

**PLAINFIELD TOWNSHIP  
BOARD OF SUPERVISORS  
JANUARY 14, 2026**

A regular meeting of the Plainfield Township Board of Supervisors was held on Wednesday, January 14, 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 PM.

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; Solicitor, David Backenstoe, Esq. and Secretary/Administrative Coordinator, Amy Kahler.

Approximately 23 members of the public were in attendance.

Chairman, Glenn Borger requested an amendment to the agenda.

**ACTION: Motion was made by Nolan Kemmerer and seconded by Glenn Borger to amend the agenda to include Interconnection System Signal 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.**

**GUEST SPEAKERS/PRESENTATIONS:**

1. Morgan Stanley Wealth Management Portfolio Update – Paul Azzaretto, Managing Director-

Mr. Azzaretto spoke about the Plainfield Trust and that it did well in 2025 with a 5.36% return. Mr. Azzaretto indicated that we are hoping to lock bonds in at a high rate. Mr. Azzaretto advised that 2026 looks about the same as 2025 so should average a 4.5% return.

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

Ms. Adrienne Fors indicated that the current tonnage is at average 2,100. Ms. Fors indicated that the Landfill will be shutting down the tipper which will reduce the tonnage to about 1,650. Ms. Fors indicated that the Landfill will be opening and then recapping about 6-10 acres to fill in open space. Ms. Fors indicated that with the new Host Agreement a true-up check is due this year so that will be issued to the Township within

the next week. Grand Central Sanitary Landfill will be hosting a blood drive on January 15, 2026.

**I. SECRETARY – AMY KAHLER:**

1. Board of Supervisors Meeting Minutes- December 22, 2025 DRAFT

Township Manager, Paige Stefanelli, indicated that the requested changes that have been emailed have been made.

It is noted that Supervisor, Jane Mellert, was not present at the meeting as a Supervisor, but has made suggestions and an agreement was made that she can vote as a Supervisor for approval of the December 22, 2025 Board of Supervisor minutes.

**ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the December 22, 2025 Board of Supervisor Meeting minutes. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0. Chairman, Glenn Borger recused himself and Supervisor, Paul Levits abstained.**

**II. FINANCE DIRECTOR – NICHOLAS STEINER:**

1. Review and Approval of Treasurers Report including Accounts Payable (\$79,455.49)

**ACTION: Motion was made by Jane Mellert and seconded by Paul Levits to approve the Treasurers Report including Accounts Payable in the amount of \$79,455.49. 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. TOWNSHIP MANAGER – PAIGE STEFANELLI:**

1. Interconnection System Signal Plan

Township Manager, Paige Stefanelli, advised that Plainfield Township has not received a courtesy submission of the Land Development Plan for the new Wawa in Wind Gap Borough but Plainfield Township has been requested to sign off on the signaling plan due to all the intersections timings synchronizing.

Mr. Jeffrey Beavan, from Bohler Engineering, reviewed some of the information.

**ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve Township Manager, Paige Stefanelli, authorization to sign on the signal plans. 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.**

**A. New Business:**

1. Consideration of Appointment of Township Engineer and Fees – Rates set pursuant to 2026 Fee Schedule, as provided:

- Keystone Consulting Engineers, Inc.
- Hanover Engineering Associates, Inc.
- Carroll Engineering Corporation
- Aeolis Architects + Engineers

Township Manager, Paige Stefanelli, reviewed the 4 different contracts that the Township has received.

Supervisor, Nolan Kemmerer, does not want an overabundance of fees for reviews and does not want to see the Township lose money.

**ACTION: Motion was made by Glenn Borger and seconded by Paul Levits to approve Hanover Engineering Associates, Inc. as the Plainfield Township Engineer and that Mike Muffley is the Engineer Representative. 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. Appointment of Alternate Township Engineer and Fees– Rates set pursuant to 2026 Fee Schedule, as provided

- Keystone Consulting Engineers, Inc.
- Hanover Engineering Associates, Inc.
- Carroll Engineering Corporation
- Acela Architects + Engineers

Supervisor, Jane Mellert, spoke and indicated Keystone Consulting Engineers, Inc. could be an alternate as they still would have pending plans with Plainfield Township.

Chairman, Glenn Borger, requested Executive Session from 6:18pm-6:37pm.

**ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve Keystone Consulting Engineers, Inc. as alternate Township Engineer. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion denied. Vote 2-2 with Supervisor, Jane Mellert abstaining.**

**ACTION: Motion was made by Paul Levits and seconded by Glenn Borger table appointing Alternate Township Engineer and fees. 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. Consideration of Zoning Hearing Board Alternate Appointment:

- Michael Schmidt- Application Received
- Matthew Glennon- Application Received

**ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to appoint Michael Schmidt as a Zoning Hearing Board Alternate. 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 for 2026 Furr Fix Contract- Spaying and Neutering Services for Cats

Township Manager, Paige Stefanelli, indicated that we have given out approximately 20-30 certificates for each company that Plainfield Township utilizes. Mrs. Stefanelli indicated that there is no change in cost and asked if approval is granted if there will be a maximum number of certificates handed out.

**ACTION: Motion was made by Nolan Kemmerer and seconded by Glenn Borger to approve Furr Fix contract for 2026 with no maximum number of certificates. 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.**

5. Consideration of Reinstatement of the Plainfield Township Environmental Advisory Council (EAC)

Township Manager, Paige Stefanelli, indicated that if reinstatement of the Environmental Advisory Council is granted, we will have to move forward with an ordinance. Solicitor, David Backenstoe, indicated that an ordinance would need to be completed and then move forward with the process of appointing members.

Supervisor, Paul Levits, stated that he had requested the reinstatement of the Plainfield Township Environmental Advisory Council be placed on the agenda, but would request to table to gather further information on comparing an Environmental Advisory Council and a Long-Term Planning Commission to each other, and see which would be best.

**ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to approve tabling reinstatement of the Plainfield Township Environmental Advisory Council (EAC). Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.**

6. Extension of Time Request- Preliminary/Final Land Development Plan- 40 Green Knight Drive- Green Knight Industrial Park II- June 10, 2026

Township Manager, Paige Stefanelli, indicated that Jordan Woods, from Colliers Engineering & Design, is present to explain the extension request. Mr. Woods, indicated that the reason an extension is being requested is due to some finalizing of permits and final review submission to Gilmore and Associates.

**ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve Extension of Time Request- Preliminary/Final Land Development Plan- Green Knight Industrial Park II until June 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.**

7. Discussion and Possible Action on 2026 pay increase for Planning Commission and Zoning Hearing Board Members

Supervisor, Jane Mellert, explained that she feels that an increase is warranted due to picking up packets, and their personal time to make extensive reviews. Mrs. Mellert suggested raising the Planning Commission members from \$50.00 to \$100.00 and Zoning Hearing Board members from \$50.00 to \$75.00 per hearing.

Supervisor, Paul Levits, also agreed and indicated that if the Planning Commission was only reviewing simple lot-line adjustments then maybe \$75.00 would be ok, but due to the extensive reviews, he would agree that \$100.00 is suitable.

Supervisor, Nolan Kemmerer, indicated that this increase was not budgeted for 2026, and could possibly move forward with the increase in 2027.

Resident, Millie Beahn, suggested looking at other municipalities that are comparable with our Land Development and see what they are their members. Mrs. Beahn indicated that there is a lot that goes into the reviews.

Supervisor, Ken Field, agreed to do some research.

**ACTION: Motion was made by Ken Field and seconded by Glenn Borger to table and research comparable Municipalities/Townships and what they pay their members. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion denied. Vote 5-0.***

8. Discussion and Possible Action on 2026 Approved Plainfield Township Budget

Supervisor, Jane Mellert, asked if an item is placed within the budget as a line item, will this item come before the Board of Supervisors for final approval and was there a discussion prior to the December 2025 reduction of millage, on how the budget will be funded.

Township Manager, Paige Stefanelli, indicated that yes budget items would be brought before the Board of Supervisors for approval, yes there was a discussion that took place discussing the reduction of millage rate and no, it was not determined how the budget would then be funded due to the decrease.

9. Discussion of Planning Commission Recommendation Letter- Waste Management Preliminary Land Development Plan (PC-2024-005)

**ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to accept acknowledgement of the Planning Commissions' PC-2024-005 Waste Management Land Development Plan Recommendation letter. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Supervisor, Nolan Kemmerer, indicated that the reason it was not acknowledged is because in the letter there were items listed and were stated as being received but they were reviewed or discussed by the Planning Commission.

Supervisor, Jane Mellert, indicated that the Planning Commission members did receive and review the submitted letters. Mrs. Mellert advised that the Planning Commission did not receive an extension request from the applicant, so a recommendation was needed. Supervisor, Paul Levits, indicated that this was the first applicant that would not submit a time extension in 15 years.

**Motion approved. Vote 4-1 with Supervisor, Nolan Kemmerer, opposed.**

10. Discussion of Adopted Ordinance No. 426 Amending the Plainfield Township Zoning Map

Supervisor, Jane Mellert, indicated that with the Validity Challenge and a Zoning Hearing Board hearing this ordinance should not have been approved. Mrs. Mellert asked Solicitor Backenstoe, if this item should wait to be opened to see the outcome of the hearings. Solicitor Backenstoe suggested waiting until the decision of the Zoning Hearing Board is completed.

11. Discussion of Refuse Container Size (96 Gallon Totes) provided by Waste Management per Amended Host Agreement

Supervisor, Jane Mellert, indicated that we should give residents options other than the 96-gallon totes. Mrs. Mellert feels that with the length of some driveways, there is not enough space at the end to be able to place the tote onto a vehicle. Mrs. Mellert indicated that making this tote size a requirement is considered elder abuse.

Supervisor, Paul Levits, indicated that he agrees that the tote is too large and suggested giving residents an option to place a storage area for the tote near the end of their property, not requiring the residents to obtain permits.

Supervisor, Nolan Kemmerer, agreed with the structure and no permitting requirement. Open discussion took place between the Board of Supervisors and residents on likes and dislikes of the required 96-gallon totes.

Chairman, Glenn Borger, indicated that all comments have been taken into consideration and will be discussed with Waste Management.

12. Consideration and Discussion of Board of Supervisors Meeting Frequency

Chairman, Glenn Borger, suggested to go from having 2 full Board of Supervisors meetings per month, to 1 voting meeting and 1 workshop meeting a month.

Supervisor, Paul Levits, asked if maybe it could wait until April/June, and what exactly would be conducted and how the workshop meetings could be discussed.

**B. Resolutions:**

1. Resolution No. 2026-01 –Adopting and Setting the 2026 Schedule of Fees

Township Manager, Paige Stefanelli, indicated that herself and the Zoning Officer reviewed the revisions to the Fee Schedule to ensure proper cost recovery based on projects, reviews,

and costs. Mrs. Stefanelli reviewed some key points within the fee schedule and also indicated that the Recreational fees will be amended in the future.

**ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve Resolution No. 2026-01- Adopting and setting of the 2026 Schedule of Fees. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Supervisor, Jane Mellert, indicated that looking at surrounding Municipalities Fee Schedules and escrow amounts, there are a lot of residents already upset with what the Plainfield Township Fees proposed seem high.

**Motion approved. Vote 3-2, with Supervisor Paul Levits and Supervisor, Jane Mellert opposing.**

2. Resolution No. 2026-06 – Appointing the Primary and Alternate Sewage Enforcement Officers for Plainfield Township

**ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve Hanover Engineering Associates Inc. as Plainfield Township’s Primary Sewage Enforcement Officer and tabling the alternate 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.**

3. Resolution No. 2026-11 – Designating Officials for Charles Schwab Pension

Supervisor, Jane Mellert, asked if Girard is the holder of the Pension, then she would suggest also listing their name with Charles Schwab and she would suggest adding on a Board Member as a signer.

**ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to list Finance Director, and Township Manager as Designated Officials for Charles Schwab Pension account. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.***

Resident, Millie Beahn, suggested maybe asking the auditing company what they would suggest, but Mrs. Beahn would suggest having a third-person sign checks and balances. Resident, Joe Barabas, asked if Charles Schwab asked to provide an update on the pension plans. Township Manager, Paige Stefanelli, indicated that no other company has offered to have a meeting.

**Motion approved. Vote 5-0.**

4. Resolution No. 2026-12 – Reaffirming the 2025 Board of Supervisors Code of Conduct Policy for 2026

**ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to reaffirm Resolution No. 2026-12- 2025 Board of Supervisors Code of Conduct Policy for 2026. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.**

Supervisor, Paul Levits, indicated that he has a lot of concerns. Some of the concerns are: how do we meet with staff, a simple 5 minute conversation will turn into a day to even be able to receive the information. Communication Protocol, who determines what is being debated, who does the reprimanding, this is not noted anywhere. Monitoring staff activity is prohibited, so I am unable to be friends with a staff member, if I have an issue with what a staff member posted on social media about myself, I am unable to say something to that person. Meeting conduct, who is the judge to determine if a meeting is run appropriately or when it is getting out of hand. Mr. Levits feels this is creating a inversion of the flow chart, and the Township Manager is making all of the decisions that should be determined by the Board of Supervisors. Mr. Levits inquired who will be conducting the necessary training per the policy and when this will take place. A discussion took place about who and when this will happen. Mr. Levits feels Resolution No. 2026-12 should be rescinded.

Supervisor, Jane Mellert, indicated that she has not received the required training. Mrs. Mellert indicated that she feels this matter should be tabled until it could be further reviewed with the Labor Attorney.

Resident, Robin Dingle, indicated that she feels there needs to be further clarification and explaining exactly what this Resolution is for. Ms. Dingle indicated that trusting the Board members to communicate with the Staff should be appropriate and that it should not slow any process down.

Resident, Millie Beahn, indicated that there seems to be a lot of questions on who the person is to follow through on reprimanding if something is violated by a member. There are numerous members of numerous boards that should be in violation.

Resident, Lisa Rogers, indicated that in review of the organizational chart, and what this Resolution references contradict themselves. From the looks of the Resolution, this puts the Township Manager at the top.

Supervisor, Jane Mellert, pointed out that previously as a Board Member she would be able to request a document or documents and review them in the meeting room or a desk, now it could be days or weeks to receive the requested documents and then we also have to notify giving at least 48 hours' notice that we are coming to the Township Building.

**Motion approved. Vote 3-1 with Supervisor, Paul Levits opposing. Supervisor, Jane Mellert is abstaining.**

Township Manager, Paige Stefanelli, indicated that the Labor Attorney requested that Resolution No.2026-12 be reaffirmed. Supervisor, Jane Mellert, requested a copy of the document requesting this reaffirmation. Supervisor, Jane Mellert, also requested the training be completed by Solicitor, David Backenstoe. Solicitor Backenstoe agreed.

**5. Discussion of Resolution No. 2025-19 Pertaining to Internal Policies and Procedures**

Supervisor, Paul Levits, would like to have this matter tabled.

**ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to table the discussion on Resolution No. 2025-19 Pertaining to Internal Policies and Procedures. 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 Chairman, Glenn Borger, Vice Chairman, Ken Field, and Supervisor Nolan Kemmerer opposing.**

6. Discussion of Resolution No 2025-30 Pertaining to Planning Commission Member Alternates

**ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to rescind Resolution No. 2025-30, Planning Commission Member alternate. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.**

Supervisor, Paul Levits, indicated that the members chosen do not have knowledge, there has been no communication about the plans. If an alternate is needed how are they going to be knowledgeable about the plans before the Planning Commission Meeting if this was not the first time review. Mr. Levits, indicated that this is not effective. Mr. Levits, indicated that Zoning Hearing Board having alternates is understandable since their matters rarely go longer than a meeting.

Resident, Robin Dingle, indicated that the Planning Commission in-depth reviews and matters are usually before the Commission 2 to 3 times before a final decision is made. It would be a very rare occasion that an alternate would need to be used for Planning Commission matters.

Resident, Laurie Levits, indicated that an alternate would be utilized if a member did not appear and now phones/zooms are able to be utilized for that member to attend.

**Motion approved. Vote 3-2 with Vice Chairman, Ken Field and Supervisor, Nolan Kemmerer opposing.**

Solicitor, David Backenstoe, indicated that he will review the process and is unsure if the candidates would need to complete their 4-year term. Mr. Backenstoe indicated that he will follow-up with the Board of Supervisors.

Resident, Pete Albanese, also indicated that a reason an alternate might have to be used is if a Planning Commission member would need to recuse themselves due to a certain matter.

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

1. Planning/Zoning Report- December 2025
2. Road Department Report- December 2025
3. Fire Company and Ambulance Report- December 2025

**ACTION: Motion was made by Nolan Kemmerer and seconded by Glenn Borger to approve the December 2025 Planning/Zoning Report, December 2025 Road Department Report, December 2025 Fire Company and Ambulance Report. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.**

Supervisor, Jane Mellert, asked if the updated Fire Company Report has been received by the Board members. Township Manager, Paige Stefanelli, indicated that an updated report has been received.

**Motion approved. Vote 5-0.**

**IV. 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):**

- **Joe Barabas**

Resident, Joe Barabas, requested that all members speak up or maybe purchase microphones for all seats.

- **Jeff Stoudt**

Resident, Jeff Stoudt, also agreed about members speaking up. Mr. Stoudt expressed that he hopes the Township can work through items of concern and everyone can work together.

**V. BOARD OF SUPERVISORS REPORTS:**

- **Glenn Borger**

Nothing to report.

- **Kenneth Field**

Nothing to report.

- **Nolan Kemmerer**

Mr. Kemmerer indicated that he appreciates the roll call votes taking place. The Township Manager will call the vote.

- **Paul Levits**

Mr. Levits also agrees with having role call votes. Mr. Levits asked the opinion of the Board members and their thoughts on live streaming the meetings. Supervisor, Jane Mellert, agreed that it would be a good idea, and the residents would enjoy it, especially the residents that are unable to attend the meetings. There are companies that utilize a

system that automatically types out what the person is saying. Chairman, Glenn Borger, indicated that if we are live streaming the meetings there is no reason to inquire about a special transcription company or equipment. Township Manager, Paige Stefanelli, confirmed that we have researched the ability to live streaming.

Mr. Levits also asked when items are placed on the agenda to place the person's name behind the subject, so all members are aware of who requested the item be placed on the agenda.

Mr. Levits inquired if the Township will be making a Data Center Ordinance. Solicitor, David Backenstoe indicated that he has prepared a rough draft, which is extremely comprehensive, which covers all areas including sound, water, which zoning area you would like to allow them in, and how you would like them to be constructed. The Ordinance has been sent to the Township Engineer and would be ready to be reviewed by the Planning Commission. Township Manager, Paige Stefanelli, indicated that it will be placed on the next Board of Supervisors agenda.

Resident, Robin Dingle, indicated that LVPC is having a meeting regarding Data Centers and there are 2 different times. It might be beneficial for members to attend.

Mr. Backenstoe, indicated that the Solar Ordinance has also been drafted and hopefully be able to implement the suggestions and final verbiage is updated. Township Manager, Paige Stefanelli, will confirm everything is final and place the Ordinance for review on the Board of Supervisors next meeting.

Supervisor, Jane Mellert, indicated that it has been said about some Data Centers do not use a large amount of water as originally indicated. Solicitor Backenstoe indicated that part of the applicants' requirements would be to submit a will serve letter. Township Manager, Paige Stefanelli, indicated the Data Center construction is changing from when they first started to come about.

- **Jane Mellert**

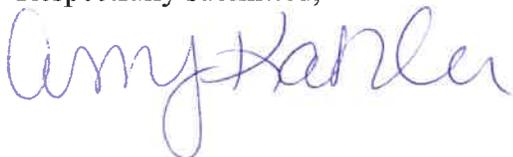
Mrs. Mellert requested the Township Manager, look into registering the new members to receive information about PSATS. Mrs. Mellert is unable to register herself currently. Township Manager, Paige Stefanelli, will look into that and will contact both Mrs. Mellert and Mr. Levits.

## **VI. ADJOURNMENT**

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

The meeting adjourned at 8:35pm.

Respectfully submitted,



Amy Kahler  
Administrative Coordinator/Secretary  
Plainfield Township

*These minutes were prepared with the assistance of the Administrative Coordinator of the Township, Amy Kahler under the direction of the Township Manager and Supervisor, Jane Mellert.*