

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
AUGUST 27, 2020**

The regular monthly meeting of the Plainfield Township Board of Supervisors was held on Thursday, August 27, 2020 via Telephone Conference Zoom Meeting Call-In Number: (888) 788-0099 (US Toll Free)

Conference ID: 391 592 5613 (Press # when prompted)

In accordance with Governor Wolf's ongoing COVID-19 pandemic emergency declaration by the Commonwealth of Pennsylvania, Plainfield Township officials are holding this regular meeting utilizing the Zoom authorized telecommunication device platform only. Remote meetings are permitted under the provisions of Act 15 of 2020 (Health Care Cost Containment Act). The Board of Supervisors will not be physically present at this meeting. This public meeting will be recorded. We kindly ask that all interested parties participating via the dedicated conference call line to only speak during the sections of the meeting that are specifically reserved for public comment or when prompted by the Chairman and to also state your name each time you are speaking. Members of the public and all interested parties will have the opportunity to comment via the telephone conference call prior to any official action taking place and during the Citizen's Agenda/Non-Agenda portion of the meeting. Anyone intentionally disrupting the meeting will be promptly muted and/or ejected from the call.

Chairman, Randy Heard, called the meeting to order at 7:02 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Supervisors answered roll call: Chairman, Randy Heard, Vice Chairman, Glenn Borger, Jane Mellert, Stephen Hurni and Joyce Lambert.

Also present were Administrative Assistant, Paige Stefanelli and Township Manager, Thomas Petrucci. Treasurer, Katelyn Kopach, Township Engineer, Michael Kukles, and Solicitor, David Backenstoe were excused from the meeting.

- *Now that the roll call of the Board of Supervisors is completed, we will proceed with a roll call of all members of the public who are participating on this call. Please state your name(s) one at a time so the Township can make sure that your participation is recognized.*

PUBLIC ATTENDANCE:

Terry Kleintop, Resident
Don Moore, Resident
Alex Cortezzo, Plainfield Township Fire Chief

I. TOWNSHIP MANAGER – THOMAS PETRUCCI:

1. Public Hearing: Zoning Ordinance Amendment for Township/County Park (Ordinance No. 399):

Township Manager, Tom Petrucci, provided an overview of the ordinance. He added that Township/County Park will be added as a use to the following Zoning Districts:

Farm and Forest
Suburban Residential
Planned Residential
Village Residential
Village Commercial
Industrial Business Park
Blue Mountain Conservation

This will align with the Township Zoning Ordinance where if a Township or County proposes a project for a park within a specific zoning district, the use would be more uniform and clarified. This amendment would also clear any ambiguity with respect to the use.

Mr. Don Moore reviewed the Commercial Industrial Zoning District. He questioned Mr. Petrucci on whether there are additional zoning districts that will allow parks. Mr. Petrucci stated that he reviewed the zoning uses of the ordinance and many of the districts have a related use to Township/County Parks. Recreation is a permitted use within the Commercial Industrial Zoning District. Mr. Moore stated that he was inquiring about the matter because of the recreation trail and the possibility of obtaining back the easement with Waste Management. Mr. Moore did not see recreation within the Commercial Industrial Zoning District. Mr. Petrucci indicated that this specific use was not reviewed within the ordinance. He added that he does not recommend stopping this ordinance as it has already gone through the necessary process for adoption.

Mr. Kleintop questioned whether the trail going through Grand Central Woods is in fact within the Commercial Industrial Zoning District or not. Mr. Petrucci noted that it is located within the Commercial Industrial zoning district, however, the discussion for tonight's topic is to allow for a Township/County Park only.

2. Consideration of Adoption: Zoning Ordinance Amendment for Township/County Park (Ordinance No. 399):

ACTION: Motion was made by Stephen Hurni and seconded by Chairman, Randy Heard, to adopt the Zoning Ordinance Amendment for Township/County Park (Ordinance No. 399). Prior to the vote, Chairman, Randy Heard, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

3. Ordinance Revision Advertisement: (§27-107) Uses Not Specifically Provided For:

Solicitor Backenstoe and Mr. Petrucci have reviewed this section. Within this section of the ordinance, there is conflicting language. Mr. Petrucci indicated the final version §27-107 was not accurate and would like to correct the language where necessary. The corrections would include a “catch all” for uses that are not specifically identified within the Township Zoning Ordinance. There are many new uses that are not accounted for within the ordinance as technology is surpassing the Zoning Ordinance.

Mr. Hurni questioned what the negative aspect would be to a “catch all” feature within the ordinance. Mr. Petrucci noted that there is none as this would allow for all uses and there should be no issues in the future for uses that are not currently provided for.

ACTION: Motion was made by Chairman, Randy Heard, and seconded by Glenn Borger to authorize Township Manager, Tom Petrucci, to draft a corrected version of §27-107 to allow for catch all uses as well as to advertise said ordinance. Prior to the vote, Chairman, Randy Heard, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

Mr. Kleintop questioned when the Planning Commission will be reviewing the draft ordinance. Mr. Petrucci indicated it will be placed on the September agenda.

4. Approval of 2020 Roads for Double Yellow Line Striping (LVCPC Bid):

ACTION: Motion was made by Joyce Lambert and seconded by Chairman, Randy Heard, to approve the 2020 Roads for Double Yellow Line Striping LVCPC Bid up to \$11,877.88. Prior to the vote, Chairman, Randy Heard, asked if there were any comments from the governing body or the public.

Mr. Hurni questioned whether any of the roads for line striping are set to be paved within the near future. Mr. Petrucci indicated that there are none set to be paved.

Motion approved. Vote 5-0.

5. Plainfield Township Volunteer Fire Company Audit – Update on Cost Proposal (\$8,000.00):

Mr. Petrucci noted due to COVID-19, the auditor was not able to start the project. Mr. Dale Kirk had passed away from Kirk and Summa. One of the employees came through and updated the proposal. The Board had previously authorized an audit of up to \$6,000.00. However, based on a discussion with Kirk and Summa, this amount is no longer adequate and should be increased to \$8,000.00.

Ms. Mellert questioned whether this audit would be for one year. Mr. Petrucci noted that they will be auditing for one year only. The price came in higher due to the fact that this will be the first time they are auditing the fire company. Ms. Mellert added that their audit would not be as cumbersome as the Township. The Township's yearly audit costs approximately \$10,000.00 a year. Mr. Petrucci feels as though Kirk and Summa is covering their bases in the event that the cost is higher than the original \$6,000.00.

ACTION: Motion was made by Stephen Hurni and seconded by Chairman, Randy Heard, to approve the Plainfield Township Volunteer Fire Company Audit for up to \$8,000.00. Prior to the vote, Chairman, Randy Heard, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

Mr. Alex Cortezzo, Fire Chief for the Plainfield Township Fire Company, stated that he is looking forward to the audit.

6. New Penn Jersey Tractor Pullers Association 2021 Farmer's Grove Storage Request:

Ms. Mellert expressed concerns about the current cost of the rental fee for the Farmer's Grove Storage request. The fee for the rental will be discussed during next year's request.

ACTION: Motion was made by Stephen Hurni and seconded by Chairman, Randy Heard, to approve the New Penn Jersey Tractor Pullers Association 2021 Farmer's Grove Storage Request and Rental Fee in the amount of \$100.00. Prior to the vote, Chairman, Randy Heard, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

7. Review of Proposed Full-Time Zoning Officer/Code Enforcement Job Description/Advertisement:

Mr. Petrucci provided the Board with a fairly comprehensive draft zoning officer description for a full time position. Mr. Petrucci received one comment from Ms. Mellert on the draft. He added that it may be difficult for the Zoning Officer to monitor all roads of the Township every week as the Township is quite large. For this reason, an amendment to the description was made to allow for inspections of one section of the Township per week. Inspections would be broken up to sections.

ACTION: Motion was made by Chairman, Randy Heard, and seconded by Glenn Borger to move forward with the Full-Time Zoning Officer/Code Enforcement Job Advertisement with the latest draft provided. Prior to the vote, Chairman, Randy Heard, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

CITIZEN'S AGENDA/NON-AGENDA:

Terry Kleintop- Mr. Kleintop raised an issue concerning Upper Mount Bethel Township with a possible Zoning Amendment that they have proposed in order to allow a large Industrial Park within their Township. Mr. Kleintop is concerned about the possible amendment and the potential impact it will have on the Slate Belt. Mr. Kleintop questioned whether the Board had any comments regarding this issue.

Don Moore- Mr. Moore contemplated on whether the upcoming meeting for Upper Mount Bethel Township would be a formal vote. Mr. Kleintop noted that the company looking to come into the proposed Industrial Park is called River Pointe Logistics. Mr. Moore and Mr. Kleintop discussed many concerns that they had with this proposal. It was added that the Lehigh Valley Planning Commission (LVPC) wrote a lengthy 10 page review letter regarding the proposal. Mr. Kleintop stressed that other municipalities will be impacted if the amendment were to be adopted.

Ms. Mellert discussed issues regarding traffic within Bangor concerning the sharp turn around the Bangor Library. Mr. Hurni added that the structure they are proposing for the industrial park would be 150' tall. Mr. Petrucci noted that Plainfield Township does not have the fire apparatus to handle a 50' building fire let alone a 150' high building. Chairman, Randy Heard, questioned what the selling point is for this facility. Mr. Kleintop mentioned jobs and tax points were previously discussed as advantages for the project.

Mr. Kleintop stressed to the LVPC to enact standards for the Lehigh Valley with respect to warehouses and industrial buildings. Mr. Petrucci also attempted to contact the Director of the LVPC but little resulted in the conversation. Ms. Mellert indicated that there is quite a distance between Plainfield Township and Upper Mount Bethel Township. Concerns regarding the Comprehensive Plan were also discussed. The Comprehensive Plan is of regional significance, however, it is advisory in nature and it is up to the community/municipalities to work together.

Ms. Mellert added that a study was done approximately 20 years ago to delineate areas of the Township for specific uses. Ms. Mellert questioned how the Township can make a determination on the matter when the details of the project are not fully known. Mr. Hurni questioned about the flyer that was sent out regarding a meeting with Upper Mount Bethel Township. Mr. Petrucci stated that the language within the flyer indicated that only text is being proposed to be amended rather than a zoning map change which is an important distinction. Mr. Kleintop questioned where the Township stands on the matter. Mr. Hurni added that the Portland Sewer Authority may end up with a lot of issues because of this proposal. Ms. Mellert noted that the Board is unaware of the discussions being made behind the scenes from public meetings.

Chairman, Randy Heard, questioned how the Township should be protecting itself from this issue. Mr. Petrucci indicated the only concern at this time would be truck traffic that may travel through, although, it is difficult to foresee any issues in the future. Water, sewer, or anything economically would not be impacted. There also may be additional individuals to move in to the area due to a relocation of jobs. Mr. Kleintop stressed that this is not a good start to the Comprehensive Plan as there are many communities that are concerned about this proposal.

The Board of Supervisors requested additional information regarding the proposal. Mr. Petrucci will attempt to gather additional information from Upper Mount Bethel. There have been meetings held on Thursdays regarding the proposal, however, the meeting for a vote is upcoming.

On another note, Mr. Moore questioned about his research he performed regarding the Green Knights with respect to their 990 tax document submitted to the IRS. He questioned Mr. Hurni on how much Green Knight pays for the gas and services provided by Waste Management. Mr. Hurni indicated that he will need to speak with the Board from the Green Knights to see if that information can be provided. Mr. Borger stressed that this is not a Township matter and should be discussed with the Green Knights directly.

BOARD OF SUPERVISORS REPORTS:

1. ***Randy Heard, Chairman-*** No Report
2. ***Glenn Borger, Vice Chairman-*** No Report
3. ***Joyce Lambert-*** No Report
4. ***Jane Mellert-*** No Report
5. ***Stephen Hurni-*** Mr. Hurni questioned about Trick or Treat and whether it will be held this year due to COVID-19. Mr. Petrucci indicated that he spoke with Pen Argyl Borough as well as Wind Gap Borough and the consensus is Township residents may have it if they feel comfortable to do so, but are not required to participate in Trick or Treat.

SOLICITOR'S REPORT- DAVID BACKENSTOE, ESQUIRE:

Solicitor Backenstoe was not present during this meeting.

ADJOURNMENT:

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

The meeting adjourned at 8:49 P.M.

Respectfully submitted,

Thomas Petrucci, Township Manager/Secretary
Plainfield Township
Board of Supervisors

These minutes were prepared with the assistance of the Administrative Assistant of the Township, Paige Stefanelli, under the direction of the Township Manager/Secretary.