together on
3 non-steep slopes and leave the steep slopes alone.
4 Don't disturb them.

5 I don't understand making a dump. You
6 take 80-plus acres, and, basically, you cap it. You
7 seal it off. So that's inferious (phonetic) ground
8 for that 80-something acres. Where is the water
9 going to go? And what gives the right for somebody
10 to do a project -- I'm doing three projects coming
11 up, and it has a lot to do with steep slopes. So if
12 you give way to somebody, you should give way to
13 all, not somebody with deeper pockets. And you say
14 you can control it more. You have more -- I say
15 deeper pockets or better people.

16 And I feel that, if this is allowed to
17 happen, everybody -- and then to do it by right?
18 Follow the money. What gives you the right to,
19 basically -- you know, if it's by right, you can do
20 what you want. I can go out of here tonight by
21 right. I can roll somebody. I need some money. By
22 right. No consequences. And I just feel that --
23 follow the money. And what that property is worth,
24 the raw property once it's approved, I wonder what
25 that 200-something acres is worth, even before the

1 improvements.

2 And it's like, a lot of people that
3 spoke here tonight -- and I'm not talking to all --
4 is -- has something to benefit with Waste
5 Management. There's some motivation. So the
6 individuals that are here are on their own time and
7 just want to benefit by keeping the peace on their
8 property.

9 So vote to end steep slopes, I think
10 it paves the way for other projects. You have to
11 let the people do what -- you know, you can't give
12 to one and not give it to all. And I just feel
13 that, to give it away, you know, by right, just give
14 it all away. It's just money. It's just greed.
15 Thanks.

16 MR. FIELD: Thank you. Christine
17 Houck.

18 MS. HOUCK: Once again, we're being
19 gaslit. There's a lot of what sounds like good
20 information coming from these people, very educated
21 people, knowledgeable, and what they're doing.
22 However, we don't really understand where they're
23 coming from, particularly because it's so
24 generalized. They're giving us generalized
25 information. We can't even ask them questions. We

1 can't even ask: Well, who is doing the Health
2 Assessments? Why isn't an independent group doing
3 the Health Assessment? Why isn't it done every
4 year?

5 This isn't fair. What's happening
6 here? We're losing control and management of our
7 community. God gave us this community, as stewards,
8 to take good care of it. By giving it over to this
9 land management, is that stewardship? Is it really?

10 This person asked the question: Well,
11 what did they do years ago?

12 We burned our trash, and it went into
13 the ground. We also did it, I believe, on higher
14 ground so that it didn't corrupt other things, if I
15 remember correctly. I could have gotten that one
16 wrong. But we are trying to manage our trash, but
17 corrupting the environment like this is not the way
18 to do it. We've been doing it too long, and it's
19 not working anymore.

20 It's time for a change, just as you
21 said. Time for a change. And a change is not more
22 waste and trash in this community. There are other
23 alternatives. You wanted some solutions? This
24 gentleman said: How about the solution of moving it
25 to a new area where there's no residences? And

1 there are plenty of them in Pennsylvania.

2 I prayerfully ask for you not to vote
3 on these ordinances. I don't understand them
4 entirely, but something in my gut tells me this
5 isn't right. Thank you, and God love you.

6 MR. FIELD: Thank you. Konrad
7 Mellart.

8 MR. MELLART: Konrad Mellart, Benders
9 Church Road, Pen Argyl, PA. I'm going to ask you
10 Supervisors again: Ken, Nolan, Jon, please give it
11 some serious thought. You've heard Waste
12 Management, and it is all about the money. That's
13 what it is. It's about the money. That's my
14 opinion, and a lot of other people, also. But
15 please have some consideration of the future of
16 Plainfield. We like it Farm and Forest, and I think
17 that's why most people are here, because of the Farm
18 and Forest.

19 Was a dump started years ago? Yes.
20 Was there intention to have it expand to this
21 extent? I don't believe it was. But I ask you to
22 take some serious consideration.

23 And just a question to Waste
24 Management: If they vote no on these ordinances,
25 how much will that affect your expansion? If you

1 can answer it.

2 MR. BACKENSTOE: I don't know that
3 they're required to answer that. You certainly can
4 ask.

5 MR. MELLART: Well, I just wanted to
6 ask if it would affect it or not. If it has no
7 effect, then why ask?

8 MR. FIELD: Thank you. Paul Levits.

9 MR. LEVITS: Paul Levits. Real quick.
10 I won't be here long. But this is going to be a
11 little bit biting in a way, I think. But I think we
12 can look at this as money is a drug. If the
13 Supervisors go ahead with this, they're the addicts.
14 They're the addicts of the drug.

15 So you got to take a look at that.
16 You have the opportunity to break that addiction to
17 one source and move forward and improve the Township
18 for better growth, better opportunity overall
19 instead of becoming known as the garbage capital.
20 We already have a bad reputation. Dont increase it.
21 Don't increase it.

22 MR. FIELD: Thank you. Jeff Stoudt.

23 MR. STOUDT: My name is Jeff Stoudt.
24 This part of the hearing for this ordinance, I
25 thought we were supposed to be talking about steep

1 slopes, and a lot of the comments are derived from
2 that topic, I believe. So the only thing I really
3 have to say about this is, I don't see the steep
4 slope being an issue. The Waste Management is going
5 to come in with their equipment, they're going to
6 completely relandscape the area that they need. And
7 they need to stay within the -- I think the engineer
8 said the DEP allows 33 percent slope on the
9 landfill. I don't know what the slope is of the
10 land there now. I don't think it's quite that
11 steep. They're probably going to make it steeper.
12 As long as they're following the guidelines of the
13 DEP, I don't see it being an issue. Thank you.

14 MR. FIELD: Thank you. Pete Albanese.
15 Terry Kleintop.

16 MR. KLEINTOP: Terry Kleintop, Engler
17 Road. So, Mr. Backenstoe, I don't believe I heard
18 you make reference to the exhibit number for the
19 Plainfield Township Planning Commission letter. I
20 think I heard David Allen make a remark a few
21 minutes ago, but did I miss it?

22 MR. BACKENSTOE: Yeah, you missed it.
23 I did it in all three hearings.

24 MR. KLEINTOP: Okay. All right. I
25 just want to emphasize, in regards to this

1 ordinance --

2 MR. BACKENSTOE: It was T-10.

3 MR. KLEINTOP: What is it?

4 MR. BACKENSTOE: T-10, Township 10, in
5 all three of the hearings.

6 MR. KLEINTOP: Thank you. In regard
7 to this ordinance, a great deal of this 212 658
8 (phonetic) acres that has been approved. Over 15 --
9 a great deal of the area is over 15 percent slope
10 already, and a very large amount of the area is also
11 over 30 percent slope already. We've not seen --
12 we've asked -- there are 18 parcels making up the
13 212 6.5 (phonetic) acres. We've asked on a number
14 of occasions that they would identify the parcels
15 that make up the 81, the parcels that make up the
16 51, and the parcels that make up the 78 to get the
17 roughly 212 so we can see where they were looking.
18 And that is important to understand in regards to
19 identifying where the steep slopes currently are in
20 regards to the 212 acres.

21 And it's also important to recognize
22 how much of that area is currently treed and how
23 much of that tree -- extent of the trees would have
24 to be removed. That's -- and in regard to the
25 additions -- and my understanding is, we're going to

1 build berms 80 to 100 feet tall, but we have no idea
2 where those berms are going to be. I mean, that's
3 not been identified.

4 All I'm trying to say -- there's a lot
5 of important information here that's been asked for
6 in the past, and we're here tonight discussing 428,
7 and we still don't have the documentation to really
8 look at it and evaluate it and look at what the real
9 environmental impact is. And certainly I mentioned
10 it in the Plainfield Township Planning Commission
11 letter, and our concerns in that regard.

12 I think 427 and 428 are extremely
13 important. And I ask you to think about them with
14 and very, very deep thought, and give serious
15 consideration to rejecting approving them tonight.
16 Thank you.

17 MR. FIELD: Thank you. Joe Barabas.
18 Tom Suprys. Robert Rute. Millie Beahm.

19 MS. BEAHM: Good evening again. Thank
20 you for this opportunity. I just want to be really
21 brief. I mentioned before about the school. I
22 mentioned before about the closeness, the closeness
23 to town. This landfill, when it was started, was
24 small. It was a small venture, and it grew, and
25 then it got bigger and bigger. Now it's at the

1 point where the townspeople are right there, the
2 school is right there. The community encompasses
3 this landfill. Wind Gap's here, Pen Argyl's here,
4 Plainfield's here. A lot of people are too close.

5 Our school district, I was always
6 proud of, you know? Most of these people I value as
7 residents of our district -- Pen Argyl, Wind Gap,
8 and Plainfield -- as one community. I've said this
9 before. I've said it many times at the other
10 meetings. And as our community, we need to stand
11 together and take care of our people. And you can
12 only do that by not making this landfill bigger
13 here. It doesn't belong at this extent here. It's
14 too much. Too many people have cancer. There's too
15 much air quality problems. The Lehigh Valley is
16 known for its air quality problems now, and the
17 landfill doesn't help. So just think about that.
18 Thank you.

19 MR. FIELD: Thank you. Robert Rute.
20 Cherie DeSanto.

21 MS. DESANTO: Hello, everyone. We're
22 talking about slopes, and that's what you want to
23 talk about. Awesome. That's one of the biggest
24 reasons I'm waiting for the next session to be able
25 to talk, because I live on Upper Mud Run Road that

1 got hit by the flood. And guess what this Township
2 is not doing? Fixing the road that my husband could
3 not get an ambulance on Monday night, that I had to
4 leave my flashers on. There's no cell service. Do
5 you have any idea what happens when a natural
6 catastrophe happens?

7 I think you took advantage of enough.
8 They opened up their doors for you, and they
9 graciously appreciated you and all the finances that
10 you did provide, but I think you're taking just one
11 step too far because you're talking about 10, 20
12 years. These people, they're elected officials.

13 And even though I'm told that certain
14 ones aren't going to be on does not mean -- if Trump
15 can get reelected, so can you. So don't make a
16 decision based on a stroke of an ego or because this
17 is your way out. You make a difference. These are
18 four people, three people. You make a difference
19 because you have a community behind you. You want
20 that community behind you. You want them to trust
21 you. You want them to love you. That is what drew
22 us to this area, was the community, the people. And
23 that is so -- you do not find that.

24 But you want to bring in money?
25 You're talking about -- you're worried about a

1 farmland, that you are going to already cut taxes?
2 Then you need to do some finance in there and get a
3 trust.

4 Secondly, you want money, you want to
5 bring money in? Costco, Lowe's, you're bringing
6 money from everywhere. You're not talking money for
7 10 years, 20 years that you're going to be stuck
8 with low income properties and health issues.
9 You're talking about legacies for your family.
10 Money that's worth -- real money. People that want
11 to move and come here and bring money, not be afraid
12 to come here, be afraid to build, be afraid to come
13 and embrace you.

14 You lose -- you don't want -- there's
15 so many -- God forbid, I'm right there with you
16 people, but senior citizens that are being taken
17 advantage of, they need you. You're a young Board,
18 mostly. You're a young Board, and you know what?
19 You have a great future. And don't forget how much
20 power and control you have, how much voice that you
21 have to save this community and to bring something
22 in bigger and better than this for your children and
23 your grandchildren. Sorry, got to.

24 But we loved this community. I mean,
25 absolutely, the people were amazing, and it was just

1 so sad to hear all the restrictions.

2 And like I said, you want to talk
3 natural catastrophes, you want to talk about these
4 slopes, live on Upper Mud Run Road. And they said
5 there would never be a flood. And my neighbor is
6 running in the street, you know, almost drowned in
7 his home with no notice. So having these slopes,
8 I'm glad it was trees and not trash. You're talking
9 about New Orleans. I mean, come on. If we have a
10 problem, it's going to be a big one. And then who's
11 going to clean up the mess? They're going to be
12 gone in 10, 20 years. So they're not going to be
13 living and paying your bills. Not them.

14 And your farm, you know, I'm sure your
15 grandson would love to have it. If you don't make
16 your own right financial decisions, that's not our
17 problem. That is something that you need to work
18 through. And that's all I hear out of you.
19 Finance, finance, finance. And you said it
20 yourself: I sound like the finance guy.

21 We are a community, and I will
22 purchase in this community still. When I moved
23 here -- my landlord will tell you -- I begged to buy
24 the property. He refused because of his community.
25 Refused to sell. So this is one -- don't lose this

1 generational wealth that you have. You have
2 something -- you cannot find land. You cannot buy
3 enough land. You have no idea how much money and
4 control you have right now over these people. Don't
5 ever feel inferior, and don't let them stroke your
6 ego because you can live and do better than this.

7 MR. FIELD: Shelly Starling. Bob
8 Krome. Jane Mellart.

9 MS. MELLART: Jane Mellart, Benders
10 Church Road. I have a question for Waste Management
11 that I haven't asked before. Why will an 81-acre
12 landfill only last 20 years? If, in 2008, you got a
13 permit for 42.5 acres, and it's still going until
14 2029, which is 20 years, why will an 81-acre site
15 only last 20 years?

16 MR. BACKENSTOE: Jane, I think you can
17 ask, but they do not have to answer.

18 MS. MELLART: I understand.

19 MR. BACKENSTOE: But you have a right
20 to ask.

21 (Unidentified speaker interruption.)

22 MS. MELLART: It's a very good
23 question that never gets answered.

24 The Waltz Creek is in close proximity,
25 and it needs to be protected. If they only need the

1 relief for steep slopes in the area that's to be
2 landfilled, then why would it go in the entire Solid
3 Waste Zoning District? I'm not in favor of giving
4 them this right, but would they need it for the
5 entire thing? Is that so, in the future, when they
6 come for the next expansion, that they'll already
7 have the approval from something that took place 20
8 years ago?

9 And in the future, with a Solid Waste
10 Zoning District, as in the past, the setback limits
11 were reduced, so changes were made. I'm assuming
12 that the Solid Waste Zoning District comes in. But
13 if there's zoning issues, there's certain things
14 that still can be changed. Is that accurate?

15 It's easy for people living more than
16 two miles away to only focus on the money. That's
17 what Waste Management wants us to believe. They
18 educate the population in Plainfield Township
19 continuously, all the time, with their propaganda
20 and their newsletters. Even newsletters that people
21 think came from the Township that didn't.

22 The people residing near the Solid
23 Waste District area have a right to clean air, pure
24 water, and to the preservation of the natural,
25 scenic, historic, aesthetic values of the

1 environment. Pennsylvania's public natural
2 resources are the common property of all the people,
3 including generations yet to come. Township
4 officials can and should help maintain these
5 resources.

6 The citizen input, as noted in your
7 regulations, is opposed -- of adjacent property
8 owners, not property owners that are near to
9 Stockertown, all the way down on Sullivan Trail,
10 over on Engler Road or Gall Road. Are those people
11 important? Absolutely. But the people that are
12 adjacent to this that get affected the most by the
13 odors, by the reduced property values, and
14 everything else that goes with it, including the
15 possible health concerns, are the ones that are
16 supposed to be heard. That's right in your
17 regulations. And money isn't -- unless I'm missing
18 something -- it's not in your regulations for you to
19 consider an approval.

20 So I don't believe any of the
21 Ordinances, 426, 427, or 428, should be approved.
22 Yes, you voted without anything in consideration,
23 but all those people that attended that last
24 hearing -- and it was premature, and it disgusted
25 people, as it should have. Thank you.

1 MR. FIELD: Randa Barabas.

2 MS. BARABAS: Hello again. Steep
3 slope. I can't believe you would give a variance
4 for that and allow them to get away with that. I
5 live on the east corner of Mill Road and Pen Argyl
6 Road. There's a big field there, and it leans
7 towards our lane, and it's filled with hay, grass,
8 whatever you want to call the mixture. But when it
9 rains and rains hard, water runs down that. It runs
10 down both directions to our lane and to Mill Road,
11 and then it comes -- goes right down our lane. We
12 have gullies in our lane, and the fellow that lives
13 at the end of the lane always has to clean up the
14 dirt. But that's beside the point. And that field
15 is nothing as steep as 428.

16 So I really hope you consider all
17 three of these things, or -- well, it's the two. I
18 guess the one is already done. So that's all I have
19 to say. Goodnight.

20 MR. FIELD: Thank you. Trisha Mandes.

21 MS. MADES: First off, I thank you for
22 taking my question in the middle of your testimony.
23 I wasn't sure how things operated, so I appreciate
24 that. Thank you.

25 I don't want the dump expanded.

1 Again, for multiple reasons. I have no problem with
2 a landfill, I just don't want another one here. And
3 I'm concerned about what happens when it reaches
4 capacity. Then will there be another one and then
5 another one and then another one?

6 And from a financial perspective also.
7 I'm forgetting the amount of money that we're
8 getting. \$3.10 per ton or whatever it is. Once it
9 reaches capacity, then how are we going to
10 recoup that money? Another one and another one. I
11 think the Board needs to figure out -- and I have
12 trust in your ability to figure out other ways to
13 bring in revenue to the community that doesn't
14 include expanding a dump that your community does
15 not want here. So I'm a no. Thank you.

16 MR. FIELD: Thank you.

17 MR. BACKENSTOE: Okay. Ken advises
18 that that was the last person to speak, so I guess,
19 with that, we'll close the second hearing tonight on
20 Ordinance 428.

21 (At which time, a vote was held on
22 Ordinance No. 427.)

23 MR. FIELD: So we have a consideration
24 for the adoption of Ordinance 428, amending the
25 Plainfield Township Zoning Ordinance.

1 Do I hear a motion to adopt Ordinance
2 428?

3 MR. KEMMERER: I'll make a motion to
4 adopt 428.

5 MR. FIELD: Do I hear a second?

6 I'll second the motion.

7 Discussion from the Board?

8 Anything from the floor?

9 MR. BORGER: I always thought that we
10 had -- I always thought that we had ordinances for
11 the steep slopes for a reason. I sat on the
12 Planning Commission for two years before I became a
13 Supervisor. I don't understand why we'd make an
14 exception for someone who wrote this ordinance -- we
15 didn't write it -- who writes almost everything else
16 in legislation for this. We didn't write it. I
17 question that. And I never did get a complete
18 answer, so I would say that a vote against this is
19 an intelligent vote, and that's it.

20 MR. FIELD: Anything else from the
21 Board?

22 Anything from the floor?

23 All in favor?

24 MR. KEMMERER: Aye.

25 MR. ITTERLY: Aye.

1 MR. FIELD: Aye.

2 Opposed?

3 MR. BORGER: Opposed.

4 MR. FIELD: The motion carries.

5 (At which time, the stenographic
6 record for September 10, 2025, was concluded.)

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CERTIFICATION

I hereby certify that the proceedings and evidence are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter on Wednesday, September 10, 2025, and that it is a correct transcript of the same.



Brooke A. Spencer
Official Court Reporter

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