PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
May 13, 2026

The monthly meeting of the Plainfield Township Board of Supervisors was held on May 13, 2026, at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA 18064.

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

The Pledge of Allegiance was performed.

ROLL CALL:

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

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

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

EXECUTIVE SESSION ANNOUNCEMENT:

An Executive Session was held from 6:00PM to 6:13PM regarding personnel matters.

Township Solicitor, Dave Backenstoe, introduced Plainfield Township's Labor Attorney, John Harrison. Attorney Harrison provided a motion for consideration by the Board of Supervisors.

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to expand the current investigation to include additional allegations regarding the conduct of board meetings and related processes, concerns, as well as additional concerns involving workplace conduct and interactions with Township employees that have been mentioned during the course of the current investigation with no findings or conclusions being made up to this time. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Paul Levits abstaining.

I. GUEST SPEAKERS/PRESENTATIONS:

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

Ms. Adrienne Fors provided the monthly update, reporting that Cell 6 is active with Cell 19 as the main cell, a new header pipe and drill well are being placed on Cell 6, and that upcoming community activities include a mailer distribution and Bee Day event at the education center. Supervisor, Paul Levits, asked several questions regarding cell operations, truck volume, services provided to other municipalities, and toter conversion in Pen Argyl, all of which Ms. Fors addressed. Resident, Carlton Michaels, asked about the landfill's closure timeline, with Ms. Fors estimating 3.5 to 4 years, and Supervisor, Paul Levits, confirmed that Wind Gap and Pen Argyl operate under a similar host agreement.

II. SECRETARY – PAIGE STEFANELLI:

1. Board of Supervisors Meeting Minutes- April 8, 2026 DRAFT:
2. Board of Supervisors Meeting Minutes- April 23, 2026 DRAFT:
3. Board of Supervisors Meeting Minutes- May 6, 2026 DRAFT:

ACTION: Motion was made by Glenn Borger and seconded by Jane Mellert to table the Board of Supervisors Meeting Minutes from April 8, 2026, April 23, 2026 and May 6, 2026. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

4. Consideration of Approval of Planning Commission Recommendation- PC-2025-001- Preliminary/Final Land Development Plan- BH Paving:

ACTION: Motion was made by Paul Levits and seconded by Nolan Kemmerer to approve the Preliminary/Final Land Development and Lot Consolidation Plan for BH Paving with the conditions as set forth within the Planning Commission recommendation letter. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

III. FINANCE DIRECTOR – NICHOLAS STEINER:

1. Review and Approval of Treasurers Report including Accounts Payable ($279,481.26):

ACTION: Motion was made by Glenn Borger and seconded by Ken Field to approve the Treasurers Report including Accounts Payable in the amount of $279,481.26. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

IV. TOWNSHIP ENGINEER – MIKE MUFFLEY:

A. Updates and Discussion:

1. Discussion and Consideration of Holding Tank Installation- 6589 Sullivan Trail:

A discussion took place regarding a holding tank installation at 6589 Sullivan Trail, with Township Solicitor, David Backenstoe, noting that a draft holding tank agreement had been forwarded pending review by Hanover Engineering.

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the Holding Tank Agreement subject to the review and approval of the Plainfield Township Sewage Enforcement Officer. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

2. Monthly Engineering Report:

Hanover Engineering Representative, Charlie Unangst, present on behalf of Township Engineer, Mike Muffley, provided an overview of road projects, the GIS system update, zoning ordinance amendments, and all projects currently before the Planning Commission, going through the engineering letter in full. Resident, Jeff Stoudt, asked for a status update on the Heitzman Road culvert, which Mr. Unangst noted is currently under review. Mr. Unangst also confirmed that a new road work list for 2026 had been compiled following a site visit with Township Engineer, Mike Muffley, Road Department Foreman, Larry Sapone, and Assistant Road Foreman, Jim Ackerman, with some items to be carried over to 2027.

B. For Consideration:

1. Review and Discussion of Operation Plan Proposal for Comprehensive Plan:

Hanover Engineering Representative, Charlie Unangst, provided an overview of the comprehensive plan update process, explaining that it would involve surveys, analysis of existing conditions, committee appointments, resident questionnaires, and map development, ultimately resulting in a plan reflecting the Township's vision and corresponding zoning updates. Township Solicitor, David Backenstoe, noted that the process requires multiple meetings, drafts, and benchmark public hearings under the Municipalities Planning Code. Supervisor, Jane Mellert, noted that information accumulated through the Township's prior participation in Plan Slate Belt should still be on file with the Lehigh Valley Planning Commission and could assist in the update, and Township Manager, Paige Stefanelli, confirmed that costs will fall within the budget parameters previously approved by the Board.

ACTION: Motion was made by Glenn Borger and seconded by Nolan Kemmerer to table the discussion of the Operation Plan Proposal for the Comprehensive Plan. ***Prior to the vote, Chairman, Glenn Borger, asked if there***

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

V. TOWNSHIP MANAGER – PAIGE STEFANELLI:

A. Personnel:

1. Consideration of Offer of Employment- Public Works Director Position:

   The Board convened in executive session at 7:04 p.m. to discuss the Public Works Director position. The Board reconvened at 7:35 p.m. It was noted that no official action was taken during executive session.

   ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to offer employment for the Public Works Director position as outlined in the documentation, subject to review by the Labor Attorney. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*

   Supervisor, Ken Field, moved to have the labor attorney review the employment offer documentation to ensure legal soundness, though Supervisor, Paul Levits, noted that Township Manager, Paige Stefanelli, would not present something non-compliant and questioned the need, and Supervisor, Jane Mellert, indicated that changes should be made to the documentation prior to consideration.

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

B. New Business:

1. Consideration of Interviews for Planning Commission Appointments to the Long Range Planning Committee:

   Planning Commission Chairperson, Robin Dingle, questioned the justification for the interview process, while Supervisor, Nolan Kemmerer, suggested tabling and Supervisor, Jane Mellert, indicated she wished to proceed, acknowledging Planning Commission Chairperson, Robin Dingle's, background in planning, her AICP examination application, and her combined 28 years of experience on the Planning Commission and Environmental Advisory Council. Chairman, Glenn Borger, interjected to ask whether an actual question was being posed.

   ACTION: Motion was made by Jane Mellert and seconded by Paul Levits to appoint Robin Dingle to the Long Range Planning Committee. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to table the interview. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Resident, Laurie Levits, questioned why the matter was being delayed, after which Supervisor, Nolan Kemmerer, withdrew his motion to table and proceeded to question Planning Commission Chairperson, Robin Dingle, regarding her approach to bringing businesses into the Township, to which she responded that the committee's role is to examine trends, identify opportunities, and implement recommendations, and that the deficit cannot realistically be addressed within a single year. Supervisor, Ken Field, similarly questioned Planning Commission Chairperson, Robin Dingle, on economic development strategies and referenced South Whitehall as an example of a municipality that has rezoned areas to facilitate key developments, while Planning Commission Chairperson, Robin Dingle, emphasized that the committee serves in an advisory capacity only and that the comprehensive plan is the primary priority. Supervisor, Paul Levits, characterized the interview requirement as ill-conceived, noting that the candidates are educated individuals, and prior motions were withdrawn.

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to appoint Robin Dingle to the Long Range Planning Committee. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to appoint Glenn Geissinger to the Long Range Planning Committee. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 3-2 with Ken Field and Nolan Kemmerer opposed.**

2. Consideration of Interviews for Board Appointments to the Long Range Planning Committee:

Supervisor, Paul Levits, and Supervisor, Jane Mellert, each spoke to their qualifications and community service backgrounds. Resident, Pete Albanese, expressed concerns regarding development in the Township and urged the candidates to take a more supportive approach going forward.

ACTION: Motion was made by Glenn Borger and seconded by Nolan Kemmerer to adjourn the meeting. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion denied. Vote 2-3 with Ken Field, Jane Mellert, and Paul Levits in opposition.**

Resident, Barbara Lock, stated that they should not dismiss the proceedings out of frustration and reminded everyone that they are adults and should act accordingly.

ACTION: Motion was made by Jane Mellert and seconded by Glenn Borger to appoint Paul Levits to the Long Range Planning Committee. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*

Resident, Julie Paff, expressed that she believes the comprehensive plan process is important and emphasized that the committee members are not responsible for economic outcomes.

Motion approved. Vote 5-0.

ACTION: Motion was made by Paul Levits and seconded by Nolan Kemmerer to appoint Jane Mellert to the Long Range Planning Committee. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

3. <u>ADA Accessible Sidewalk Installation Request- 1647 Alpine Drive:</u>

Township Manager, Paige Stefanelli, provided an overview of the matter, noting that correspondence from former Township Manager, Tom Petrucci, confirming the legal position regarding ADA compliance had already been forwarded to the Board in writing, and that Hanover Engineering has confirmed the determination remains current. Supervisor, Jane Mellert, requested additional time to review the matter, asked whether interior alterations had been made to assist the resident, and sought confirmation that installing one ramp would not obligate the Township to bring the entire development into ADA compliance.

Supervisor, Nolan Kemmerer, made a motion to install one ramp for the resident of 1647 Alpine Drive. Supervisor, Ken Field, seconded.

Supervisor, Paul Levits, raised concerns regarding the purpose and potential legal issues of the installation, while Tax Payer, Melissa Huratiak, countered that the request is very reasonable, that legal exposure may exist if the Board chose not to act, and that approval would not set a precedent as the matter is case specific. Resident, Paul Romano, emphasized that the Board has a moral obligation to accommodate such requests and that handicap access cannot be denied.

The motion was approved by a vote of 5-0.

4. <u>Discussion of Yard Waste Services:</u>

Township Manager, Paige Stefanelli, stressed that significant planning would be required for a yard waste facility, with the Board discussing various options including a Township-operated facility, a dumpster interim solution through the First Regional

Compost Authority, and tabling the matter until the following month. Supervisor, Jane Mellert, expressed concern regarding DEP approval, permitting, staffing costs, and the financial impact on Township residents, while Ms. Adrienne Fors recommended scheduled drop-off days with staffing to maintain control, and residents Karen Miller and Megan Braun expressed support for a facility and inquired about future hauling services. A discussion ensued regarding grass clippings in refuse, with Ms. Adrienne Fors cautioning that widespread disposal of clippings in garbage could present a problem. The Board discussed multiple options, with Option No. 4 being the main consensus which included a Township owned yard waste facility as well as controlled burning as an immediate option for residents to rid of their yard waste.

ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve option number 4 for a Township owned yard waste facility and controlled burning as an immediate option. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Resident, Paul Romano, expressed concern regarding minimal acreage, noting that it does not exist. Resident, Megan Braun, asked about the possibility of joining with other municipalities for yard waste services. Township Manager, Paige Stefanelli, confirmed that she is currently in discussions regarding that option.

Motion approved. Vote 5-0.

5. Consideration of Purchase from Truis Inc. for Henke Plow (LS):

Discussion took place regarding the purchase of a Henke plow from Truis Inc. to replace the Township's current plow, which has been experiencing repeated mechanical failures.

ACTION: Motion was made by Paul Levits and seconded by Nolan Kemmerer to purchase the Henke Plow from Truis, Inc in the amount of $21,700.00. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Supervisor, Jane Mellert, noted that she had attended a PSATS conference where a new plow concept was presented that features an adjustable design. Road Department Foreman, Larry Sapone, asked how the adjustments work, to which it was noted that the plows are special order and that a vendor representative would need to provide further explanation.

Motion approved. Vote 5-0.

6. Discussion of Rental of Plainfield Township Farmland:

Township Solicitor, David Backenstoe, outlined the standard process for renting Township farmland, noting that it involves identifying parcels, bidding, and executing a lease with appropriate insurance provisions. Plainfield Township Farmers Association member, Heath Zaleski, addressed the Board noting that the land has farmed for 35 years under a verbal agreement directly with the Farmers Association, has invested significantly in soil restoration, and offered the use of his brush hog, with Township Manager, Paige Stefanelli, indicating that a certificate of insurance naming the Township as an additional insured would be required. Resident, Pete Albanese, and Mr. Zaleski both urged the Board to allow the Plainfield Township Farmers Association to retain control of the lands, noting that the farmland has been well managed by the association for over 70 years. It was agreed by the Board of Supervisors to remove this item from further consideration and to proceed as is.

7. Motion to Authorize Township Solicitor to Draft a Resolution Prohibiting the Use of any type of recording device in an Executive Session and further providing for proper protocols for Executive Sessions **(GB):**

The Board discussed the prohibition of recording devices in executive session. Township Solicitor, David Backenstoe, cautioned that a violation of the Pennsylvania Wiretap Act could constitute a federal crime.

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to draft a Resolution Prohibiting the Use of any type of recording device in an Executive Session and further providing for proper protocols for Executive Sessions. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Resident, Paul Rinaldi, asked whether a recording actually took place, with Township Solicitor, David Backenstoe, noting that Chairman, Glenn Borger, felt the matter warranted formal regulation.

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

C. Resolutions:

8. None

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

1. Consideration to send Ordinance No. 435 Repealing Ordinance No. 428 and to Require Landfills to be Subject to Steep Slope Requirements to the Lehigh Valley Planning Commission and Plainfield Township Planning Commission:

Township Solicitor, David Backenstoe, noted that the language utilized in the ordinance reflected that of the original ordinance, prior to the amendments made last year, effectively reverting the ordinance back to its original form.

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to send Ordinance No. 435 Repealing Ordinance No. 428 and to Require Landfills to be Subject to Steep Slope Requirements to the Lehigh Valley Planning Commission and Plainfield Township Planning Commission. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Resident, Paul Romano, expressed that the matter does not make sense, noting that the Township is pushing Waste Management out and losing a business. Chairman of the Board of Supervisors, Glenn Borger, noted that the matter is outside of the Township's control.

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

2. Lot Consolidation Request for Cortezzo per Attorney Al Pierce's Letter dated April 10, 2026:

   Hanover Engineering Representative, Charlie Unangst, advised against moving forward due to insufficient information, citing concerns regarding ownership, metes and bounds descriptions, and railway bifurcation documentation. Resident, Alex Cortezzo, clarified that the consolidation involves family parcels with no development planned in Plainfield Township, and that the effort is being pursued to comply with the Clean and Green Act following his father's passing. Township Solicitor, David Backenstoe, requested that a survey be submitted for formal Township review before proceeding.

   ACTION: Motion was made by Paul Levits and seconded by Ken Field to table the Lot Consolidation Request for Cortezzo per Attorney Al Pierce's Letter dated April 10, 2026. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

3. Public Street Opening Request per email from Attorney Michael Corriere- Roudie R. Harrison v. Tona Kaniewski:

   Township Solicitor, David Backenstoe, outlined the pending litigation between Lot 1 and Lot 8 and advised against the Township incurring the expense of opening a road for two individuals, noting that southern access to Sullivan Trail may already be available. Supervisor, Jane Mellert, asked whether the property is subdivisible and whether additional lots in the rear of the property may be proposed.

ACTION: Motion was made by Paul Levits and seconded by Glenn Borger to respectfully decline the expenditure associated with opening a private drive, as requested. ***Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.*** **Motion approved. Vote 5-0.**

4. Discussion and Possible Action regarding 499 E. Moorestown Road Judicial Sale:

Township Solicitor, David Backenstoe, advised the Board that the Travel Inn property at 499 E. Moorestown Road is delinquent in taxes and will proceed to judicial sale on May 27, noting that the Township could purchase the property for $26,000. Township Manager, Paige Stefanelli, cautioned due to numerous code violations and other outstanding issues with respect to PA American Water, DEP, and Wind Gap Municipal Authority. No action was taken.

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

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

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

VIII. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Report– April 2026; May 2026

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

2. Slate Belt Regional Police Department Feasibility Project– *Tabled*

IX. 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*):

Carlton Michaels- Resident, Carlton Michaels, expressed concern regarding the Township's financial outlook, stating that since the election the Township has been difficult to manage and that progress has stalled. He noted that the Township will not be able to replace the revenue generated by the landfill and that nothing will come close to measuring up to it. He expressed regret that the Township does not have the financial resources to address ADA ramp and sidewalk needs and stated his concern regarding the direction the Township is heading.

Alex Cortezzo- Resident, Alex Cortezzo, noted that the fire department had been called out to Sullivan Trail and indicated that the Township's burn ordinance needs to be revamped and strengthened.

X. BOARD OF SUPERVISORS REPORTS:

1. Glenn Borger
2. Kenneth Field
3. Nolan Kemmerer
4. Paul Levits- Supervisor, Paul Levits, expressed a need to note something good of the order and referenced a letter included in the police report commending Officer, Shawn Moskella, for going above and beyond in assisting a family in distress. In light of positivity, Fire Department Representative, Richard Johnson, noted that the fire company has done an outstanding job with fundraising efforts, which he characterized as a positive development for the community.
5. Jane Mellert- Ms. Mellert provided an update on her attendance at PSATS and the various classes that she took.

ADJOURNMENT:

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

The meeting adjourned at 10:16pm.

Respectfully submitted,

Paige Stefanelli

Paige Stefanelli
Township Manager
Plainfield Township