

**PLAINFIELD TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
JUNE 23, 2022**

The second regular meeting of the Plainfield Township Board of Supervisors was held on Thursday, June 23, 2022 at the Plainfield Township Municipal Building, which is located at 6292 Sullivan Trail, Nazareth, PA 18064. The meeting public notice was duly advertised in the January 4, 2022 issue of the *Express-Times* newspaper.

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

**ROLL CALL:**

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

Also present was Township Manager Thomas Petrucci.

**I. TOWNSHIP MANAGER– THOMAS PETRUCCI:**

1. Presentation and Consideration of Approval of Acceptance: 2021 Audited Financial Statements (Zelenkofske Axelrod, LLC):

Rachael Gougher and Jeff Weiss, who represent the appointed Certified Public Accountant (CPA) auditor firm of Zelenkofske Axelrod, LLC, were scheduled to be in attendance for the June 23, 2022 meeting to give a presentation of the 2021 Audited Financial Statements for Plainfield Township to the Board of Supervisors. However, an unexpected matter arose affecting their availability.

Supervisor Mellert questioned why the defined contribution pension plan was not described as a note in the 2021 Audited Financial Statements.

**ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to accept the 2021 Audited Financial Statements as prepared by Zelenkofske Axelrod, LLC, conditioned upon adding a note to describe the defined contribution plan, if possible.**

*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.**

Separately, Township Manager Petrucci was directed by the Board of Supervisors to begin working on fiscal projections for the anticipated closure of the Waste Management Grand Central Sanitary Landfill in six (6) years. It is the intent of the Board of Supervisors to create a document for the benefit of residents and the public to describe the plans that are in place to account for the loss of revenue once the landfill closes and the Township will no longer receive Host Community and Business Privilege Tax revenue.

2. Notification/Consideration of Approval of Next Step(s): Zoning Hearing Board Member (Regular and Alternate Positions) – No Applications Received by June 10th Deadline:

Township Manager Petrucci was directed by the Board of Supervisors to re-advertise for the vacant Zoning Hearing Board regular and alternate positions.

3. Consideration of Approval Time Extension to Subdivision Improvements Agreement: Green Knight Industrial Park II (Current Expiration Date of June 30, 2022):

**ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to extend the improvements completion deadline for the Green Knight Industrial Park II Subdivision from the current deadline of June 30, 2022 to June 30, 2023.**

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

Supervisor Mellert questioned if a representative was in attendance from the Green Knight Economic Development Corporation. Township Manager Petrucci responded that it was not necessary for this project, as he was previously apprised of the current status of the remaining improvements, which he estimated to be ~90% completed, and could answer any questions from the Board members concerning the project.

**Motion approved. Vote- 4-0.**

4. Consideration of Contract Award: Little Bushkill Creek Stream Restoration Project – Phase II – Plainfield Township Pollutant Reduction Plan (PRP) Project – Bids Opened Friday, June 16, 2022 at 4:00 PM EST:

Township Manager Petrucci reported that only one (1) bid was received for this project from CMR Construction in the amount of \$323,719.00. This amount exceeded the project budget, and he and Wildlands Conservancy are recommending to reject the bid and re-bid the project in the late 2022/early 2023 time period.

**ACTION: Motion was made by Stephen Hurni and seconded by Donald Moore to reject the one (1) bid received for the Little Bushkill Creek Stream Restoration**

**Project – Phase II – Plainfield Township Pollutant Reduction Plan (PRP) Project due to the fact that the bid amount exceeded the Township’s budget for this project. The project will be rebid in the late 2022/early 2023 time period in order to potentially receive more bids (once contractor schedules ostensibly open up for the 2023 fiscal/construction year).**

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

**Motion approved. Vote- 4-0.**

5. Discussion/Approval of Possible Official Action: Slate Belt Regional Police Department Station Lease Agreement:

Township Manager Petrucci reported that the Slate Belt Regional Police Commission had sent in a letter dated June 14, 2022 to the Township requesting that the Board of Supervisors reconsider its position on granting a six (6) month credit period in 2023 (January to June) to resolve the remaining dispute regarding the \$69,457.00 lease payment surplus. The Township had previously granted a twelve (12) month credit period for the 2022 calendar year, but declined to grant the additional six (6) month credit period requested by the Commission. A discussion occurred amongst the Board members about this agenda item. A summary of the key points of the discussion is provided as follows:

- Supervisor Mellert stated that the Commission (and the report of the lease payment surplus) did not account for 2022 maintenance costs. The costs incurred to date should be factored into the credit period. Supervisor Mellert commended the Slate Belt Regional Police Department for scheduling an active school shooter training at the Plainfield Township Elementary School. Supervisor Mellert also stated that the Plainfield Township Municipal Building/Police Station is in need of repairs/maintenance; she also cited security concerns that she did not elaborate upon during the meeting.
- **ACTION: Motion was made by Stephen Hurni to offer a three (3) month credit period to the Slate Belt Regional Police Commission.**
- Supervisor Mellert stated that the credit period should list the year-to-date expenses incurred by the Township for maintenance costs.
- Chairman Borger stated that he would like the benefit of legal counsel (Solicitor Backenstoe) before making any final decisions. He noted that Solicitor Backenstoe has not been present at a Board of Supervisors meeting for over a month.
- **The motion made by Stephen Hurni died due to a lack of a second.**

- Supervisor Moore opined that the \$10.00 lease amount previously suggested by the Township only accounts for maintenance costs (and does not factor in ongoing capital expenditures). Supervisor Moore does not agree with the calculation that was performed to arrive at the surplus amount- noting that no capital costs were factored into the calculation.
- Supervisor Mellert stated that she does not want to see the Township or the Commission incur legal costs with respect to this matter.

**ACTION: Motion was made by Donald Moore and seconded by Stephen Hurni to table the Slate Belt Regional Police Department Station Lease Agreement agenda item until the Township can consult with legal counsel (Solicitor David Backenstoe).**

*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.**

## **II. CITIZEN'S AGENDA/NON-AGENDA:**

***Kelli Grim, Resident:*** Kelli Grim addressed the Board of Supervisors concerning her identified need for pending land development fact sheets. She has observed a number of instances where false information is being disseminated on social media platforms, and she suggested that fact sheets concerning pending land development projects could be developed by the Township. Kelli Grim also distributed examples of landowner notification bulletin boards that are in use in other communities for pending zoning land use changes or zoning hearings. Kelli Grim felt it would be appropriate to post all properties in this manner for all pending land development/subdivision applications. Supervisor Mellert and Township Manager Petrucci noted that the Township already has a process in place to post property locations for pending zoning land use changes or zoning hearings (but not land developments).

***Nolan Perin, Resident/Business Owner:*** Nolan Perin addressed the Board of Supervisors concerning the current draft version of the Warehouse Zoning Ordinance Amendment, which is currently available on the Township website. Mr. Perin read from a letter dated June 23, 2022, which is summarized below.

- Nolan Perin requested the Township perform a study as to how the adoption of this Ordinance will affect NAPER (Mr. Perin is the President of this company) financially, as the value of NAPER's property can and will be severely diminished. Mr. Perin stated that NAPER's property is primarily impacted by this proposed Ordinance as one of the few remaining locations where warehouse uses could be located. He noted that NAPER's

property currently has a property tax bill of over \$1,300 per week and approximately \$1,100,000 paid out by NAPER for property taxes to date.

- Nolan Perin identified a possible discrepancy with respect to the definition of warehouse in the ordinance. The definition seems to exclude a warehouse whereby goods simply arrive and are then distributed elsewhere, because the current definition only accounts for a building or buildings where items are manufactured, assembled, or harvested, or are being stored for manufacture, assembly or processing, by the owners of the warehouse.
- Nolan Perin identified that the Wholesale Establishment definition does not seem to permit for the distribution of goods to individuals, but only to retailers, industrial, commercial, institutional, or professional business users, or to other wholesalers.
- Nolan Perin also opined that the provisions set forth in the ordinance concerning the specification for berm material are problematic. He explained that a berm is where one typically buries the rocks and less-desirable soils, at least up to a point where suitable material for finish grading and topsoil application take place. He opined that meeting the requirement for an 8' high berm would require the screening of 7.03 cubic yards, or approximately 11.5 tons of soil for each linear foot of the berm. The approximate cost of the screening alone is approximately \$70 per linear foot of berm, excluding any importation costs to get the berm material to the site, if required, as per Mr. Perin. Nolan Perin also stated that screening material to 1" minus makes the berm material most subject to erosion and destabilization.

At the conclusion of Mr. Perin's testimony, the Board of Supervisors and Township Manager Petrucci thanked him for the insight into the construction industry that he provided.

### **III. ADJOURNMENT:**

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

The meeting adjourned at 8:16 P.M.

Respectfully submitted,

Thomas Petrucci  
Township Manager/Secretary  
Plainfield Township  
Board of Supervisors