

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISOR'S MEETING
AUGUST 27, 2025**

The special monthly meeting of the Plainfield Township Board of Supervisors was held on Wednesday, August 27, 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, Supervisor, Jonathan Itterly, and Supervisor, Kenneth Fairchild.

Also, present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, Esq., and Township Engineer Representative, Dave Crowther.

Approximately 300 members of the public were in attendance.

I. TOWNSHIP MANAGER -- PAIGE STEFANELLI:

Solicitor, David Backenstoe, indicated that they scheduled this date for a public hearing on Ordinance No. 426. The Ordinance's 427 and 428 have been readvertised and will be heard at a public hearing scheduled for September 10, 2025. Mr. Backenstoe also reviewed exhibits 1 through 15.

A. Public Hearing:

1. Public Hearing for Ordinance No. 426- The proposed Ordinance of the Plainfield Township Board of Supervisors would amend the Plainfield Township Zoning Map, by Changing the Zoning Classification of 18 Parcels Situate in Plainfield Township, Northampton County, Pennsylvania, consisting of approximately 212 Acres, as specifically set forth within the Ordinance from Farm and Forest (FF) Zoning District to Solid Waste Processing and Disposal District (SW), in an area generally bounded by Pen Argyl Road (S.R. 1011) to the West, Bocce Club Road (T-666) to the North, an Old Railway Bed to the East and Delabole Road (S.R. 1016) to the South

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

B. New Business:

1. Consideration of Adoption of Ordinance No. 426 Amending the Plainfield Township Zoning Map (See Description in VIII(A)(1))

ACTION: Motion was made by Glenn Borger adopt Ordinance No. 426, The proposed Ordinance of the Plainfield Township Board of Supervisors would amend the Plainfield Township Zoning Map, by Changing the Zoning Classification of 18 Parcels Situate in Plainfield Township, Northampton County, Pennsylvania, consisting of approximately 212 Acres, as specifically set forth within the Ordinance from Farm and Forest (FF) Zoning District to Solid Waste Processing and Disposal District (SW), in an area generally bounded by Pen Argyl Road (S.R. 1011) to the West, Bocce Club Road (T-666) to the North, an Old Railway Bed to the East and Delabole Road (S.R. 1016) to the South. Motion died for lack of a second.

ACTION: Motion was made by Nolan Kemmerer and seconded by Jonathan Itterly to approve Ordinance No. 426, The proposed Ordinance of the Plainfield Township Board of Supervisors would amend the Plainfield Township Zoning Map, by Changing the Zoning Classification of 18 Parcels Situate in Plainfield Township, Northampton County, Pennsylvania, consisting of approximately 212 Acres, as specifically set forth within the Ordinance from Farm and Forest (FF) Zoning District to Solid Waste Processing and Disposal District (SW), in an area generally bounded by Pen Argyl Road (S.R. 1011) to the West, Bocce Club Road (T-666) to the North, an Old Railway Bed to the East and Delabole Road (S.R. 1016) to the South. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public. Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-2, Supervisor Glenn Borger and Supervisor Kenneth Fairchild are opposed.

C. Resolutions and Ordinances:

1. Consideration of and Possible Action on Resolution No. 2025-16 Authorizing Plainfield Township's Entry into the 2025 Amended and Restated Host Community Agreement with Grand Central Sanitary Landfill, Inc.

ACTION: Motion was made by Nolan Kemmerer and seconded by Jonathan Itterly to approve Resolution No. 2025-16 Authorizing Plainfield Township's Entry into the 2025 Amended and Restated Host Community Agreement with Grand Central Sanitary Landfill, Inc. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.*

Resident, Robin Dingle, asked if the Host Agreement would be available to the public for review. Chairman, Ken Field, indicated some of the highlights are that Plainfield Township receives \$3.10 per ton from Waste Management, when the Resolution of the Host Agreement is adopted Plainfield Township will receive \$4.60 per ton and then after DEP completes the approval process \$5.60 per ton, when the eastern expansion area accepts waste it will go up to \$6.00 per ton. There will be a 7% increase every 5 years and on each 5-year anniversary thereafter. If the tonnage is reduced and the total is less than \$2.2 million at the end of the

year, Waste Management will supplement the difference. There will be free curb side collection for all Plainfield Township residents, two 95-gallon totes delivered to each resident, a \$250,000.00 payment for recreation/municipal use, and 3-5 acres of land towards the Slate Belt Police Department if they decide to relocate. Chairman, Ken Field also indicated there are provisions if Waste Management is below 1,200 tons of intake, Waste Management would notify Plainfield Township with a 1-year notice that we will no longer receive free trash collection.

Resident, Jane Mellert, stated what was presented by Chairman, Ken Field tonight was irrelevant and residents were not provided with enough time during the hearing to deliver relevant information that is important.

Resident, Robin Dingle, asked how the rates were generated and compared to other landfills in the area or within Pennsylvania. Chairman, Ken Field, indicated that when you take Pen Argyl and Wind Gap into consideration, Plainfield Township would receive more. Solicitor Backenstoe stated that they did review other municipalities.

Vote 3-2 with Supervisor, Glenn Borger and Supervisor, Kenneth Fairchild are opposed.

II. 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)

Resident, Jane Mellert, reviewed information within the Trust Fund, Host Retro Account, Open Space Fund and the Capital Reserve Account. These are some of the funds within Plainfield Township. Plainfield Township has good professional people that want to volunteer for a Finance Committee to establish a plan for years to come.

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 Glenn Borger and seconded by Nolan Kemmerer to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 11:39 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. 426

August 27, 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
Kenneth Fairchild, Supervisor

Paige Stefanelli, Township Manager
David Backenstoe, Esq., Solicitor
Dave Crowther, KCE

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'd like to call this
2 meeting to order. Would everyone please rise for
3 the Pledge of Allegiance.

4 (Pledge of Allegiance recited.)

5 MR. FIELD: Paige will role call,
6 please.

7 MS. STEFANELLI: All right. We have
8 Ken Field, Chairman?

9 MR. FIELD: Here.

10 MS. STEFANELLI: Glenn Borger, Vice
11 Chairman?

12 MR. BORGER: Here.

13 MS. STEFANELLI: Nolan Kemmerer?

14 MR. KEMMERER: Here.

15 MS. STEFANELLI: Jonathan Itterly?

16 MR. ITTERLY: Here.

17 MS. STEFANELLI: Ken Fairchild?

18 MR. FAIRCHILD: Here.

19 MS. STEFANELLI: Paige Stefanelli, I
20 am here.

21 Dave Backenstoe?

22 MR. BACKENSTOE: Here.

23 MS. STEFANELLI: Dave Crowther?

24 MR. CROWTHER: Here.

25 MS. STEFANELLI: Kevin Horvath is not

1 here. Nicholas Steiner, not here. Amy Kahler, not
2 here.

3 We have no items under Guest Speakers
4 Or Presentations, no items under Secretary, no items
5 under Finance Director or Township Engineer, which
6 brings us to the Public Hearing, and I will turn
7 this over to our Solicitor, Dave Backenstoe.

8 MR. BACKENSTOE: Okay. Good evening,
9 everybody. I am David Backenstoe, pleasure serving
10 as the Township Solicitor. And we are here tonight
11 for a Public Hearing on Ordinance 426. Now, that is
12 an ordinance which proposes to rezone 18 parcels of
13 property located in Plainfield Township from farm
14 and forest to solid waste.

15 Now, to avoid confusion, many of you
16 may have thought we were going to be here for three
17 ordinances: Ordinance 426, which is the rezoning,
18 which we will be discussing; Ordinance 427, which
19 proposes to change the landfill from a Conditional
20 Use to a By-Right Use; and then Ordinance 428, which
21 exempts landfills from the overlay steep slope
22 district.

23 However, the Manager, Paige
24 Stefanelli, and I were not satisfied with the
25 advertisement that appeared in the Morning Call. It

1 was not inaccurate; it was not wrong. But it was
2 edited, and it did not appear the way that we
3 thought was appropriate. So in the abundance of
4 caution, we re-advertised and are re-advertising
5 those two ordinances, and they're going to be heard
6 at a hearing like this at the same location at 6:00
7 on September 10th. And they have been
8 re-advertised.

9 But we are here tonight to discuss
10 Ordinance 426. And with that, with the Chairman's
11 permission, I'd like to get started with that.

12 That ordinance proposes to rezone 18
13 acres for a total of -- I'm sorry -- 18 parcels, for
14 a total of 212 acres, from the Farm and Forest
15 District to the Solid Waste Processing and Disposal
16 District. The ordinance clearly identifies the 18
17 parcels by acreage and tax parcel number, and those
18 are the parcels for which this Board is ultimately
19 going to decide whether or not they would like to
20 adopt an ordinance which would rezone and reclassify
21 them.

22 Now, before we get started with that,
23 there are a number of housekeeping items that we
24 have to look at because, when you have an ordinance
25 of this nature, any kind of zoning ordinance or a

1 SALDO Ordinance, there are various advertising
2 requirements. And so I think it's important that I
3 go through those on the record.

4 And by the way, Brooke is here
5 stenographically recording everything we're saying,
6 and so we do ask that everybody speak one at a time
7 and in a polite, courteous manner so she can record
8 all of the things that everybody says because what
9 everybody says is very important.

10 So the first thing that happens with
11 an ordinance of this nature is it has to be
12 published in a newspaper of general circulation, two
13 successive weeks, not more than 30 days nor less
14 than 7 days. And so, because the Express Times no
15 longer publishes, it's been a problem for many
16 townships, many solicitors. We chose to use the
17 Morning Call. And so we advertised this ordinance
18 two successive weeks, August 8th and August 15th, in
19 the Morning Call, and it was a full advertisement.
20 We did not do a summary of the ordinance; we did the
21 entire ordinance, including both maps, and paid
22 extra for color. I have the proof of publication
23 here from the Morning Call certifying that that
24 advertisement was done and complete.

25 In addition, we provided -- although

1 not necessary because we used the entire ordinance
2 in the advertisement -- we also provided a copy of
3 the actual ordinance in the event somebody wanted to
4 go to the Morning Call and see it.

5 The next advertisement we did,
6 although not necessary, but in an abundance of
7 caution because so many people read the Express
8 Times, even though it was not published, was we
9 published it again two successive weeks, on 8/7 and
10 8/14. And again, it was the entire ordinance that
11 appeared, and I have the Express Times legal
12 affidavit confirming that those publications were
13 there.

14 Finally, because many townships are
15 now looking to the Home News to publish their
16 ordinances and things, we also advertised two
17 successive weeks in the Home News, August 7th and
18 August 14th, and I have the certification and
19 affidavit regarding that as well. And again, it was
20 the full ordinance, and again, both of the Express
21 Times and the Home News, we provided them with an
22 actual copy of the ordinance.

23 The next document -- and, actually,
24 I'm going to mark that packet of articles,
25 advertisements, as Township No. 1.

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

3 The next packet, which I'm marking as
4 Township No. 2, is there is a requirement under
5 Section 609 of the Municipalities Planning Code that
6 owners of property whose property is subject to the
7 rezoning -- in other words, their property is going
8 to be rezoned -- they have to receive first-class
9 mail at least 30 days prior to the hearing. And so
10 Paige did a very nice job. On July 24, 2025, she
11 sent out Certificate of Mailings by first-class mail
12 to each of the 18 property owners whose property is
13 subject to this ordinance. Now, it happened to be
14 the same owner, Slate Spring Farms, LLC, but
15 nonetheless, she sent out 18 of them, and we have
16 all the Certificates of Mailing here, and that's
17 been marked as Exhibit Number -- Township No. 2.

18 (Township Exhibit No. 2 was marked for
19 identification.)

20 The next thing that's required -- and
21 again, it isn't special for this ordinance. We do
22 these for every time you want to amend your zoning
23 or your SALDO -- is you have to notify the Lehigh
24 Valley Planning Commission. And so I actually
25 hand-delivered three copies of the ordinance on June

1 27th to the Lehigh Valley Planning Commission so
2 that they could review this in accordance with
3 Section 609(e) of the MPC, and I have that document
4 here stamped received by the Lehigh Valley Planning
5 Commission, and that's Exhibit T-3.

6 (Township Exhibit No. 3 was marked for
7 identification.)

8 In addition, when an ordinance is
9 prepared by some entity -- and this was forwarded to
10 us by Waste Management -- other than by your own
11 planning commission, you have to send it to your
12 planning commission so they have time to review it,
13 and it has to be 30 days prior to the hearing. So
14 on June 27th, Paige emailed to the Planning
15 Commission the exact ordinances. In fact, she sent
16 them the same thing that I filed with the Lehigh
17 Valley Planning Commission. And I'll mark that
18 document as Exhibit T-4.

19 (Township Exhibit No. 4 was marked for
20 identification.)

21 The next document which was required
22 is that these ordinances be posted -- attested
23 copies of these ordinances be posted with the law
24 library. And so again, on August 6th, I
25 hand-delivered a packet of the three ordinances --

1 we're only dealing with one tonight because we
2 talked about 427 and 428 -- but I still sent -- and
3 at the time, we didn't know that -- I still dropped
4 off three Ordinances: 426, 427, and 428. Each one
5 is time-stamped, and they've been at the law library
6 ever since.

7 The next requirement which is required
8 by a township when you have a zoning change is that
9 you post the property to be rezoned. And I will say
10 that I think Paige and the road crew did a nice job
11 with this. It's 211 acres. And what I have marked
12 here as Township's Exhibit No. 6 is a map -- I'll
13 hold it up -- of the areas which are proposed to be
14 rezoned, and there's a pin by each place where a
15 posting was set up. A sign was posted on the
16 property. And Paige was very diligent, and each one
17 of her signs, when she posted it, she took a picture
18 of the sign up close so you can read it, and then
19 she took a picture of the sign from far away so you
20 can get some perspective on it.

21 Now, Paige posted -- and Paige can
22 correct me if I'm wrong. She posted a total of 39
23 signs close up and in the distance with the
24 pictures. The signs included the Notice of the
25 Hearing plus the actual ordinance. She posted 25

1 signs on August 14th. Those are signs 1 through 25
2 on diagram T-6 and in the pictures. She posted
3 another sign on August 15th; that was the 26th sign.
4 And then she posted another 13 signs on August 20th;
5 they were signs 27 through 39. The signs are the
6 same signs that have always been used by this
7 Township when posting a property for any type of
8 zoning hearing. There was no deviation or change.
9 However, later on in the process, we did get brand
10 new signs which were much larger. They were about
11 two-by-two feet and really, really clear and legible
12 from the road. And so, Paige -- those were the
13 other 13 signs that she posted on the 20th.

14 Unfortunately, and as you would expect
15 sometimes with these things, many of the signs were
16 taken or removed, and we were immediately notified
17 of that by the road crew or somebody else, and Paige
18 diligently -- Friday night, Sunday night, whenever
19 it was -- went out and reposted those signs and put
20 them back up. And she also has the series of
21 pictures of reports. And again, that packet I
22 marked as Township Exhibit No. 6.

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

25 Those are the notice requirements

1 which have been followed by the Township. The next
2 thing I'd like to talk about as part of our hearing
3 are the documents that had been submitted and
4 reviewed by the Board of Supervisors in anticipation
5 of deciding whether or not to adopt such an
6 ordinance. And the first document that I want to
7 refer to is the six-inch volume of documents
8 presented by Waste Management, and it was presented
9 on September 12, 2024. It is a six-inch binder. It
10 includes memos, reports, maps, plans, and I'm going
11 to mark that as Township Exhibit No. 7.

12 (Township Exhibit No. 7 was marked for
13 identification.)

14 That was their original submission.
15 After that and pursuant to multiple meetings and
16 hearings before both the Township Planning
17 Commission and the Board of Supervisors on several
18 occasions, Waste Management and Waste Management
19 representatives were asked to provide additional
20 documentation, reports, and/or memos, and they did
21 that. And I've marked the packet of additional
22 memos and reports that they presented as Township
23 Exhibit No. 8, and they consist of the following.
24 The first actually was a typo on the heading of the
25 letter. It says: January 10, 2024. But when you

1 read the first sentence, it says: On December 2,
2 2024, pursuant to a Special Meeting, we were
3 asked -- so obviously, that's a typo. That should
4 be 2025.

5 The second presentation or additional
6 supplemental report they provided, which was part of
7 T-8, was dated February 10, 2025. The third that I
8 have in this packet was dated October 22, 2024, from
9 Waste Management. And then the last was a report
10 with a pamphlet dated March 6, 2025. And again, the
11 compilation of those documents have been marked as
12 Township Exhibit No. 8.

13 (Township Exhibit No. 8 was marked for
14 identification.)

15 The next series of documents which the
16 Township has had to review very carefully -- and the
17 Board of Supervisors -- in anticipation of deciding
18 whether to move forward with this were the letters
19 from the Lehigh Valley Planning Commission. And
20 I've marked the two letters from the Lehigh Valley
21 Planning Commission Township No. 9.

22 (Township Exhibit No. 9 was marked for
23 identification.)

24 And a lot of people asked, well, this
25 is what's going on. Dave, why two letters? We only

1 ever have one letter. And I'll explain that for the
2 record.

3 What happened was, when Waste
4 Management initially submitted their proposal, they,
5 on their own, submitted that proposal, also, to the
6 Lehigh Valley Planning Commission. The Township had
7 not submitted that; Waste Management did. The
8 Lehigh Valley Planning Commission -- I don't know if
9 they knew or cared, but they took that entire
10 proposal, and they reviewed it at their meetings,
11 and they prepared a written memo and sent it to the
12 Township on November 22, 2024, where they outlined
13 their different thoughts, ideas, and views about the
14 proposed ordinances. And again, their letter, at
15 the time, considered all three: The Zoning Map
16 Amendment, the Use Amendment, and the Steep Slope
17 Amendment.

18 After the Board decided it was going
19 to proceed with considering an ordinance and
20 ordinances were actually drafted, then those
21 ordinances, under the MPC, had to be sent to the
22 Lehigh Valley Planning Commission again. That's
23 where people said: Dave, geez. They've already
24 reviewed it.

25 Well, they did, but they didn't review

1 the actual ordinances which had been prepared. And
2 so they were resubmitted, and, as we talked about, I
3 hand-delivered those. And they again met and they
4 issued a second memorandum dated July 25, 2025, and
5 I have those two documents collectively marked as
6 Township's Exhibit No. 9.

7 The next documents, which the Board of
8 Supervisors have paid and will continue to pay close
9 attention to, were the reviews by the Plainfield
10 Township Planning Commission. The Plainfield
11 Township Planning Commission was tasked with the job
12 of reviewing the submission, and over the course of
13 three, four, five meetings, I think it was, the
14 Planning Commission did review the submission, and
15 ultimately, on April 4th, sent a letter to the Board
16 of Supervisors with their thoughts and
17 considerations regarding all three ordinances: The
18 rezoning, by-right, and the exemption from steep
19 slopes.

20 Again, once the ordinances were
21 actually drafted and advertised, they were resent to
22 the Planning Commission because we thought that was
23 the appropriate process, and the Planning Commission
24 again sent a second letter to the Board of
25 Supervisors dated August 21, 2025, wherein they

1 reviewed carefully all of the three ordinances.
2 Tonight, of course, we're only dealing with 426. I
3 have marked that exhibit collectively as Township
4 No. 10.

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

7 The next document which I have that
8 I've marked as Township Exhibit No. 11 is the
9 Landfill Closure Analysis. The Board of Supervisors
10 had engaged an entity, Susquehanna Accounting &
11 Consulting Solutions, Inc., in order to prepare a
12 Landfill Closure Analysis, and the Board received
13 that, they reviewed that, and they have that in
14 front of them, and that's going to be part of their
15 consideration in this matter. Again, I marked that
16 as Township Exhibit No. 11.

17 (Township Exhibit No. 11 was marked
18 for identification.)

19 The next document I have, which the
20 Board has paid careful attention to, is a Zoning or
21 a Planner's Report that was prepared by Strategic
22 Solutions. I've marked this exhibit T-12, and it's
23 dated July 17, 2025, and the Township engaged
24 Strategic Solutions to do a review of the zoning
25 aspects of the proposed ordinances, and they did

1 provide that report dated July 17, 2025, to the
2 Board of Supervisors -- in fact, made a complete
3 presentation to the Board and Planning Commission.
4 I guess it was to the Board, although members of the
5 Planning Commission were here, I think, a week or
6 two ago. Again, that's been marked as Township
7 Exhibit No. 12.

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

10 The next series of letters are very
11 important, of course, to the Board, and they are
12 letters from neighboring municipalities, and I've
13 marked these collectively as Township Exhibit
14 No. 13, and I'll go through them. The first letter
15 was dated October 8, 2024, from Wind Gap Borough,
16 and that was received by the Township, and that's
17 part of the review process. The second letter that
18 the Township received was from the Borough of Pen
19 Argyl, and that was dated February 5, 2025. And
20 then Pen Argyl sent a second letter through its
21 solicitor, Mr. Layman, on August 4, 2025. So Pen
22 Argyl actually sent two letters. The last entity
23 which submitted documentation and letters for
24 consideration was Washington Township, and they
25 actually submitted three letters. They submitted a

1 letter on October 23, 2024; April 21, 2025; and on
2 July 16, 2025. And those letters have been made
3 part of the record, something for the Board to
4 continue to review and consider. I've marked them,
5 again, collectively as Township Exhibit No. 13.

6 (Township Exhibit No. 13 was marked
7 for identification.)

8 The other set of documents which are,
9 of course, very important to the Board are letters
10 from Township residents and also individuals around
11 the community. And the Township received many
12 letters in favor and many letters against the
13 proposal. What Paige did was she took each letter
14 and prepared a spreadsheet and lists so they're not
15 just random letters, although we have each letter
16 here. It's a spreadsheet which lists the name of
17 each and every person who submitted a letter; their
18 address; if they're Plainfield Township, Washington,
19 Pen Argyl, Wind Gap; whether they were opposed or
20 whether they supported it. And so the Board has
21 that, and they've had that for some time, and
22 they've reviewed that, and I marked all of those
23 letters of pro and con, along with the index,
24 collectively as Township's Exhibit No. 14.

25 (Township Exhibit No. 14 was marked

1 for identification.)

2 The last document I have that I think
3 the Board of Supervisors has been carefully
4 reviewing is the Regional Comprehensive Plan. This
5 is dated September 2004, and it is the Pen
6 Argyl/Plainfield/Wind Gap Regional Comprehensive
7 Plan, and I have marked that as Township's Exhibit
8 No. 15. I'm sorry, 2004. If I misspoke, I
9 apologize.

10 (Township Exhibit No. 15 was marked
11 for identification.)

12 The last thing is a little procedural
13 edit or note regarding the ordinance. We all love
14 computers until we don't. When the ordinance was
15 prepared, it was in PDF form, and in order to submit
16 it to the Morning Call and the different newspapers,
17 it had to be converted to Word. Unfortunately, when
18 it was converted to Word, one of the section numbers
19 was changed. So instead of reading Section 3, it
20 read Section 2 again. So the ordinance, as
21 advertised, said Section 1, Section 2, Section 2,
22 Section 3, and Section 4. So I corrected that,
23 which is appropriate to do. You cannot change an
24 ordinance once it's advertised if there's a
25 substantive change, if there's some kind of text

1 change, if there's anything which would change the
2 nature of the ordinance. In this case,
3 unfortunately, the computer glitched and put a
4 second 2 down, so the ordinance now has the proper
5 Sections 1, 2, 3, and 4, and 5. So I would note
6 that for the record.

7 And with that, I'll turn it back to
8 the Chairman, but I think you anticipate, initially,
9 a presentation from Waste Management, and then after
10 that, you're going to open the mic up for every
11 single person who wants to speak for or against or
12 offer any thoughts whatsoever today.

13 MR. FIELD: That's correct.

14 MR. BACKENSTOE: Okay. So should we
15 turn it over to Waste Management at this point?

16 MR. FIELD: Waste Management, you can
17 make your presentation at this time.

18 MR. ROWLEY: Absolutely. Good
19 evening. My name is Daniel Rowley. I represent
20 Waste Management, which is the owner and operator of
21 Grand Central Sanitary Landfill that's located here
22 in Plainfield Township.

23 Grand Central Landfill is asking the
24 Plainfield Township Board of Supervisors to rezone
25 approximately 211 acres of land adjacent to the

1 current Solid Waste District to expand the current
2 Solid Waste District zone.

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

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

14 Last September, coming up on a year
15 now, Waste Management submitted an application
16 seeking three zoning amendments with the purposes
17 being, number one, to rezone the 211 acres from Farm
18 and Forest District to Solid Waste Processing
19 District to allow for the expansion of the landfill.
20 Number two, to eliminate steep slope requirements
21 for landfills in the Solid Waste Processing
22 District. And, number three, to make landfill uses
23 in the Solid Waste District By-Right Uses. And as
24 your Solicitor noted, only the rezoning amendment,
25 that's Ordinance No. 426, is in front of the Board

1 tonight.

2 The rezoning application and related
3 plans, reports, and materials that was submitted to
4 the Township can be found at Exhibit A-1. This was
5 also marked as Township Exhibit T-7. And that is
6 the materials in this, what was referred to as the
7 six-inch binder that was submitted with our
8 application.

9 (Exhibit A-1 was marked for
10 identification.)

11 Since the submission of that
12 application last September, we have met with the
13 Planning Commission on five separate occasions:
14 December 2, 2024; January 29, 2025; February 26,
15 2025; March 17, 2025; and August 18, 2025.

16 In addition to the materials presented
17 to the Commission at each of these five meetings,
18 Waste Management followed up with written response
19 letters to the Planning Commission's questions.
20 These letters are dated January 10, 2025; February
21 10, 2025; and March 6, 2025. And these letters
22 provided additional written responses and materials
23 to questions posed by the Commission.

24 In addition to our review in front of
25 the Township Planning Commission, we received two

1 Lehigh Valley Planning Commission review letters.
2 The LVPC noted that the proposed site can make sense
3 for a landfill expansion if environmental impacts
4 are scrutinized and mitigated and, quote,
5 significant adverse impacts are unlikely due to the
6 close proximity of the expansion to existing
7 operations.

8 The materials that were either
9 generated during the course of the review of the
10 application or additional information provided by
11 the Applicant can be found in Exhibit A-2, which I
12 handed up and should be in front of each of you.

13 (Exhibit A-2 was marked for
14 identification.)

15 I have with me tonight Dave Allen, who
16 is the civil engineer for the project, to walk
17 through the plans and the supporting information on
18 the project. And Adrienne Fors from Waste
19 Management is also here to testify on behalf of the
20 Applicant. So unless there are any initial
21 questions from the Board for me, I would call Dave
22 Allen.

23 MR. FIELD: Any questions from the
24 Board?

25 Continue.

1 (A discussion was held off the
2 record.)

3 MR. BACKENSTOE: Okay. So again,
4 because this is stenographically recorded, the
5 stenographer normally swears the witnesses in. I
6 know that many of you, if not each and every one of
7 you, is here to speak tonight. So rather than do
8 this one at a time and take another three hours,
9 we're going to ask everyone that plans to speak to
10 please stand up, raise your right hand, and then she
11 will administer the oath to you.

12 (All parties were duly sworn.)

13 - - -

14 EXAMINATION ON QUALIFICATIONS

15 - - -

16 BY MR. ROWLEY:

17 Q. So, Mr. Allen, I'll note that you were just
18 sworn in as a witness; is that correct?

19 A. That's correct.

20 Q. Could you please state your name and business
21 address for the record.

22 A. Sure. It's David Allen. I work with
23 Earthres, a Division of RESPEC. And our address is
24 6912 Old Easton Road, Pipersville, PA 18947.

25 Q. And I'll direct you to Exhibit A-2,

1 Subsection B, and is this a copy of your CV?

2 A. It is.

3 Q. And can you briefly describe for the Board
4 your educational and professional background.

5 A. Absolutely. So I am a civil engineer for
6 over the last 25 years. I have a Bachelor in Civil
7 and Environmental Engineering. I've been working
8 with Earthres for the last 16 years with a mix of
9 industrial projects. I've had the honor of working
10 with WM over the vast majority of it. Actually, the
11 very first project I worked on with WM at Earthres
12 was the Southern Expansion, or the very tail end of
13 it.

14 In my resume, I kind of started from
15 the most recent projects and the most applicable
16 projects. So I have Grand Central Sanitation and
17 Material Recycling Facility, which just became
18 operational this year, so that was the last project
19 I worked on in this Township with WM.

20 Before that, I began at Grand Central
21 Hauling. I had the privilege of converting that
22 fleet to CNG fuels of compressed natural gas. That
23 required zoning approval in order to do that, so I
24 was presented as a witness during that Zoning
25 Hearing Board meeting.

1 And then, in regards to landfill
2 expansions, you know, worked with Waste Management
3 at the Alliance Sanitary Landfill in Lackawanna
4 County. So it was an 87-acre expansion
5 approximately in 2014.

6 And then more locally, I've worked on
7 land development improvements and permit -- DEP
8 permit modifications at the transfer station in
9 Lehigh Township in Northampton County.

10 And on the second page -- I'm not
11 going to go much further, but on the second page, I
12 worked on the landfill gas, the energy pipeline, for
13 Chrin in Williams Township, Northampton County. And
14 then in 2014-2015, I worked on the engineer record
15 at the Chrin Sanitary Landfill expansion in Williams
16 Township, Northampton County.

17 Following that, you'll see a lot of
18 renewable natural gas, so in essence, the new wave
19 of landfill gas management at landfills is to
20 condition the landfill gas to pipeline-quality gas.
21 So that's got me quite busy for the last few years.

22 So I'm going to stop there unless
23 there's specific questions.

24 MR. ROWLEY: I'd like to offer
25 Mr. Allen as an expert in civil engineering and

1 specifically landfill engineering and design.

2 MR. BACKENSTOE: That's fine.

3 - - -

4 DIRECT EXAMINATION

5 - - -

6 BY MR. ROWLEY:

7 Q. Mr. Allen, are you and your firm, Earthres,
8 the civil engineers for the Grand Central Landfill
9 Expansion?

10 A. Yes, we are.

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

14 A. It is. Exhibit A-1 is, as I've mentioned,
15 the six-inch binder. Earthres compiled that binder.
16 So we wrote, in essence, the Table of Contents,
17 Section 1, Section 2, Section 3. And then you'll
18 note there's a lot of appendices in the document.
19 It's a hefty document. I would say at least 75
20 percent is reports where we contracted with
21 threatened endangered species specialists, wetlands
22 specialists, and traffic specialists.

23 Q. And can you walk the Board through the
24 materials that are included in Exhibit A-1.

25 A. Absolutely. So starting with the Table of

1 Contents in Exhibit A-1, we have the Introduction,
2 which includes the Project Individuals, a Zoning Map
3 Exhibit that is an excerpt of the existing zoning
4 map with the area that we're requesting to be
5 rezoned.

6 We also have a Permitting Flow Chart
7 to go through the steps that are required for the
8 permitting approval process for the sanitary
9 landfill in Pennsylvania.

10 We also have the Property Owner
11 Consent. The property owner is Slate Spring Farms,
12 and we have the deeds for each of the 18 parcels
13 included in that.

14 And then we move on to Section 2,
15 which is the Zoning Amendment. Section 2 follows
16 the eight questions that are in the Township's
17 Zoning Ordinance that need to be answered
18 substantially. Yes or no answers are not
19 appropriate, so we followed each one of those
20 questions, which are: 1, Land Use; 2, Land
21 Planning; 3, Contributing Influence; 4, Existing and
22 Anticipated Need; 5, Natural Environment; 6, Public
23 Service, which includes Schools, Utilities,
24 Recreation Facilities, Fire Protection, Police
25 Protection; 7, Streets; and then 8, Citizen Opinion.

1 And then Section 3 is the Supplemental
2 Information that was mentioned. Really, the Section
3 2 is answer to the zoning ordinance, and 3 is what
4 we felt was pertinent information specific to the
5 landfill and the benefits that the landfill brings,
6 which are: 1, Financial Support Land Use; 2,
7 Support of Education; 3, Economic Development and
8 Community Projects; 4, Community Civic & Goodwill
9 Organization Giving, which is just a partial list;
10 and, 5, "A Good Neighbor" & Public Support; and, 6,
11 Thinking Green & Clean; 7, Transportation Safety &
12 Compliance Program; 8, Managing Open Dialogue with
13 the Community; 9, Daily Nuisance Control; 10, The
14 Environment & Education.

15 At the end of Section 3, we have the
16 Grand Central Sanitary Landfill tables. So Table 1
17 is the 2019-2023 Waste Acceptance Breakdown. So
18 that lists the type of waste, where it came from,
19 what county, over the course of those four years.
20 Table 2 is the Landfill Eastern Expansion Area
21 Metrics. So that includes the total tonnage
22 capacity of landfill, and then assuming a full
23 maximum permitted tonnage, the year or the timeline
24 for the actual landfill for the Eastern Expansion.
25 And then Table 3, we have the Approximate State &

1 Local Tipping Fees, which includes the current fees,
2 which is a breakdown of the County and the two
3 Borough host fees and the Township host fee. And
4 then Table 4 is Approximate County Recycling Fees
5 because there is an additional County recycling fee
6 in play for the landfill.

7 And then, moving on to the Appendices,
8 as I mentioned, these are just answering the
9 questions in Section 2 with a little more substance.
10 So we have Appendix A is the Aerial & Line of Sight
11 Exhibits; Appendix B is the Real Estate Impact
12 Reported as prepared by Laudone Associates; Appendix
13 C is the Real Estate Impact Report as prepared by
14 Econsult Solutions, Inc.; Appendix D is the Economic
15 Impact Report as prepared by Econsult Solutions,
16 Inc.; Appendix E is the Traffic Impact Study as
17 prepared by Traffic Planning & Design, Inc.;
18 Appendix F is the Wetland Determination as prepared
19 by GHD, Inc.; Appendix G is the Bog Turtle Survey as
20 conducted by GHD, Inc.; and Appendix H is the Bat
21 Survey as conducted by DuBois & Associates; Appendix
22 I is a Health Risk Assessment as prepared by CDF
23 Associates, LLC; Appendix J is the Groundwater
24 Protection as prepared by Earthres Group, Inc.;
25 Appendix K is the Water Quality BMP -- which is Best

1 Management Practices -- Summary as prepared by
2 Earthres Group; Appendix L is the Nuisance
3 Mitigation and Control Plan Highlights for the
4 Inclusion in the Rezoning Request as prepared by
5 Earthres Group, Inc.; Appendix M is the Grand
6 Central Sanitary Landfill Awards; Appendix N is the
7 Community Support Letters.

8 And then, lastly, Appendix O is the
9 Rezoning Plan Set as prepared by Earthres Group,
10 Inc., which includes: Sheet 1, Cover Sheet; Sheet
11 2, Natural Resources Plan; Sheet 3, the Rezoning
12 Plan; Sheet 4, the Property Ownership Plan; and
13 Sheet 5, the Conceptual Site Plan.

14 Q. Can you walk the Board through the plans for
15 what is proposed as part of the Grand Central
16 Landfill Expansion.

17 A. I can. I think everyone is aware -- I just
18 want to walk through the general location. So up
19 top, we have Exhibit A-2(C), slide 19. This is the
20 area exhibit. This is really just a -- kind of a
21 simplistic view of the areas that are being
22 proposed.

23 So north is left, the existing
24 landfill is on the bottom, and then east is to the
25 top, and, obviously, south is to the right.

1 So we have three hatched areas, and we
2 also have a blue line. So all three hatched areas
3 or shaded areas, that is the 325-acre area that's
4 under agreement of sale. The rezoning area that
5 we're speaking about tonight is represented by this
6 blue outline. So it follows Pen Argyl Road, Bocce
7 Club Road to the old railway bed, and then it
8 follows Delabole Road back to Pen Argyl Road.

9 So within that 211-acre rezoning,
10 we're also proposing an approximately 133-acre
11 permit area, which is this dashed purple line. It's
12 probably hard to see it from where you are. But
13 that includes the purple, which is an 81-acre
14 disposal area, and then a non-disposal support area,
15 which is this pink or peach color. That will
16 include a truck wash, sediment basins, and just
17 support facilities like the perimeter road and MSE
18 berm.

19 Part of, you know, obviously, that 325
20 acres -- 134 acres is just going to remain as is.
21 So a large part of that is woodlands, wetlands, and
22 existing residences, and they will stay as is.

23 And then, I will turn to this exhibit,
24 which, this is from Exhibit A-1, Appendix O, and
25 again, this is the last sheets, C-5, the Conceptual

1 Site Plan. Again, you can see the landfill here to
2 the bottom of the sheet and then the proposed
3 landfill, the contours for the proposed Eastern
4 Expansion.

5 As Dan mentioned, the truck traffic is
6 going to use the designated truck routes or existing
7 designated truck routes. The volume is not going to
8 change, so the intensity of the use or the intensity
9 of the traffic is not going to change. Trucks will
10 continue to use the local access road, which follows
11 and is parallel to Pen Argyl Road. They're going to
12 use the existing scale -- scale house. The
13 maintenance building will still stay the same. And
14 then they will cross here at a grade crossing Pen
15 Argyl Road to access the Eastern Expansion.

16 There's also a substantial amount of
17 infrastructure that will be reused. So we're going
18 to be reusing the existing leachate treatment plan
19 for the Eastern Expansion. We're also going to be
20 reusing or utilizing and maintaining the Natural Gas
21 Management Facility, which is the Green Knights
22 Landfill Gas and Energy Facility, and the flares.

23 Generally, as you can see, as I
24 mentioned, these are wetlands, these hatched areas.
25 They really drove the permit boundaries, you can

1 see, which is this hatched green line. So the
2 permit boundary is compliant with exceptional value
3 wetland setbacks, these are 300-foot, and you're not
4 allowed to do any landfill activities within that
5 setback.

6 Q. Thank you, Dave. Plainfield Township Zoning
7 Code Section 27-807.6 requires an applicant for a
8 zoning amendment to provide answers to a number of
9 questions. This has been referenced throughout our
10 presentation here.

11 Are the answers to these questions
12 found in written form in the materials found in our
13 Exhibit A-1, which is the application materials, and
14 Exhibit A-2, the supplemental materials?

15 A. Yes, they are. So specific written answers
16 to each of the code revisions in Section 27-807.6
17 can be found in Exhibit A-1, Section 2. As I
18 mentioned, the Section 2 follows the zoning
19 ordinance and those specific eight questions and
20 answers to those questions we also provided in our
21 presentation to the Planning Commission.

22 The slides of that PowerPoint for the
23 Planning Commission presentation can be found in
24 Exhibit A-2(C), and then additional information that
25 touch on what's required in Section 27-807.6 can be

1 found throughout the application materials in
2 Exhibit A-1, specifically, again, Section 2, and
3 then the supplemental information in Section 3. And
4 then, also, in the supplemental materials that can
5 be found in Exhibit A-2.

6 Q. Okay. I'm going to have you walk through
7 those Zoning Code questions in Section 27-807.6(A),
8 but first, I'd like to have you identify the
9 supplemental materials that we're referencing found
10 in Exhibit A-2.

11 Can you identify the items in Exhibit
12 A-2 for the Board.

13 A. Absolutely. So Exhibit A-2 is this binder,
14 which was presented tonight. It includes A-1, which
15 is the September 2023 Submission and Zoning
16 Amendment Application material -- I apologize. A-2
17 includes the: A, which is the Zoning Ordinances,
18 which is Ordinance 426, 427, and 428; Item B is my
19 CV and my resume; C is the Grand Central Landfill
20 Rezoning Application presentation slides that were
21 presented to the Planning Commission.

22 D is the Zoning Amendment Response
23 Letters to the Planning Commission dated January 1,
24 2025; February 10, 2025; and, lastly, March 6, 2025.
25 E is the Lehigh Valley Planning Commission Letters;

1 F is the April 4, 2025, Plainfield Township Planning
2 Commission Letter; G is the 2004 Conditional Use
3 Decision for the Grand Central Landfill Southern
4 Expansion; and then, H is the Supplemental Support
5 Letters.

6 Q. Okay. As referenced, Mr. Allen, can you now
7 walk the Board through the Zoning Code questions,
8 starting with Code Section 27-807.6(A).

9 A. Absolutely. So the first question is 6-A(1):
10 Is the proposed land use compatible with adjacent
11 land uses?

12 We say: Yes, the proposed landfill is
13 located adjacent to the existing Grand Central
14 Landfill to the west. The property -- as I
15 mentioned, the property to the south is being
16 purchased by Grand Central Sanitary Landfill but
17 will remain undeveloped and continue to be zoned
18 farm and forest. Several properties to the east
19 across Bocce Club Road are also being purchased by
20 Grand Central Sanitary Landfill and will not be used
21 for landfilling or landfill support facilities. And
22 then, lastly, the property to the north is comprised
23 of historic and current slate mining operations and
24 associated slate spoil piles.

25 The second question, which is 6-A(2):

1 Is the proposed land use compatible with zoning
2 regulations in adjoining municipalities if the
3 planned use is located on the Township's borders?

4 So we are adjacent to the EI --
5 Extractive Industry Manufacturing District of Pen
6 Argyl Borough. The -- as I mentioned, the truck
7 routes will remain the same. No long-haul trailers
8 will utilize Pen Argyl Borough streets. The
9 proposed landfill operations will be located further
10 south from the existing Pen Argyl homes than the
11 current landfill operations. And then there are no
12 other adjoining municipal boundaries. Washington
13 Township is located approximately a half a mile to
14 the east, and then Wind Gap Borough is about one
15 mile to the west.

16 The third question, which is 6-A(3):
17 Is proposed land use permitted in other
18 appropriately zoned areas of the Township?

19 Yes, but the current Grand Central
20 Sanitary Landfill is only -- is the only property in
21 the Solid Waste Processing District and has
22 approximately four years of life remaining.

23 Fourth question, which is 6-A(4):
24 Does the proposed land use conform with the goals
25 and recommendations in the Pen Argyl-Plainfield-Wind

1 Gap Comprehensive Plan of 2004?

2 I believe it does. The proposed
3 expansion provides a continuing critical community
4 service for solid waste management as outlined in
5 the Comprehensive Plan, with the development
6 adjacent to the existing landfill making use of
7 existing infrastructure, both landfill and public
8 utilities. As listed in the Comprehensive Plan, one
9 of the goals is to provide adequate community
10 facilities to accommodate future growth without
11 endangering health or environmental quality. And a
12 sub-part of that goal is an objective, which is the
13 ninth bullet, which notes: Assure environmentally
14 responsible and economical solid waste disposal.

15 The Solid Waste Plan also further
16 notes that counties are responsible for preparing
17 and implementing a Waste Management Plan. The Plan
18 was contractually assured the existence of waste
19 disposal capacity for a 10-year period. With over
20 50 percent of the County's waste going to Grand
21 Central Sanitary Landfill, closure of the landfill
22 would create a significant void in solid waste
23 management in the County.

24 The next question we have is 6-B:
25 Land Planning. Will the proposed land use site

1 planning, landscaping, and other land planning
2 proposals enhance the visual and aesthetic character
3 of the immediate neighborhood?

4 So as I mentioned, to the east, we are
5 going to be maintaining the existing wetlands and
6 woodland area to the east of the Eastern Expansion,
7 which also will include buffer properties, so the
8 existing residences will remain. The proposed
9 elevation of the Eastern Expansion will not exceed
10 the permitted elevation of the existing landfill,
11 which is 980 feet above sea level. And then we will
12 be using MSE Berms, which are mechanically
13 stabilized earthen berms, around the perimeter of
14 the landfill with screen plantings. And then also,
15 as mentioned, to the north the Eastern Expansion
16 will be screened by existing slate and spoil piles.

17 The next question addressed in Section
18 2 is Contributing Influence, so 6-C(1): How will
19 the proposed land use affect the following trends in
20 the Township? Vacancy rates, economic viability of
21 business, traffic impact, low density to higher
22 density use, water, sanitary sewer, and utility
23 service and capacities.

24 To the first part, vacancy rates are
25 addressed in Exhibit A-1, Appendix B, which is the

1 Real Estate Impact Report as prepared by Laudone
2 Associates, and Exhibit A-1, Appendix C, which is
3 the Real Estate Report as prepared by Econsult
4 Solutions, Inc.

5 Economic viability of business is
6 addressed in Appendix A-1 -- sorry, Exhibit A-1,
7 Appendix D, which is the Economic Impact Report as
8 prepared by Econsult Solutions, Inc.

9 Traffic impact is addressed in Exhibit
10 A-1, Appendix E, Traffic Impact Study as prepared by
11 Traffic Planning & Design, Inc.

12 Water. In 2001, Grand Central
13 Sanitary Landfill installed a 12-inch water main
14 extension from Pen Argyl Borough to the existing
15 landfill maintenance building. The proposed
16 landfill will have the same water demands as the
17 existing and will utilize this water main.

18 Sanitary sewer. Pen Argyl Municipal
19 Authority. There is an existing four-inch force
20 main in Pen Argyl Road. The employees for the
21 Eastern Expansion landfill will continue to use this
22 force main. And then, just to note that, you know,
23 the Green Knights currently convert landfill gas to
24 electricity, so they do provide power to the
25 national grid.

1 The next question is 6-C(2): Is there
2 adjacent vacant land whose potential land use
3 character would be significantly influenced by the
4 proposed land use?

5 Again, part of the Eastern Expansion
6 we're looking -- you know, the 211-acre rezoning,
7 there's going to be 134 acres that will be
8 preserved, and that's immediately adjacent to that
9 rezoning area.

10 6-D: Existing and Anticipated Need.
11 Would the proposed land use serve a real need that
12 exists or is expected to exist within one year?

13 So Grand Central Sanitary Landfill is
14 the planned disposal facility for Northampton
15 County. That's available on the County Municipal
16 Solid Waste Management Plan. It's also included in
17 13 other county Municipal Solid Waste Management
18 Plans, so it's an integral part of our area's solid
19 waste management. They also note that, per Lehigh
20 Valley, the Plainfield Township population is
21 anticipated to grow substantially by 2050, so there
22 will be a future and anticipated need for the
23 facility.

24 The next question is 6-E: Natural
25 Environment. Can the proposed land use be sited on

1 the land with a minimal disruption to the natural
2 environment?

3 So currently, the landfill has been
4 operating with a minimal disruption to the
5 environment, and the same could be true for the
6 expansion area. The expansion area will have
7 geosynthetic liners and cap system, stormwater
8 management system, a leachate treatment, and also
9 gas management systems, which will be utilized to
10 dispose of and -- you know, have the disposal waste
11 and the climate control matter. As also mentioned,
12 we do have exceptional value wetlands in proximity
13 to our site, and we are abiding by the DEP's
14 300-foot setback, which exceeds the Township's
15 100-foot setback for wetlands.

16 And then, as part of our due
17 diligence, we submitted a PNDI, Pennsylvania Natural
18 Diversity Index search. Indiana bats and bog
19 turtles were identified as potential conflicts. As
20 part of our, again, due diligence, and in the
21 appendices of Section 3, there were threatened and
22 endangered species surveys done, and none of those
23 endangered species were found in the potential
24 habitat area.

25 As I mentioned, the -- from an

1 environmental perspective, this makes the most
2 amount of sense. We're going to continue to utilize
3 existing support facilities, the leachate treatment
4 plant, the landfill gas flares, the Green Knight
5 Energy Facility. We currently have a groundwater
6 and surface water monitoring network that -- we'll
7 also install and expand that with a new groundwater
8 and surface water network.

9 And then, obviously, just common
10 sense, the site represents the least environmental
11 impact area because, again, we're reusing a lot of
12 the existing infrastructure, which is tens of
13 millions of dollars. And it takes up its own
14 footprint in and of itself.

15 And then, lastly, from an
16 environmental standpoint, landfills are extremely
17 regulated by Pennsylvania DEP, so if the property is
18 rezoned, we have a long, long process and approval
19 process with the Northeast Regional Office of DEP.
20 It's a multi-step sequential process. It's going to
21 take at least four years to complete that process.
22 The first step is a -- it's a Local Municipal
23 Involvement Program meeting, so it's LMIP.
24 Obviously, the Township and the Boroughs will be
25 invited to be part of that meeting and that process.

1 Following that, we have a Phase One, which is a
2 detailed Environmental Assessment Review, and that
3 needs to be completed by DEP before they'll proceed
4 into it, but the Heavy Technical Engineering Review,
5 which is a Phase Two, which really gets into the
6 stability, groundwater, and just the sequencing of
7 the landfill. It's also to be noted that the DEP do
8 not proceed with the review of the Air Quality Plan
9 Approval until after the DEP Phase One process has
10 been approved.

11 All and any health potential issues
12 will be scrutinized in the DEP approval process,
13 which, again, the Township is invited to be part of
14 and welcome to be part of. WM will perform a
15 predictive Health Risk Assessment for the expansion
16 site as part of the DEP review process. And as WM
17 has agreed, they will continue to provide an update
18 of the Health Risk Assessment every five years,
19 consistent with the condition attached to the 2004
20 Conditional Use Approval, which is in Exhibit A-2(G)
21 for the Southern Expansion Project.

22 The sixth question here is 6-F:
23 Public Service. Are existing and imminent public
24 services available to adequately serve the proposed
25 land use?

1 One, Schools. We believe there's no
2 impact. The Eastern Expansion would be located
3 further away from the closest schools.

4 Two, Utilities. As I mentioned
5 before, we're going to reuse and utilize the
6 existing water and sewer utilities.

7 Three, Recreation Facilities. Grand
8 Central Sanitary Landfill will continue to have the
9 educational -- Environmental Educational Center to
10 continue to support the County and Township's
11 recreation trail and network plans and programs.

12 Four, Fire Protection. The landfill
13 and Eastern Expansion will continue to be protected
14 by the Plainfield Township Volunteer Fire Company
15 with support from the Lookout Fire Company No. 1 in
16 Pen Argyl and Wind Gap Fire Company, which will
17 support the emergency services.

18 And then, five, Police Protection.
19 The landfill will continue to be protected by the
20 Slate Belt Regional Police Department.

21 And there's two more questions. So
22 the second to last is 6-G, Streets. 6-G(1): Are
23 the existing streets able to accommodate the
24 increased traffic that the proposed land use will
25 generate?

1 And then 6-G(2): If not, proposed to
2 be widened/improved?

3 So as I mentioned, there is no
4 increase in traffic. The volume will stay the same.
5 The traffic will stay the same. The truck routes
6 will stay the same. We are proposing a grade
7 crossing at Pen Argyl Road. We did have a scoping
8 meeting with PennDOT. We initially proposed a
9 traffic signal. PennDOT in return requested yellow
10 flashing safety lights, as the volume of traffic did
11 not meet the minimum needed for a traffic and/or a
12 four-way stop. Grand Central Sanitary Landfill will
13 still be an advocate for a signal if that's the
14 Township's wish, but that's the initial feedback
15 from PennDOT.

16 And then, lastly, the last question is
17 6-H, which is: Citizens Opinion. What do adjacent
18 property owners think about the proposed land use?

19 So immediately adjacent, 96 percent of
20 the site perimeter, 12,100 of the 12,600 linear feet
21 of perimeter will be owned by Grand Central Sanitary
22 Landfill. And, obviously, as mentioned at the
23 beginning of this meeting, there are support
24 letters, which Adrienne Fors will discuss in further
25 detail.

1 Q. Thank you, Mr. Allen. Directing your
2 attention back for one second to 6-A(4), you had
3 noted that -- I think you had quoted a plan that
4 said, quote: Counties are responsible for preparing
5 and implementing a Waste Management Plan. The Plan
6 must contractually assure the existence of waste
7 disposal capacity for a ten-year period. End quote.

8 Is this a quote from the Comprehensive
9 Plan?

10 A. Yes, it is.

11 Q. Okay. I just wanted to make sure. I think I
12 may have noted it was from the Waste Management
13 Plan.

14 MR. ROWLEY: I don't have any further
15 questions for Mr. Allen. If there are no questions
16 from the Board, I can call my next witness,
17 Ms. Adrienne Fors.

18 MR. BACKENSTOE: Please proceed.

19 - - -

20 DIRECT EXAMINATION

21 - - -

22 BY MR. ROWLEY:

23 Q. Okay. Ms. Fors, I believe you were sworn in
24 previously; is that correct?

25 A. Yes, that's correct.

1 Q. Okay. Could you please state your name and
2 business address for the record.

3 A. Adrienne Fors, 910 West Pennsylvania Avenue,
4 Pen Argyl, PA.

5 Q. And you are a representative of the
6 Applicant, Waste Management, correct?

7 A. Yes, that's correct.

8 Q. And what is your position with Waste
9 Management?

10 A. I am the Community and Municipal Relations
11 Manager at WM. I've spent nearly 20 years at WM
12 working alongside our community in education, as
13 well as helping implement the Solid Waste Plans
14 throughout the County and the State, and I've helped
15 institute and developed the educational program for
16 our Education Center, and now our new Recycling
17 Education Room, and have worked alongside our Pen
18 Argyl Area School District teachers in development
19 of a sustainability program and helping our
20 Envirothon students.

21 Q. And have you been involved in the Grand
22 Central Landfill Expansion Project on behalf of
23 Waste Management?

24 A. Yes, that's correct.

25 Q. And can you discuss Waste Management's

1 current place in the community in terms of providing
2 jobs, economics, charitable endeavors, things of
3 that nature that you come across in your job?

4 A. Absolutely. We believe we are an integral
5 part of this community. We have submitted and
6 presented to the Planning Commission on December 2,
7 2024. And referencing the Exhibit A-2(C), those
8 numbers reflect the historical values. However, I
9 have since updated some of those numbers to reflect
10 the values present-day. So we have gone through a
11 lot of meetings. We've discussed a lot of benefits
12 and WM's part in this community. So the numbers --
13 I'll mention when I update those.

14 So our historical community benefits,
15 there's been \$109 million in annual economic impact
16 in Pennsylvania; 410 jobs, totalling \$30 million in
17 annual compensation; \$4 million to Plainfield, Pen
18 Argyl, and Wind Gap Estimated Annual Host
19 Neighboring Community Agreements; and the combined
20 annual value of free trash pick up and recycling
21 currently for Pen Argyl and Wind Gap as of March,
22 2025, is valued at \$1,372,680. And that's annual.

23 Grand Central pays approximately
24 \$400,000 in annual school and real estate taxes, and
25 as of today, and since 2005, WM has provided

1 \$52,890,248 in the combined Host Community Fees to
2 Plainfield, Wind Gap, and Pen Argyl. And of that
3 figure, Plainfield Township has received \$32,336,987
4 since 2005.

5 Furthermore, our community education.
6 We are a wildlife habitat, and we were certified by
7 the Wildlife Habitat Council in 2007. We have over
8 212 acres dedicated to wildlife preservation. We
9 spend over 600 hours a year focused on environmental
10 education, waste reduction, and recycling and
11 provide over 20 tours and events annually to help
12 educate our community.

13 A monthly e-newsletter is shared with
14 those residents that are signed up for our
15 newsletter through a distribution list. We post
16 regular updates and information on our Facebook
17 page. And we have over a mile of trails on our
18 existing buffer property that aligns with the trail
19 network goals and through our partnerships with the
20 Lehigh Valley Greenways, the Link, and the 9/11
21 National Memorial Trail.

22 Our community commitment includes
23 contributions in the summary from the January 10,
24 2025, letter to the Planning Commission. Following
25 the December 2, 2024, meeting, our summary notes of

1 the following contributions: Since 2011, \$577,898
2 had been donated to our area non-profits. Grand
3 Central directly employs 226 employees and an
4 additional 80-plus local business contractors and
5 98-plus ancillary contractors for self-construction,
6 drilling, and operations. Grand Central is
7 committed to an annual safety training for our
8 emergency services, and over the last eight years,
9 we have hosted CNG truck training for our emergency
10 responders.

11 Q. Has Waste Management engaged in negotiations
12 for an Amended Host Agreement as required and
13 mandated under Pennsylvania Law for the expansion of
14 a landfill if that is approved and constructed?

15 A. Yes. We've engaged with a sub-committee of
16 the Board of Supervisors to amend the Host Agreement
17 and enhance the benefits of the Township if the
18 expansion is eventually approved and constructed.

19 Q. And can you talk about some of the community
20 support that the proposed expansion has received?

21 A. Grand Central has been a community partner
22 for more than 50 years, and in my own tenure of
23 almost 20 years with WM, we have partnered with
24 great leaders of our community to support youth
25 sports programming, environmental education, our

1 bird experts, as well as trail development partners,
2 and our Scouts.

3 Since the submission of our
4 application in September of 2024, which includes 25
5 support letters in that application, referencing
6 Exhibit A-1, Appendix N. We've also included 33
7 additional support letters for which we were copied
8 on that were sent to the Township and received
9 during this review process, and that is referenced
10 in Exhibit A-2(H). Not to mention about a dozen
11 folks who have spoken in favor of the expansion at
12 the Planning Commission meetings, as well as the
13 Supervisor meetings throughout 2025.

14 I'm not going to go through all 58 of
15 those support letters that have been submitted, but
16 I would like to highlight a few that stand out to
17 me.

18 The first letter is from the Green &
19 White Youth Association, who we have partnered with
20 since the early 2000s. One of our closest neighbors
21 also has shared her letter about her family has held
22 their daughter's wedding in their backyard, which
23 abuts the landfill property. The Eastern PA Girl
24 Scouts, who we have just received the Friends of
25 Girl Scouts Award from in November of 2024, provided

1 a letter that shares their experience using the
2 Education Center, where they camp, hike, and host
3 their annual Archery Badge Program.

4 Additionally, we received support
5 letters from Plainfield Township's Fire Company,
6 Lookout Fire Company, and Wind Gap Fire Company, all
7 of which we've supported. It is important to note
8 that our closest neighbors to the Wastewater
9 Treatment Plant have also provided support for this
10 expansion.

11 Q. So unless there are any questions from the
12 Board of Ms. Fors, that would conclude Waste
13 Management's presentation.

14 MR. BACKENSTOE: I just had a quick
15 question for either Mr. Allen or -- what's the total
16 amount of acreage in the current -- hello? Testing.
17 I apologize. It shut off.

18 How many acres make up the current
19 Solid Waste Zoning District?

20 MS. FORS: I believe it's about 310,
21 315, somewhere around there in acreage. The actual
22 disposal footprint, though, Dave, I believe is 110
23 acres.

24 MR. BACKENSTOE: That concludes your
25 presentation?

1 MR. ROWLEY: It does.

2 MR. BACKENSTOE: I think you can,
3 Mr. Chairman, move to open it up and allow everybody
4 who wishes to present --

5 MR. FIELD: Anybody who's been sworn
6 in at this time can one by one approach the podium
7 and give testimony for or against. And, also,
8 please be courteous and respectful of the person
9 who's speaking, and everybody in the room will
10 appreciate that.

11 We can do it by a raise of hands and
12 just go in order.

13 MR. SANTO: Hi. My name is Jason
14 Santo. So thank you to the Board for letting me
15 speak. I would say that Plainfield has a bright
16 future, actually. We are a Township that is located
17 in an economic zone that has been growing faster
18 than pretty much any part of the country, including
19 Pennsylvania. It's probably one of the
20 fastest-growing areas of Pennsylvania -- I think the
21 top two. There is job opportunities: Easton;
22 Allentown; Bethlehem; up north, Stroudsburg. We're
23 right between Philadelphia and New York. It's
24 literally booming. It has one of the fastest
25 population growths, actually, in the nation.

1 And we have a Township that actually
2 is composed of open space, rolling farmland butted
3 up against the Blue Ridge Mountains. It's a pretty
4 neat place to be, and the vision of the future
5 shouldn't be that we are dependent on a landfill to
6 make ends meet. Our future should be becoming an
7 area where people want to live because the jobs are
8 here. People can easily commute to jobs and then
9 come back to our community, raise a family, retire,
10 and it will be a beautiful place to live.

11 Now, that vision is going to be
12 absolutely demolished if we approve the landfill and
13 we become known as the town that's got the dump, and
14 that's what we're known as now. Not many towns in
15 Pennsylvania that have old industry -- they are
16 dying because they're not -- they don't have the
17 unique ability that we do to be located where we
18 are. So the vision that we have right now is one of
19 opportunity, and with the trust that we have,
20 planning to come up with a way to bring people in
21 because it's beautiful.

22 So I think that, you know, there's a
23 lot of different ways that we can address the
24 financial issues, but if we sell -- pretty much --
25 our future to Waste Management, then our financial

1 ability is going to be completely tied to them. We
2 are going to have to go to them for every one of our
3 needs, and we, as a Township, won't have control
4 anymore because after this landfill gets filled up,
5 Slate Spring Farms owns lots of land surrounding
6 here, and they're going to be putting in their new
7 ordinance requests. And that's what we will be:
8 The Township of the dump.

9 And the other point I'd like to make
10 is, right now, the people who -- you guys have been
11 elected. I haven't been able to find one person
12 that's been elected that has stated on-record during
13 the election campaign, hey, here's my full-throated
14 endorsement of the expansion. This was already
15 settled in 2020. Nothing has changed except a
16 billion-dollar corporation having no money and being
17 able to time when they think they got who they need
18 in there to get something passed. Nothing else has
19 changed.

20 Where's the trust in government? To
21 say, well, it's already been decided, is that what
22 it is? It's going to be an open forum for the
23 landfill to just constantly put this forward so that
24 we're in a position that, when it's good for their
25 timing, they can circumvent what the people want?

1 And the reason no one openly advocated during their
2 election to vouch for the landfill expansion is
3 because they wouldn't get elected. It's not a
4 mystery. If anyone campaigned on that, you wouldn't
5 get elected.

6 So all the games that we're playing,
7 the bottom line is -- everyone knows, you know,
8 Waste Management knows -- that the majority of
9 people don't want this. And just the timing of --
10 Waste Management is able to circumvent the trust
11 that we have in our local government is a shame.

12 So the right thing, and to maintain
13 trust -- we just had an election where the person,
14 Jane Mellert, won overwhelmingly by being
15 full-throated against it. Let's wait, let's play
16 things out and actually have further elections where
17 people can say, I'm running on this platform, and
18 this is why. And you can see where people stand
19 because there's no question about it. The majority
20 of the residents don't want it. Thank you.

21 MR. MURPHY: Good evening. My name is
22 Jim Murphy --

23 MR. FIELD: Well, you're up, and then
24 we're going to go down the list.

25 MR. SULLIVAN: Hello. My name is Bob

1 Sullivan. I live at 1100 Delabole Junction Road in
2 Pen Argyl, which is 300 yards from where Bocce Club
3 Road meets Delabole Junction Road. So I have a
4 vested interest in fighting against this process
5 because I have smelled the stink that comes off that
6 landfill for many years.

7 Now, it's been good the last three
8 years. Four years ago, the smell that came off the
9 landfill when they were ferrying their trash from
10 the eastern side, from the Pen Argyl Road side of
11 the landfill, and I would come home every night, and
12 I would call --

13 MS. STEFANELLI: Mic. Your mic.

14 MR. SULLIVAN: -- God rest his soul,
15 passed away last year. I called Denny (phonetic)
16 up: Denny, come down here. I can smell the stink.

17 And he said: Well, it smells a little
18 bit but not too bad.

19 And, you know, yada, yada, yada. And
20 I called the company, the management at Waste
21 Management, and I spoke to them on numerous
22 occasions and got excuses about, oh, a loader broke
23 down, the bulldozer couldn't operate today. It was
24 preposterous. I must have called them eight, ten
25 times in one season to no avail. They never ceased

1 and desisted their operation. They completely
2 violated the rules. The way I interpret it was,
3 when I got the smell coming across my property, I
4 was to report it. I called the DEP. That was a
5 waste of time because the DEP doesn't show up for a
6 week to smell the smell that I smell. You know? It
7 was crazy.

8 So I called Waste Management. I got
9 nowhere with them. They never shut down their
10 operation.

11 Now, I understand, Mr. Board Members
12 and Mrs. Board Member, you've got an economic
13 situation going on here. You need to address your
14 budgetary needs and your constituents. But I'm
15 going to ask you, just don't prostitute yourself to
16 being in that position where the money is what
17 you're voting on.

18 Take into line the consideration of
19 the community. The people that live on the eastern
20 side of that landfill -- myself and my neighbors --
21 are going to smell that thing. And not only that,
22 I'm going to have to listen to the back-up beep of
23 all the heavy equipment that they're going to use to
24 dig that hole. All the equipment, all the
25 machinery, I'm going to be listening to that every

1 day, and that's why I'm pleading with you to not
2 vote for this amendment. Because where I live,
3 right there, right outside that green corner, is
4 going to be horrific, and I've got no place to go,
5 you know? That's all I've got to say.

6 MR. FIELD: Thank you.

7 MR. MURPHY: My name is Jim Murphy. I
8 live at 1035 Capp Road. Boy, it's déjà vu all over
9 again. 30 years ago, I was up here about the
10 expansion on the Pen Argyl side. Now, if you had
11 told me 30 years ago that the possibility that this
12 expansion would be created, that would have been
13 crazy-wildly speculative. So here we are.

14 My concern is, when I look at a place
15 like Bethlehem Steel, what they've done to rebuild
16 that area, make it profitable, taxes, and that sort
17 of thing. Now, Waste Management has got over 167
18 acres on the other side of the hill on the Mack
19 Road/Alpha Road side. What are they going to do with
20 that? Well, apparently, they're going to hold that
21 in their pocket. Slate Spring Farms, another 111
22 acres right next to it.

23 So there's almost 300 acres that, I
24 guess, is going to be held for when they need it.
25 But I guess that would be speculative. But the way

1 things are going, I see this working its way down
2 Mack Road, working it's way down Pen Argyl Road,
3 probably to 191, to the point where, what's going to
4 be the point of living in Plainfield Township?

5 And my biggest concern, in looking at
6 Bethlehem, what do we do with this land? Is Waste
7 Management going to babysit it for the next 30, 50,
8 100 years? What do you do with it? You can't put
9 homes on it; you can't put industry on it. I
10 suppose you could ski on the Pen Argyl side, but I
11 don't know what you guys are going to do with it.
12 At some point, you're going to walk away. And when
13 you do, it's not going to have any taxes at all.
14 You won't be able to use it. Nobody is going to
15 live on it. Half the Township is essentially going
16 to lose its tax base. Now, is that going to be 50,
17 75 years from now? I suppose there's people here
18 who don't care. They want the answer now. But I
19 can't see Waste Management babysitting that 100
20 years from now. Not going to happen. What happens
21 to the Township? I don't know. Like I said, 30
22 years from now, I'll be here. Thank you for your
23 time.

24 MR. FIELD: Thank you. The other
25 person that was seated, and then we're going to go

1 through the list after that.

2 MR. SMITH: Can you hear me okay?
3 Good evening, everyone. My name is Michael Smith.
4 I want to thank you for the opportunity to talk
5 tonight. I've been living in Plainfield Township
6 for around 15 years. I've also practiced law for
7 around 20 years.

8 Before I begin, I want to recognize
9 that this is challenging. This is tough. You all
10 are in a tough spot. No matter what you do, you're
11 going to make some people very upset. And change is
12 hard. When you've been doing something the same way
13 for so long, choosing a different path is difficult.
14 It takes courage; it takes integrity. You're going
15 to hear a lot tonight. I guarantee you that. But I
16 want to spend my time to reflect on what I believe
17 matters the most.

18 When you have a difficult decision
19 like this, you gotta ask yourselves two questions:
20 One, have you done everything possible to create a
21 fair, objective, and transparent process that looks
22 at all available alternatives free of bias; and,
23 two, on the merits, does permitting a landfill to
24 expand and continue operations for a hundred years,
25 for a century, promote the health, safety, and

1 welfare of this community? Respectfully, neither
2 standard is met.

3 That's ground zero. Those two
4 questions are what you need to ask yourself, not the
5 theatrics, not all the -- does it smell? Doesn't it
6 smell? Look, it smells. Those are the two issues.

7 On the process, I've expressed to you
8 my concerns before, which have intensified in the
9 last two months. With respect, this process has
10 been a procedural mess. You've ignored your own
11 Planning Committee. Full stop. Ignoring your own
12 Planning Committee is against the spirit of the MPC
13 and a massive departure from norm and protocol, and
14 you know that.

15 You haven't addressed the
16 recommendations from the Lehigh Valley Planning
17 Commission Report. Mr. Rowley omitted, when he was
18 speaking, the fact that the LVPC report indicated
19 that the expansion conflicts in several ways with
20 the regional plan, and the report took great
21 lengths -- if you read it, you'll know this -- it
22 took great lengths to tell you that the comments by
23 the local Planning Commission should be weighed
24 heavily by the Township. Have you done that?

25 You hired an independent consultant to

1 override the established process. You've met in
2 private with the Applicant, which I've told you
3 before was wholly improper, and it appears that
4 you're on the brink of making a decision which
5 conflicts with the results of the last election.
6 With all due respect, this is not sound governance;
7 it's a dysfunctional process.

8 On the merits, expanding the landfill
9 is so clearly inappropriate. It's not neutral.
10 It's permanent. It's going to increase our traffic.
11 It will strain our roads. It will elevate risks to
12 water and air. It will continue to impact the
13 values of our homes. It's going to be a pool factor
14 to other waste companies. It's going to damage our
15 brand. It's going to increase the risk of
16 litigation, which already exists, above and beyond
17 the class action.

18 It's wholly inconsistent with your own
19 Comprehensive Plan. The Regional Comprehensive Plan
20 from 2004, when you read it -- I did this week; it's
21 long and dense -- it promotes, above all else, a
22 couple of things: The preservation of open spaces,
23 farmland, environmental conservation, and upholding
24 the rural character of this community. Trying to
25 fit a 200-acre landfill expansion into our own

1 Comprehensive Plan is like trying to fit a square
2 peg through a round hole, and you know that.

3 Prudence -- council's restraint. You
4 haven't met the standard. This is so clearly
5 inappropriate. Here's my recommendation. Launch a
6 public/private partnership. Create an
7 independent -- independent -- Economic Development
8 Committee, and commission them to find alternative
9 ways to bridge this hypothetical revenue gap that
10 you may experience ten years from now. Ask them to
11 come back to you in three to six months and provide
12 you with recommendations. If you come back and you
13 tell this community that you've looked at every
14 single available option and there's nothing that can
15 be done, this conversation would be much different.
16 But you haven't done that.

17 You should deny this ordinance. Thank
18 you.

19 MR. FIELD: Kevin Anderson is up next.

20 MR. ANDERSON: Hi. I'm Kevin
21 Anderson. I live down Gall Road. This is my
22 daughter, Sarah. She's here for a field trip
23 because she's learning about government in home
24 school, and I used this as an example when we were
25 learning about it, and she asked if we could come

1 tonight. So that's why we're here.

2 We don't really have an opinion either
3 way. We're not really educated on all the details,
4 but she's here for learning purposes, and she really
5 wanted me to come up and talk to everyone.

6 MR. FIELD: Thank you very much.
7 David Anthony.

8 MR. ANTHONY: So I've been a resident
9 of Plainfield Township my whole life.

10 MS. STEFANELLI: Can you state your
11 name for the record, please.

12 MR. ANTHONY: Oh, I'm sorry. David
13 Anthony. So, you know, I would just encourage you
14 to vote yes on this amendment to allow for this
15 expansion. You know, just -- just vote yes on it.
16 I've seen -- I've looked at this dump. I'm not -- I
17 won't take up a lot of time. There's a lot of
18 people here tonight. So it's just my opinion, as I
19 think it's a good thing. It's not going to be as
20 bad as everybody makes it sound. Thank you.

21 MR. FIELD: John Schafer.

22 MR. SCHAFFER: How you doing? I'm John
23 Schafer, 2012 Delabole Road. I grew up there. Got
24 the smell every humid day. And I know it's going to
25 be an issue with the employment with some people,

1 but we need to shut it down.

2 MR. FIELD: Thank you. Rick Patch.

3 No? Michael Stettler.

4 MR. PATCH: Hold on. I'll speak.

5 MR. FIELD: State your name.

6 MR. PATCH: My name is Richard Patch.

7 I live at 905 Grand Central Road in Pen Argyl. I am
8 a Waste Management 20-year employee. I've driven a
9 garbage truck for them for the last 20 years. I
10 live approximately, I'd say, a thousand yards from
11 the landfill. I've been there at my residence for
12 the last four or five years, I think, because I
13 rent.

14 Yes, you do smell the garbage. I'm
15 not going to lie. It's a landfill. But we take
16 very, very, very good care due to DEP regulations.
17 We cover it every night. We have rat traps up. We
18 have spray things that spray for -- I don't know --
19 but we do a very good job covering it, keeping it
20 clean and drained properly. I hope we can keep it
21 open for an another couple of years. I mean, the
22 main landfill is only going to be another four or
23 five years, and then what do we do then? We're
24 going to probably bring in a transfer station and
25 who knows what then. But I hope they do keep it

1 open. Thank you.

2 MR. FIELD: Michael Stettler.

3 MR. STETTLER: Good evening. Mike
4 Stettler. I'm with the Monroe County Municipal
5 Waste Management Authority and I've sent a letter in
6 reference to this expansion and spoken several times
7 in the past. I'm just here to reiterate my support
8 for the expansion.

9 MR. FIELD: Thank you. Pamela Love.

10 MS. LOVE: Good evening, everyone.
11 I'm Pamela Love. I live at 2067 Delabole Road. I
12 am literally three houses away from Jury Road, and
13 the smell reaches us now. It comes -- we have ten
14 acres. I have family that likes to come and enjoy
15 that countryside, and the view coming in is going to
16 change. How high is the new dump going to get?
17 Where is it going to expand to next? Our wells are
18 a concern. The wildlife is a concern. The future
19 for our children and our grandchildren is a concern.
20 I vote no. Thank you.

21 MR. FIELD: Thank you. Dan
22 Scholhammer.

23 MR. SCHOLHAMMER: Hi. I'm Dan
24 Scholhammer, 2077 Delabole Road. First, I'd like to
25 address all the employees of Waste Management.

1 Appreciate what you guys do. You guys do a good
2 job. I'd hate to see everybody lose their job.
3 However, this -- I'd also like to thank Waste
4 Management for all your donations to the community.
5 It's been going on for a long time. I think our
6 town had enough. I think we all had our fill, if
7 you know what I mean.

8 So I would just advise the Board to
9 please vote no.

10 MR. FIELD: Thank you. Sherry Ott.

11 MS. OTT: I'll pass.

12 MR. FIELD: Allen Schafer.

13 MR. SCHAFER: I'm okay, Mr. Chairman.

14 MR. FIELD: I can't read that one.

15 The person who resides at 366 Blue Valley Drive.

16 Can't read your name.

17 MR. LAYMAN: That's Pete Layman. I
18 apologize for my handwriting.

19 MR. FIELD: Next to a doctor, I'm sure
20 you are the best.

21 MR. LAYMAN: They say it's an
22 occupational hazard. I'll be brief. I'm -- as some
23 of you know, probably the Board knows, the Pen Argyl
24 Solicitor. As Mr. Backenstoe put in the record, Pen
25 Argyl had sent two letters, and the Board thought it

1 was advisable that we come.

2 The main concern Pen Argyl has
3 expressed is to one of the two ordinances that is
4 not going to be voted on tonight. Even though, as
5 Mr. Backenstoe said, it was originally advertised.
6 That's been deferred, I'm sure, for very good
7 reasons. And that's the concern of converting this
8 use from a Conditional Use -- which, traditionally,
9 high-impact uses are conditional to an As-of-Right
10 Use. And I will speak at length because you're
11 voting on that on September 10th, as I understand
12 it.

13 But the concern expressed in the most
14 recent letter is this. When a use, any use --
15 landfill, stadium, large apartment complex -- has an
16 extensive impact because of its character and
17 because of its size -- impact on traffic, impact on
18 surrounding properties -- it is normal in almost
19 every zoning ordinance for that not to be an
20 As-of-Right Use for which the Zoning Officer simply
21 issues a permit, typically, but a Conditional Use,
22 where the governing body, the people elected to
23 evaluate what's going on in the Township, have the
24 opportunity, through a hearing like this that will
25 be a Conditional Use Hearing on the conditional use,

1 a public hearing advertised in the newspaper, public
2 notice, where the specific impacts of that use can
3 be addressed. They can be addressed by the
4 Applicant, they can be addressed by citizens, they
5 can be addressed by people in opposition, and they
6 can be evaluated in detail by the governing body.
7 And that gives the governing body the ability to
8 either approve or, just as importantly, approve with
9 conditions, which might ameliorate some of the
10 negative affects.

11 Because every use of any size -- not
12 just landfill use -- every use of any size has both
13 good and bad effects. And the way to evaluate
14 that -- and it's in every zoning ordinance; it's in
15 Plainfield's Zoning Ordinance -- is to do what the
16 Plainfield Zoning Ordinance has required for
17 decades. To make this, when it is submitted --
18 because after the rezoning occurs, the Applicant, as
19 Waste Management says, would have to go through a
20 DEP process but then also a process to get zoning
21 permits and other permits through this body. And
22 through the Conditional Use process, the actual
23 effect, the detailed plans that are now being
24 submitted, can be evaluated, and that's a very, very
25 valuable process.

1 So I'm not going to comment on the
2 vote tonight because, as you know from the first
3 letter, Pen Argyl did not take a firm position on
4 how you should vote on the rezoning. But the
5 Borough of Pen Argyl is concerned, and I would ask
6 that you think very carefully about whether it makes
7 sense to make, without question, the most impactful
8 use in the Township go through only the same
9 permitting process, the same zoning process, as a
10 single family house.

11 That's -- and I am certainly not going
12 to go on at the same length that we may go on on
13 September 10th because I know that's not before you.
14 But I'm just leaving you with that for tonight for
15 you to think about. Thank you very much.

16 MR. FIELD: Thank you. Richard Tower.

17 MR. TOWER: Pass.

18 MR. FIELD: Charles Houck. Johanna
19 Houck. Wayne Muller.

20 MR. MULLER: My name is Wayne Muller.
21 I live on Sundance Drive in Pen Argyl, Plainfield
22 Township. I've spoken before, not in front of this
23 many people, but I did want to voice my major
24 concerns against the expansion of the landfill.

25 I had mentioned in a previous meeting

1 I have serious health concerns emanating from the
2 current landfill, and I believe it would only get
3 worse as the landfill expands. As some of you know,
4 my wife developed thyroid cancer last year, and
5 apparently, there is a pseudo-cancer cluster in this
6 area. And I can't say it came from living so close
7 to the landfill for 35 years, but maybe it did. So
8 that's one major concern I have.

9 The other, as you mentioned many
10 times -- I live in Dotta's Development, and, yeah,
11 we smell it. And it's only going to get closer now.
12 I'm going to be about a half a mile or so from it.

13 Somebody mentioned traffic concerns
14 aren't going to be a problem. Well, they have to
15 cross that road. They're going to have trucks going
16 across that road. How can we say there's not going
17 to be any traffic concerns? I don't understand
18 that.

19 I'm totally against not preserving
20 open space. I mean, this field is currently -- I
21 believe it's currently planted and used for crops.
22 That will go by the wayside, and that's a shame. I
23 think we're setting a bad precedent, and it's been
24 mentioned -- I didn't realize there were other land
25 opportunities that Waste Management has in their

1 possession or will if they buy certain people out.
2 When will it end? I don't know.

3 And the last thing I'll say, there's
4 been a lot of public outcry, and there's been a lot
5 of support tonight from Waste Management. I don't
6 know if any of you are employees. I would gather
7 so, but I don't know that. And, again, it's a sad
8 situation that if this expansion is not agreed to,
9 you know, there might be some consequences for
10 people that work there.

11 I think, too, a lot of people that are
12 in support of this expansion -- and, again, I'm not
13 speaking for everyone because there are some of you
14 that live close to this landfill -- but I believe a
15 lot of people that are in support of this expansion,
16 it doesn't seem to affect them because they may live
17 several miles away from the landfill. Plainfield
18 Township is a large Township, and I think it's a
19 little bit selfish because everybody will be
20 impacted by this landfill. I'll be honest. I'd
21 rather pay a little bit more in taxes.

22 In closing, I know you guys have a
23 tough decision to make, and I can only pray and hope
24 that you consider all of the constituents that are
25 here and hopefully make the right decision. Thank

1 you.

2 MR. FIELD: Thank you. Carlton
3 Michaels.

4 MR. MICHAELS: Good evening.
5 Important decision tonight. I see we got a record
6 number of police on board, our officers. It's
7 always a good indicator of how our meetings are
8 going to be by how many we got. I'm all about the
9 police, military.

10 Any of you guys ex-military? Officer?

11 UNIDENTIFIED OFFICER: No, sir.

12 MR. MICHAELS: Thank you for your
13 service anyways. Appreciate it.

14 Can't hear me? Sorry. So anyway, I
15 was just wondering if any of the officers were any
16 ex-military at all. And I'm a proud Army dad right
17 here.

18 How about Boy Scouts? Anybody? You
19 know what the Boy Scout motto is? Always be
20 prepared. And you guys better be prepared because
21 you guys are the first contract on the chopping
22 block if this doesn't go through, and that's just
23 among many. And it's not the only one that's going
24 to get cut or stop. Future improvements, supplies,
25 any of our expenditures are in jeopardy. Everything

1 will be scrutinized to the penny. We simply will
2 not have the funds.

3 And it's a shame, really. We're
4 getting things going right now in the right
5 direction, I feel. Repairs and improvements are
6 being made, we've hired a great staff of engineers,
7 we have a great Solicitor on board.

8 Thank you, Dave, for all the years.

9 And things are getting going. They're
10 getting done. Not like they have been. You know,
11 let's just wait and see, see if we have the funds,
12 maybe we can get grants for it. Nothing gets done.
13 It hasn't been getting done. Now we can see
14 improvement.

15 So all that is going to come to a
16 halt. Not right away, mind you, because, you know,
17 it will be a process. Everybody's talking about, we
18 have the infamous trust funds to use up. And it's
19 arguable as to how long they will last depending on
20 what our costs are going to be. We have lawsuits,
21 we have major weather disasters, anything could pop
22 up where we're going to be using a lot more money
23 than we're using now. It's just an unknown.

24 So it won't take long for the spending
25 cuts to kick in. All the while, our taxes will be

1 raised until all the funds are used up without an
2 expansion. And then what? What are we going to do
3 at that point? We just talk about, we should have
4 things in place for, you know, looking down the road
5 so we can get things in order and possibly look to
6 getting other commercial aspects or something to
7 replace the landfill funds that we're using right
8 now. There's nothing -- we've had committees.
9 We've had committees for how many years? There's
10 nothing that has come up. We've had -- 20 years
11 we've been doing this. We've had the same process
12 20 years ago, and nothing is in place now that we
13 would have this day. It's still here.

14 If there would've been something else
15 going on that could make up those funds, I'd be on
16 board too. Right? So there's nothing here, and in
17 the near future, it's not looking like there's going
18 to be. So what are we left with? We have a few
19 more years left with the landfill until it's gone,
20 and then what? Like I said, it's -- even if we
21 raise all the taxes to the max, cut the spending to
22 the bone, we're still not able to cover the lost
23 funds from the landfill.

24 And, you know, let's not forget
25 that -- the garbage costs, the residential garbage

1 costs, the commercial garbage costs. They're going
2 to go through the roof. I said this before.
3 They're going to be on par with our -- almost with
4 our real estate taxes. They have no choice, and
5 they can charge whatever they want because
6 they're -- whoever is going to do this is going to
7 have the only game in town.

8 So it's great to hear how nobody wants
9 this landfill, and they're up here, and they're
10 complaining, and you're very vocal, you clap a lot,
11 and it's great. And it's great the whole community
12 is out here. This is fantastic. But you're the
13 same ones who are going to be up here crying the
14 blues in another who knows how many years. Your
15 taxes are through the roof; you can't afford it.
16 And then what? You think, you know, what's going to
17 happen? Then the damage is already going to be
18 done, and what are we going to do? It's like having
19 your whole life savings -- and, you know, I'm
20 getting old now. We're all retiring, and hopefully
21 you got some funds put together and you can retire,
22 you don't have to work. And all of a sudden, your
23 financial planner says, oh, guess what? Half of
24 your income is gone, and now what?

25 You're too old to work, and you can't,

1 you know, find any more income anywhere, just the
2 same thing with our Township. Where are we going to
3 get the money from? And you're at a loss.

4 Is that it for time?

5 MR. FIELD: That's it for time.

6 MR. MICHAELS: I'll come back.

7 MR. FIELD: We're going to take a
8 five-minute break at this time.

9 (A recess was taken.)

10 MR. FIELD: All right. Everyone,
11 please be seated. I would like to remind everyone
12 to please be respectful. No -- if everyone would
13 please be respectful of whoever is speaking, no
14 sidebar conversations. Please no other noise in the
15 room because other people can't hear everything,
16 even with the person at the podium.

17 So we will resume public testimony.
18 Troy Leighton is up. Troy Leighton. Glen Houck.

19 If these people would raise their hand
20 as they approach the podium, I would be able to know
21 better that they were actually in the room.

22 Glenn Houck. Christine Houck.
23 Richard Werkheiser. Renee Yates. David Yates.
24 Jennifer Schaeffer. Bill Schaeffer.

25 MS. YATES: Hello. My name is Renee

1 Yates. I live on 986 Bocce Club Road in Pen Argyl,
2 which is affected by the landfill.

3 I have lived in Pen Argyl since 1996.
4 I have been smelling the dump since then. I have
5 lived on West Pen Argyl Street; smelled the dump. I
6 have lived on West Mountain Avenue; smelled the
7 dump. I have lived on -- what's the other one? --
8 and I smelled the dump. Now at 986, I still smell
9 it, okay?

10 It's a beautiful property. I have
11 coyotes. I have deer. I have fishers. You should
12 see the Canadian Geese that come over when it rains
13 too much. It's a beautiful property. I don't know
14 what's going to happen to Waltz Creek. We have fish
15 in there. My son is 18 -- stand up, David -- My son
16 is 18 years old. He fishes out of that creek, okay?

17 I'm getting emotional because you're
18 going to ruin my life. This property means so much
19 to me. I cannot stand it that you're going to ruin
20 it with a stupid dump. It deserves more respect
21 than that. This property is beautiful. I could
22 show you pictures of foxes. It's so beautiful.
23 Please save our property. Thank you.

24 MR. FIELD: Robert Gustenberg
25 (phonetic). Matt Glennon.

1 MR. GLENNON: Good evening. I'm Matt
2 Glennon. Just a couple of observations, mostly on
3 the dollars, but I'd like to point out that
4 Washington Township seems to survive, and they have
5 no landfill. Bushkill Township seems to survive,
6 and they have no landfill. Moore Township -- you
7 get the point, and I can go on. Obviously,
8 Plainfield Township can survive without a landfill.

9 Mr. Chairman, Ken, I don't mean to
10 pick on you, but I noted some months ago you said:
11 Well, if someone could show me how we can survive
12 economically without the \$2.1 million from the
13 landfill. And, of course, that's how much money
14 they pay to the Township, but that's not how much
15 money the town gets to use. 45 cents of that goes
16 into the trust fund. So really what we -- I'm not
17 sure. I think it's in the range of about a million
18 seven. It's in that range.

19 In the report, what -- I think it was
20 Susquehanna Economic Analysis, and I thought it was
21 intellectually dishonest, let's put it that way.
22 But they took a backward-looking picture of what the
23 trust fund earned and compared it to the rate of
24 inflation, and they came out -- like, a negative
25 number. Well, they were looking back over the COVID

1 period.

2 I have a chart here put together by JP
3 Morgan Chase, and it does show that period of during
4 COVID that U.S. Treasuries were very low, inflation
5 was high. But the long term averages, they're
6 tracking the nominal yield. The real yield of the
7 ten-year treasury, that's a pretty good proxy for
8 what municipalities are allowed to earn -- what our
9 trust fund earns. The long-term average is about
10 5.73 percent, but more importantly, the real yield,
11 adjusted for inflation, long-term, it's about 1.92
12 percent. As of June 30, 2025, it was 1.47 percent.

13 So the truth is that if we were to use
14 the trust fund to replace the money coming in from
15 the landfill, assuming -- after inflation yield in
16 that range, one-and-a-half to 1.9 percent, and
17 taking out a million seven here, that trust fund
18 would last us until 2038, maybe 2040. I think that
19 would be ample time for the town to figure out how
20 to balance the budget. Like Mike Smith mentioned, I
21 think that would be a good idea.

22 I just want to remind you, also,
23 that -- my wife wanted to mention -- only two
24 members of this Board have actually been elected.
25 And I think Mike Smith had mentioned, let's not rush

1 this through. Let's wait and see what the next
2 election brings. It would give you a better look,
3 maybe, of what the view of our citizens is. Thank
4 you.

5 MR. FIELD: Chris Cotturo.

6 MR. COTTURO: First, I'd like to say
7 thank you for letting me speak. I'm Chris Cotturo.
8 I'm a resident of Washington Township, 18 Treeline
9 Drive. And with the exception of maybe about six
10 years, I've been a resident of the Slate Belt for
11 all my life.

12 You have a tough decision before you.
13 And I want to thank all the Waste Management workers
14 that dedicate their lives daily to working hard to
15 serve the community. But I also want the Board to
16 consider that the economic component is -- while
17 important, is also something that can be addressed
18 in other ways, and that has been spoken to by other
19 people.

20 In my opinion, voting for the
21 expansion is a short-sighted solution. There will
22 come a time, if this passes, where the dump will
23 have to close, and then the problem will still be
24 there. And so at that point, as was stated earlier,
25 that land cannot be reclaimed, so the tax revenue

1 from that land will eventually be lost.

2 So I think, as was suggested before,
3 the time to find other alternatives is now. As was
4 stated, other communities are able to survive
5 without the dump. For us residents in Washington
6 Township, we live -- in my instance -- as the crow
7 flies, a mile from the dump, and we have the smell.
8 In my office, I have the smell. We aren't getting
9 any financial benefit, but yet we have to deal with
10 the smell.

11 As to the traffic on Pen Argyl Road,
12 that area in particular, where it intersects --
13 where Delabole Road intersects Pen Argyl Road, there
14 have been numerous accidents. It's a very dangerous
15 intersection as it is. People come flying around
16 that turn. It's going to pose a hazard to the
17 workers crossing that street, especially without a
18 traffic light.

19 And there is also, as I'm sure most
20 people here tonight know, already a class action
21 suit. The smell has been there. Expanding the dump
22 is not going to eliminate the smell. I ask that you
23 review this and respectfully ask that you vote to
24 oppose it. Thank you for your time.

25 MR. FIELD: Pete Albanese.

1 MR. ALBANESE: Thank you. First of
2 all, I'd like to make a statement. I'd just like to
3 thank the Board and its staff for everything they've
4 done in the past year and a half. It has been a
5 breath of fresh air to see a Board care so much
6 about a Township. Going through the procedures,
7 helping people, anyone that comes in, you address,
8 and I really appreciate that.

9 I'd just like to make a few facts.
10 Waste Management, the Applicant, provides a service
11 to everyone in this room.

12 (Unidentified speaker interruption.)

13 MR. ALBANESE: Yes, they do. They
14 collect our waste.

15 (Unidentified speaker interruption.)

16 MR. ALBANESE: We produce -- whether
17 they collect it or someone else collects it, we
18 still produce waste, and it has to go somewhere.
19 And it has gone in that landfill for 70 years.

20 The next -- the Solid Waste District
21 is the smallest zoning district in the Township. It
22 will probably remain the smallest zoning district in
23 the Township. The current one is a little over 360
24 acres. They're only using about 110, maybe 130.
25 They're using a third of it. In the expansion,

1 they're asking for 211 acres for all of the
2 infrastructure. 81 of it will be a landfill. It
3 will still remain a small area of the Township.

4 I just want the Board to know that you
5 have a lot of support, way beyond what's in this
6 room tonight, and I hope you understand that.

7 And a couple of people tonight said
8 this Township will change. It will change. You
9 can't stop change. Change always happens. But
10 there's a different kind of change. This landfill
11 has allowed this Township to remain a rural
12 community, as everyone has so eloquently said here
13 tonight about how they appreciate this community.
14 We've had tremendous growth to the south, we've had
15 a lot of growth to the north, but we have remained a
16 rural community because I think that was the wishes
17 of this Township a long time ago. And the only
18 company that has allowed this to happen and remain
19 the way we are is the landfill because you have
20 gotten revenues to support the way these people want
21 to live in this community, and that's very important
22 to understand.

23 If the landfill does close, I really
24 think the community will face a lot of changes. As
25 I have stated earlier at other meetings, you'll

1 probably get about \$1,000 a home, a singe-family
2 home. As Mr. Layman said, if you're short about
3 \$1.7 million a year, you're probably going to have
4 to build about 2,000 homes. So 2,000 homes, however
5 many acres you're going to use -- 2,000 acres,
6 3,000, 4,000 acres -- that's just for homes just to
7 try to equal that revenue.

8 Industrial growth, yes. Do we need
9 some? Yes. But do we want to take over the farm
10 and forest area to put national growth in? Expand
11 sewer, expand water services. The Township will
12 change. It will become like Forks Township. When I
13 grew up, Forks Township was like Plainfield
14 Township. Forks Township took a different route.
15 They decided they wanted growth. They have
16 tremendous growth. Plainfield took a different
17 path.

18 And I hope you vote yes because I hope
19 this Township can remain the way it is. Thank you.

20 MR. FIELD: Carol Zellman.

21 UNIDENTIFIED SPEAKER: I'm not going
22 to speak at the mic, but I'm definitely against it,
23 and I --

24 MS. STEFANELLI: You need to have a
25 microphone for the record because we have a

1 stenographer.

2 MS. BEAHM: Good evening. My name is
3 Millie Beahm. I've been asked to read two letters.
4 Ms. Zellman had presented a letter, and she didn't
5 feel she wanted to read it herself. And I also have
6 one from Debra Ubal (phonetic). I'll read Debra's
7 first because it's shorter.

8 Dear Members of the Plainfield
9 Township Board of Supervisors, it is hard to even
10 know what to say at this point about the situation.
11 Myself and my family are strongly opposed to the new
12 landfill that Waste Management has proposed on the
13 land across from the existing landfill. It is such
14 a beautiful area. Rezoning it to a solid waste from
15 the current farm and forest would be so detrimental
16 to the environment, to all those who must live near
17 it, and to our entire Township as a whole.

18 Plainfield Township has taken our fair
19 share of garbage. I implore you to follow the
20 recommendations that have been made by our own
21 Planning Commission and the Lehigh Valley Planning
22 Commission. Strategic Solutions, the outside
23 planning agency hired by the Plainfield Township
24 Board of Supervisors, also documented their
25 recommendation against removing the conditional use

1 regulations. The people who have given these
2 recommendations are highly educated in land use and
3 are clearly telling the Board of Supervisors that
4 this is just wrong.

5 Your job is to protect the residents
6 of this Township, not to help a multi-billion dollar
7 corporation to get richer. Please don't sacrifice
8 us to accomplish that.

9 Sincerely and with great concern,
10 Debra Ubal and family.

11 The letter from Ms. Zellman:

12 Dear Plainfield Township Board of
13 Supervisors, we live in close proximity to the
14 landfill on Pen Argyl Road, and we are absolutely
15 against the proposed rezoning requested by Waste
16 Management. The rezoning would allow for a new
17 landfill. This expansion and continued waste
18 operations will mean the continuation of the
19 following: Nauseating smell, dump truck traffic,
20 garbage blowing and landing on our property, i.e.
21 plastic garbage bags and other wind-carried debris,
22 rodents, risk -- health risk concerns.

23 The landfill has affected our quality
24 of life and, we believe, decreased our property
25 value. The offensive odor has woken us up in the

1 middle of the night many times. We are often unable
2 to open our windows or rushing to close them due to
3 the terrible smell that is so strong it causes
4 headaches and makes your eyes burn.

5 We used to spend a lot of time
6 outdoors and enjoy outdoor entertaining, but the
7 smell can become overwhelming, so we limit the time
8 spent outside. The smell of garbage-mist fragrance
9 it used to cover the odor gets worse over time, most
10 noticeably at night.

11 For the past several years, my
12 neighbors and I have made numerous phone calls to
13 report the stench to Pennsylvania DEP and Waste
14 Management. Hopefully, those reports were logged
15 appropriately. We have had no choice but to
16 purchase rodent traps to control rats and mice
17 coming from the dump, and we are constantly trying
18 to refill holes they dig around our foundation.

19 Recently, we attended a student event
20 at Bangor School, and everyone there could smell Pen
21 Argyl's dump. It's even worse for our children at
22 Pen Argyl schools, which are so much closer. It's
23 awful. It's embarrassing. It's disgusting.

24 Waste Management is scheduled to
25 close, as they should be nearing capacity, which

1 would allow the local residents the ability to be
2 able to enjoy spending time outdoors again instead
3 of running for cover when the odor becomes
4 overwhelming. We are already at risk for diseases
5 and cancers since living so close to the current
6 landfill.

7 The Waste Management Grand Central
8 Sanitary Landfill is not too far from Pen Argyl,
9 Washington Township, and Wind Gap. It is usually
10 windy here, and garbage and the smell is easily
11 carried in the wind. It is a bad location for a
12 dump to begin with, and the thought of expanding it
13 is ridiculous. The folks that make dump or sludge
14 decisions regarding the best interests for
15 Plainfield and Pen Argyl residents should also
16 reside within a one-mile radius of said location for
17 several years before they can make any decisions
18 regarding an expansion or a new rezoned area for
19 solid waste. How many neighboring residents would
20 be in favor of a large area of farmland getting
21 destroyed by another mountain of garbage?

22 Today, we can see the dump from our
23 backyard. It wasn't visible when we first moved
24 here in 2006, but it grew into a mountain of
25 garbage. Never, ever did we think they would

1 consider expansion, a new dump across the street
2 from the current location. Please help us fight
3 this.

4 We also have many farmers in our area
5 who may not have been aware of the dump's plan for
6 expanding. Please support preserving the farmland
7 and say no to Waste Management.

8 Just as the Lehigh Valley Planning
9 Commission advised to the Plainfield Supervisors,
10 Waste Management net worth as of August 18, 2025, is
11 91.3 -- 37 billion. With that amount of money, they
12 could find a location away from a residential area,
13 allowing families to raise their children in a safe,
14 clean environment. No amount of money can cure you
15 from cancer or disease. Please vote no to Waste
16 Management.

17 Regards, Mr. And Ms. Zellman and
18 family.

19 Thank you.

20 MR. FIELD: Millie?

21 MS. STEFANELLI: I just need Ubal's
22 first name. I'm sorry. Ubal's first name?

23 MS. BEAHM: Deb Ubal.

24 MS. STEFANELLI: That's all I needed.

25 Thank you.

1 MR. FIELD: Annie Fehnel. Frank
2 Fehnel. Brittany Dayton. Leeym Kessler.

3 MR. KESSLER: Hello, everyone. My
4 name is Leeym Kessler. I live on 946 Bocce Club
5 Road. I have lived there for approximately six
6 months now, and to say the least, I am very proud of
7 the apartment that me and my wonderful girlfriend --
8 she didn't want to step up -- but we have been
9 renting this apartment for six months now, and we've
10 grown to love this place a lot. We've always wanted
11 this apartment. We've tried getting it before in
12 the past. Unfortunately, financially, I wasn't able
13 to achieve that goal at the time, but I'm happy to
14 say that now, we have been able to achieve said
15 goal.

16 But if you're not aware, 946 Bocce
17 Club Road is located right within the rezoning area.
18 We are right across from the dump. But I am opposed
19 to the rezoning of the dump.

20 But I just want to take a moment to at
21 least acknowledge the Waste Management staff and
22 everything they do for the community. You guys do a
23 great job, and I don't want that to be
24 unacknowledged. You guys do a lot for the
25 community. You try to keep it clean as best you

1 can, and that I appreciate.

2 But that's all I have to say, and I
3 just want to thank you for your time.

4 MR. FIELD: Thank you. Jeff Stout.

5 MR. STOUT: Hello. Jeff Stout, Albert
6 Road. I just want to thank you for the opportunity
7 to speak my piece here about this landfill
8 expansion.

9 About four years ago, my wife and I
10 started to come to the Supervisor meetings and
11 Planning Commission meetings. We've lived in this
12 Township about forty years, and I just figured it
13 was about time we started getting more involved and
14 learned more about the Township and how things work.
15 And it's been quite an education. A lot of things
16 go on that a lot of people don't realize, I think.
17 And this landfill rezoning has been the
18 longest-standing issue.

19 So if we were here tonight talking
20 about a new landfill, like some of the other people,
21 I'd probably be opposed. But this isn't a new
22 landfill. It's an expansion of an existing landfill
23 using infrastructure that's in place, a landfill
24 that been -- 70 years. A landfill that's been very
25 compliant, very much regulated by the DEP, very

1 compliant. And I think there have been very few
2 infractions on their DEP permit.

3 So, like I said, this operation has
4 been proven to be DEP compliant and beneficial to
5 the entire Slate Belt area, and Waste Management's
6 commitment to the community is evident in all the
7 funding and support they give to local businesses,
8 the volunteer fire companies, the food banks, the
9 police K-9 forces, the schools, and the other
10 various organizations. It seems like if there's
11 ever a need and someone asks -- if they ask Waste
12 Management, they respond quickly and with a lot of
13 generosity.

14 So as with any business that has a
15 potential impact on the environment, Waste
16 Management is strictly regulated by the DEP, and,
17 like I said, their violations have been minimal over
18 the years.

19 And to some folks that think -- have
20 the perception that they're major polluters and
21 getting away with it -- granted, there's times when
22 the landfill has odor. We've heard that. A lot of
23 people think there's a lot of odor, and I don't live
24 that close to it, so I'm not -- I do smell it at
25 times when I drive by, but you got to think about,

1 they're disposing of a few thousand tons of trash a
2 day. I think it's reasonable to think that there's
3 going to be some odor, and their odor mitigation
4 systems may not be 100 percent effective, but I
5 think they do the best job that they can.

6 As far as their discharge water and
7 pollution that way, the discharge water is monitored
8 and connected directly to the DEP through a computer
9 system, so if there's a violation, the DEP knows
10 about it, perhaps sometimes before they even know
11 about it on the site. So, personally, I don't think
12 they're in violation, I don't think they're getting
13 away with anything, and I don't think they're
14 violating the permit.

15 So you've heard a lot about health
16 risks, as well, and the folks that have experienced
17 cancer -- the one gentleman mentioned his wife has
18 thyroid cancer, and I feel for you. I have cancer
19 that touched my family, and it's a nasty disease.
20 But yet I don't know or I've never seen anywhere
21 it's directly been tied to the landfill.

22 As I've mentioned before, this area
23 has a lot of radon gas from the shale and the slate,
24 and I often wonder if that's part of the issue.
25 Personally, I think it is. I've got a lot of radon

1 in my house, and I had to put a system in. But what
2 concerns me is, you know, the health risk concerns
3 or accusations that it comes from the landfill. I
4 don't understand how that can be a true accusation
5 when you have workers from Waste Management working
6 on an open and active site of the dump. And some of
7 them have been there for 30 years, and they're not
8 sick. They don't have cancer. So I'm not sure --
9 in my opinion -- how valid a concern the health
10 risks are.

11 In looking at the potential landfill
12 closure having a major impact on the entire Slate
13 Belt community, you know, we're told that we need to
14 just be concerned with our Township, but I think if
15 you talk to Pen Argyl Borough residents, Council
16 Members -- and same for Wind Gap. Wind Gap had
17 received \$837,000 in '24, and Pen Argyl about
18 \$903,000, plus both municipalities get free trash
19 pick up. I think if the landfill closes, obviously,
20 everybody's going to need to pay for their trash
21 removal, and both municipalities, both Boroughs
22 there, are going to see that funding go away, so I
23 think that they're going to find that the
24 donations -- the Hosting Agreements, whatever --
25 from Waste Management have been very beneficial to

1 both of those communities. And along with our
2 Township, I think Pen Argyl and Wind Gap are going
3 to suffer just as much if the landfill should be
4 closed.

5 We've heard talks about Susquehanna
6 Accounting and Strategic Solutions, whether or not
7 it was right to hire them. Personally, I think it
8 was right to hire them. It's an outside interest,
9 unbiased opinion. I think that was a good idea.

10 The last thing I'd like to say is that
11 the Supervisors seem to have placed a lot of faith
12 in the trust fund. That's our golden parachute.
13 But I did a Right-to-Know and got the 2024 year-end
14 financial report in the portfolio summary on the
15 trust fund, and on that report, it shows that the
16 performance of that fund, from November 13th until
17 the end of 2024, has been a mere 1.45 percent. And
18 by my calculations, if that percentage and growth
19 and the money going into that fund remains the same,
20 by the end of 2029, you're looking at \$18 million,
21 just shy of \$18 million in that trust fund.

22 If I had \$18 million, I'd be really
23 happy. For a Township with an \$8 million budget, I
24 don't see that that's going to go very far. And
25 when that money is dipped into and that money goes

1 away, the only way they're going to make that up is
2 to start taxing. Taxing, taxing, taxing. We're all
3 just going to pay a lot more taxes for what I feel
4 is a small percentage of people that are opposed to
5 the landfill.

6 So I ask that you vote yes to the
7 rezoning --

8 (Unidentified speaker interruption.)

9 MR. STOUT: -- proactive and develop
10 an Economic Development Committee, and --

11 MR. FIELD: Wrap it up.

12 MR. STOUT: -- come up with a written
13 plan to be overly proactive, and 20 years from now,
14 the expansion is ready to close, and you'll be set.
15 Things will be in place.

16 MR. FIELD: Thank you. Hope Cotturo.

17 MS. COTTURO: Good evening. My name
18 is Hope Cotturo, and I'm here with my husband,
19 Christopher Cotturo. We are residents of Washington
20 Township. We live off of Pen Argyl Road -- off of
21 Mill Road, in a development right off of Mill Road.
22 As the crow flies, we're a mile or less away from
23 the dump.

24 We oppose the new dump because it's
25 really not an expansion. It's a new dump.

1 Purchasing of new land, new facilities, new holes,
2 new mountains.

3 I would ask the Board to really
4 consider not only Plainfield Township but the
5 surrounding areas and really try to get the other
6 municipalities involved in the decision-making.
7 Similar to when there was no Regional Police
8 Department, it was a scary time to let go of the
9 reins and to bring other people and to form
10 something that would benefit not just one community,
11 but many communities.

12 As we all know, the Slate Belt
13 Regional Police Department has been a wonderful
14 asset, but in the beginning, I'm sure it was a scary
15 time for all of the townships to renege what was
16 once their only decision -- they were the only
17 Township responsible for their policemen and
18 policewomen.

19 So, again, my husband and I are not in
20 favor of the new dump, and we would ask you to --
21 really implore you to vote no. Thank you.

22 MR. FIELD: Lisa Rodger. J.R. Renna.

23 MR. RENNA: I'm reading on behalf of
24 Lisa. Lisa Rodger, who was unable to attend while
25 she tends to a family matter, submits this letter:

1 Dear Supervisors, I'm writing as a
2 deeply concerned resident of Plainfield Township who
3 has previously submitted written comments and spoke
4 at public meetings regarding the proposed expansion
5 of Waste Management. I'm compelled again to express
6 my strong opposition to the expansion and related
7 rezoning from farm and forest to solid waste
8 disposal.

9 The proposal poses significant
10 irreversible risks to public health, environmental
11 integrity, and the rural character that defines our
12 community.

13 The landfill is already uncomfortably
14 too close to residential neighborhoods, with
15 families living just one or two miles from its
16 perimeter. My own daughter suffers from asthma, and
17 she is now being evaluated for hematology oncology
18 with uncertainty over what we're dealing with, a
19 benign blood disorder or something more serious,
20 such as chronic lymphomatic [sic] leukemia. Some
21 studies have suggested a possible link between CLL
22 and exposure to landfill gases, including volatile
23 organic compounds and other pollutants. For my
24 family, this is not abstract; it is deeply personal.

25 Expanding a landfill that emits

1 methane VOCs and hydrogen sulfide gases that are
2 known to exacerbate respiratory and immune system
3 conditions is unacceptable and irresponsible.

4 Environmentally, this rezoning is just
5 reckless. It would convert over 200 acres of farm
6 and forest land that includes steep slopes,
7 wetlands, and farmlands into industrial use.
8 Weakening steep slope protections and disturbing
9 sensitive land threatens erosion, storm water
10 runoff, groundwater contamination, and permanent
11 ecological damage.

12 Even more troubling is the proposed
13 change to landfill operations from a conditional
14 use, which allows oversight and public input, to a
15 Permitted-By-Right Use. This effectively silences
16 the community and removes critical safeguards.

17 Residents successfully opposed the
18 Synagro Sludge Drying facility, and removing
19 Conditional Use protections would make future
20 harmful proposals far more difficult to challenge.

21 The Lehigh Valley Planning Commission
22 has been clear in its recommendations. LVPC
23 strongly urges the Supervisors to listen and weigh
24 heavily the recommendations of Plainfield Township
25 Planning Commission. LVPC also encourages

1 Plainfield Supervisors to work with neighboring
2 municipalities, including Washington Township and
3 Pen Argyl Borough, who are directly impacted by this
4 decision due to their proximity.

5 LVPC Commission Chairman, Christopher
6 Amato, summed it up perfectly when he stated: So
7 Plainfield has borne the burden of our solid waste
8 for a long time, long enough. Long enough. The
9 voting public has spoken, and on many levels, this
10 is just wrong.

11 Despite guidance from LVPC and the
12 Plainfield Township Planning Commission, the
13 Supervisors have allowed Strategic Solutions, a
14 private for-profit company they hired, to present
15 their findings at the August 13th public meeting
16 while completely ignoring and failing to acknowledge
17 publicly the professional malices (phonetic) of
18 both the Lehigh Valley Planning Commission and the
19 Plainfield Township Planning Commission. Not one
20 Supervisor attended the LVPC meeting where
21 Plainfield Township Supervisors were openly
22 criticized for ignoring expert guidance, regional
23 and local planning standards, and public input from
24 both their own community as well as surrounding
25 communities.

1 It is clear that the current push for
2 expansion is driven entirely by potential financial
3 gains from the landfill without consideration of
4 alternative revenue sources or ways to strengthen
5 the Township's finances responsibly. Prioritizing
6 money from a single private company over public
7 health, environmental protection, and community
8 welfare is irresponsible and short-sighted.

9 The landfill is already the subject of
10 a multi-municipality class action lawsuit regarding
11 odors, declining quality of life, and health
12 impacts. Expanding operations now, while residents
13 are already experiencing harm, is reckless and
14 demonstrates a blatant disregard for this community.

15 While it has been stated that those
16 speaking against this project do not represent the
17 majority, that is open to personal interpretation.
18 What is especially troubling is, the voices
19 supporting this expansion seem to come mostly from
20 employees or former employees of Waste Management,
21 business partners, or individuals who have
22 financially benefitted from the company, such as
23 those who have sold their homes to Waste Management.

24 When support is motivated primarily by
25 personal gain rather than genuine concern for our

1 community, it is hard to take these endorsements
2 seriously and emphasizes the need for Supervisors to
3 put the well-being of long-term residents first.

4 For all these reasons, Plainfield
5 Township Supervisors must vote no on the proposed
6 rezoning request and landfill expansion. The health
7 of our families, the integrity of our environment,
8 and the future of our Township must take precedence
9 over the financial interests of a single private
10 waste corporation.

11 Sincerely, Lisa Rodger, Plainfield
12 Township resident.

13 MR. FIELD: You're up next.

14 MR. RENNA: Okay. I have some items
15 that I'll enter into the record. I'll provide
16 them -- a copy for both of you at the end of my
17 remarks if that's okay.

18 MR. FIELD: Sure.

19 MR. ROWLEY: I would just -- we would
20 request a copy of anything that's submitted into the
21 record as well.

22 MR. RENNA: Sure.

23 My name is J.R. Renna. I live two
24 miles away from the dump in Plainfield Township, and
25 the odors reach my property regularly.

1 A few days ago, Waste Management
2 posted on social media, inviting folks to attend
3 this meeting to wear your green shirts. The post
4 said, and I quote: Communities thrive when every
5 voice is heard.

6 Comments on that Facebook post were
7 disabled. For me, this sums up the approach Waste
8 Management and some of our Supervisors have taken
9 when it comes to this rezoning. A shiny PR campaign
10 built on hypocritical and disingenuous motives.
11 First, wear your green shirt. Is this a pep rally
12 for a football game?

13 I want to say first that I wish no ill
14 will on the workers who might be impacted by this
15 closure, and I hope that Waste Management is
16 compensating you for your time tonight. But I'm
17 sorry, this is not a game for us.

18 This kind of question is: What do we
19 want to leave behind for our kids and our grandkids?
20 Waste Management wants to replace farm and forest
21 land that Plainfield Township website calls to
22 preserve with a pile of trash while they deposit a
23 pile of cash on their bottom line.

24 Communities thrive when we come
25 together. Well, why does Waste Management keep

1 driving us apart? They have already received three
2 major expansions over the years, each with spirited
3 debate, but they've asked now for even more. Their
4 most recent attempt was denied by the Board of
5 Supervisors, who listened to our community in 2020.

6 I can share an example of how our
7 community actually did come together: 428
8 signatures against rezoning collected via our
9 change.org petition. As of 5 p.m. this evening,
10 we're up to, like, 434 now. 53 in the last week
11 leading up to this meeting. And I'm telling you,
12 the more that people find out about what's going on,
13 the more signatures we get. Some of the comments
14 left on our petition: Don Moore from Stockertown
15 said: With 16 million in the trust fund, 4 million
16 in the general fund, and 7 million in the open space
17 fund, the Board of Supervisors should be able to
18 figure out how to transition the Township without
19 relying on the landfill for income. Has it tried to
20 map a way to do this?

21 Or Jeanine Brown (phonetic) from Pen
22 Argyl, who said: Please vote as the residents who
23 elected you desire, rather than thinking about the
24 fiscal impact to the Township. We are aware of the
25 implications and still seek no further or additional

1 expansion of the landfill.

2 I submit these signatures and comments
3 from our change.org petition to be entered into the
4 record.

5 Waste Management's post called for all
6 voices to be heard, but they didn't want you to hear
7 their voices as they met privately with Supervisors.
8 Preserveplainfield.org obtained emails through
9 Right-to-Know requests revealing Waste Management
10 representatives pushing to meet with Plainfield
11 Township Supervisors in secret to conceal their
12 discussions from the public. They specifically
13 asked to meet with Supervisors in groups of two or
14 less to avoid a quorum so they would not be subject
15 to the Sunshine Act, a law that exists to preserve
16 transparency in government to the public.

17 To be clear, we're not accusing Waste
18 Management or Plainfield Township Supervisors of
19 violating this Act, but we are observing that those
20 efforts were made to skirt the provisions of the
21 Sunshine Act. I will submit that full email
22 conversation for the record.

23 I will also say for the record, at the
24 Planning Commission meetings earlier this winter,
25 Waste Management said 35 employees would be impacted

1 by tonight -- would be impacted, but tonight, now
2 they claim over 220. Just another example that
3 should garner skepticism.

4 And for the record, the Lehigh Valley
5 Planning Commission was right when they said: This
6 is just wrong.

7 I submit to all here tonight that
8 everything about the way Waste Management has
9 approached this and how some of the Supervisors have
10 responded to this stinks. No amount of cardboard
11 checks for our community organizations can cover up
12 that stink. I believe our community is too smart to
13 fall for those cardboard checks. We see right
14 through that, and we will not take the bait.

15 I believe our community deserves what
16 Waste Management promised in their post: A
17 sustainable future. And I also believe the only way
18 to guarantee that is to listen to the community and
19 deny this rezoning request.

20 MR. FIELD: Robin Dingle.

21 MS. DINGLE: Hello. Robin Dingle,
22 2012 Delabole Road. I've talked or spoken at
23 several other of the Board meetings, so I'm going to
24 focus on some different things tonight.

25 First, both attorneys started the

1 meeting with sort of a documentation of records that
2 have been reviewed. So I just want to clarify that.
3 The results or recommendation from the PC, there was
4 never any mention of the Special Meetings -- PC
5 meetings minutes, correct? They were not provided.
6 They were not recorded at that time. When the
7 recommendation from the PC was requested by the
8 Board of Supervisors, the meeting minutes were not
9 yet completed or provided for reference for the
10 Planning Commission to compile that recommendation.

11 Did the Board Members attend the
12 special planning meetings? No, not all of them.
13 Some did for some meetings. Was a stenographer
14 provided or offered to the Planning Commission
15 during Special Meetings? No. So in effect, there
16 is no documentation for any of the records here of
17 all the effort and conversations put into the
18 Special Meetings with the Planning Commission. Yet
19 Waste Management has come here and once again been
20 offered an opportunity to talk to and present
21 everything to the Board. Was that offered to the
22 Planning Commission to come and summarize their
23 thoughts and justify and go over their
24 recommendations with the Board? No.

25 So with that said, I just want to go

1 through some of -- the other thing I wanted to
2 mention -- sorry. I'm trying to take notes as we're
3 going through the meeting.

4 There was reference to the ordinances
5 that we're reviewing tonight and on September 10th
6 were sent out basically on August 13th to make the
7 two-week notice for this meeting. The Planning
8 Commission's review of the ordinances, the meeting
9 was August 18th. So basically, the August 18th
10 meeting, which we then provided meeting minutes to
11 on August 21st, has not been or ever considered for
12 anything regarding the ordinances. The ordinances
13 were published as-is prior to the Planning
14 Commission's meeting, so, therefore, none of those
15 recommendations were considered by the Board.

16 I want to just go through some of the
17 Planning Commission recommendations on that. We go
18 through detailed bullets of why we denied -- the
19 vote was 3-to-1 for all three ordinances. And
20 again, a lot of this is for the public record since
21 apparently we don't have any real Special Meetings
22 or documentation of the Planning Commission
23 meetings.

24 Basically, the Planning Commission
25 supports and asks that the Board, prior to making a

1 final decision, listen to and follow the Lehigh
2 Valley Planning Commission's recommendation. And
3 I'm going to do this in quotes: Asking the Township
4 Supervisors to follow the process outlined in the
5 Pennsylvania Municipalities Planning Code to fund
6 and support the planning -- Township Planning
7 Commission to develop, utilizing a neutral
8 data-driven approach, and conduct an environmental
9 study of the impact of the potential expansion of
10 zoning for landfill uses. Zoning is one of the most
11 important, powerful tools that any Planning
12 Commission, in partnership with the local government
13 leadership, has. Money matters are important.
14 However, they are far from the only impact of zoning
15 change. Broad, comprehensive review of major known
16 potential impacts is critical to making prudent
17 decisions in the interest of the community, and it
18 is the obligation of elected officials when
19 assessing and addressing change through land use
20 laws. End of quote.

21 For those in attendance at the meeting
22 on August 13th when Strategic Solutions presented
23 their study, it was evident that their memo or their
24 scope was very limited. They did not consider the
25 whole berth of environmental impacts, public health,

1 cumulative impacts, public concerns and opinion,
2 availability of alternative sites, and historic land
3 use agreements between the Township and Waste
4 Management.

5 Based on the results of the numerous
6 Special Meetings and input from surrounding
7 townships, the local residents, as well as the
8 Lehigh Valley Planning Commission, and the fact that
9 the Township has time to make this critical
10 decision, the landfill is still operating for the
11 next three to four years.

12 The PC strongly recommended that the
13 Board allow the PC to oversee contracting of
14 appropriate subject experts and completion of the
15 following: A Public Health Assessment and
16 Environmental Impact Study. Again, the PC requested
17 the Board that, if there was not sufficient time to
18 complete the studies and it's inclined to move
19 forward and actually vote or approve the request
20 tonight, the PC provided an opportunity -- the PC
21 requested that they were provided with an
22 opportunity to review the ordinances in another
23 monthly meeting to provide comments and
24 recommendation. The recommendations are currently
25 proposed language --

1 MR. FIELD: Wrap it up, please.

2 MS. DINGLE: The last thing I want to
3 bring up, then, is the fact that, at the Planning
4 Commission meeting, there was a discussion that the
5 landfill that they're asking to be rezoned includes
6 18 properties, of which several are not necessary
7 and are actually in the green space. Also, there
8 was asked -- it's been indicated in these meetings
9 that the current land owner has indicated --

10 MR. FIELD: Finish up, please.

11 MS. DINGLE: I've got two bullets.
12 The current landowner has indicated to Waste
13 Management it's an all-or-nothing purchase. In
14 other words, they're going to sell the 212 acres or
15 nothing. Why does that affect us? That's between
16 the landfill and the landowner -- the Township and
17 the landowner. What my question is, why isn't the
18 Township considering to actually go in and subdivide
19 and rezone only the areas critical to the landfill
20 and not the surrounding areas? Why are we zoning
21 212 acres when that's not necessary?

22 MR. FIELD: Thank you. Two minute
23 recess.

24 (A recess was taken.)

25 MR. FIELD: Everyone, please take your

1 seats. Next up at the podium, Dan Barker. No Dan
2 Barker. Let's move on. Kathy McBride. Maria
3 Heckman. William Heckman. Robert Krome.

4 MR. KROME: All right. Good evening.
5 My name is Bob Krome. I'm a resident of Plainfield
6 Township -- proud resident of Plainfield Township.
7 No matter the vote, I will always remain a proud
8 member of Plainfield Township.

9 I'm here tonight to express strong
10 opposition to the proposed ordinance changes that
11 would allow for the expansion of the Waste
12 Management landfill. These changes to steep slope
13 protections, the shift from conditional to by-right
14 use, and the rezoning from farm and forest to solid
15 waste represent permanent sweeping alterations to
16 our land use policy. They are being pushed forward
17 in a rushed and opaque manner, in my opinion, with
18 long-term consequences that have not been fully
19 studied or understood.

20 While I recognize that the pending
21 ordinance doctrine does not directly apply to
22 legislative actions like rezoning, the principle
23 behind it is still relevant. That doctrine exists
24 to protect communities from developers and
25 municipalities who attempt to rush major land use

1 decisions while rules are in flux. If Pennsylvania
2 Law recognizes the need to pause projects when
3 zoning changes are pending, then surely this Board
4 can acknowledge that it is irresponsible to push
5 through those very zoning changes without full
6 transparency, review, and
7 public/professional/neutral input.

8 The landfill expansion is currently
9 not permitted under our zoning laws, and these
10 proposed changes appear designed solely to benefit a
11 private company. Yes, I understand that job loss at
12 the site may be a concern in the future, but
13 short-term economic pressure cannot justify
14 sacrificing environmental protections, land use
15 integrity, or public trust.

16 This proposal is in direct conflict
17 with the recommendations of the Lehigh Valley
18 Planning Commission, the position of the Plainfield
19 Township Planning Commission, the Comprehensive Plan
20 that Plainfield has long followed -- and may I add
21 that there is always an argument that folks who move
22 here kind of, quote, knew what they were getting
23 into. But if you moved here, and up until not too
24 long ago, the understanding was that people fought
25 for decades, wrote ordinances and rules and

1 regulations for decades to prevent something like
2 this from happening again. Thus, folks didn't
3 really move to this area knowing what they were
4 getting into because they thought that the landfill
5 was closing, not expanding.

6 The clearly-expressed will of the
7 people, as seen in the most recent election, where
8 anti-landfill candidates won by a landslide, not a
9 landfill. See what I did there?

10 In the strong opposition voiced by
11 neighboring communities, I strongly encourage the
12 Board to halt this vote and take the following steps
13 before considering any such irreversible change.
14 Again, commission an independent Environmental
15 Impact Study, conduct a comprehensive Financial
16 Impact Analysis -- I understand there was one done,
17 but I really like the suggestion that Mike had made
18 earlier, Mr. Smith -- provide the public with
19 sufficient time to and access to participate in the
20 process in a transparent manner.

21 Finally, to my fellow residents --
22 and, if she's still here, to the young lady who is
23 here on a field trip -- super cool, by the way -- I
24 would say that this moment is a reminder that local
25 politics matter. The outcome of local elections,

1 the voices raised in township meetings, and the
2 engagement of everyday citizens are what shape the
3 future of our community. Please continue to pay
4 attention, speak up, and hold leadership
5 accountable.

6 I respectfully urge the Board to act
7 with integrity, follow the example of the planning
8 bodies and the will of the voters, and delay this
9 vote until the necessary due diligence is completed.
10 Thank you.

11 MR. FIELD: Meghan Galasso. Linda
12 Biondo.

13 MS. BIONDO: Hi, everyone. I'm Linda.
14 I live in Plainfield Township. I wasn't planning on
15 speaking. I signed a paper out there thinking, oh,
16 you sign it to come in. But here I am because I'm
17 very passionate about my house, my area.

18 Plainfield Township is a beautiful
19 area. The reason I purchased my land initially is
20 because it was just beautiful open land, animals.
21 It was just -- I could breathe. But then, I moved
22 to Pen Argyl for a couple of years before I built my
23 house, and the smell was atrocious. I could not
24 believe it. And I was concerned, when I bought my
25 house in Plainfield, that it would have that same

1 issue. Well, they have a little bit of an issue,
2 but it is still pretty good there.

3 But the issue I have with this is,
4 look at these poor people who live right by the
5 dump. They have to deal with that every single day.
6 When I heard about rats and then the transparency --
7 this is the first time that I'm at a meeting, and I
8 don't think it's going to be the last because I'm
9 really upset at what's happening.

10 I mean, this is a beautiful area that
11 is just going to be taken over by a dump. There's
12 so many opportunities. You have to just look at
13 other -- like they said, be creative. Think about
14 different ways to use our land. There's just other
15 things we can do to preserve it, to bring an income
16 in. But you're not giving them the chance. You're
17 just giving in to a dump.

18 It's just not right. It's not
19 appropriate. And I really -- I'm really hoping you
20 make the right decision. You know, you've got to
21 think about all these people. It's not a slam dunk.
22 It should be a slam dunk, but it's not. I know
23 you're still thinking through this. But really,
24 when you look at all these people that expressed all
25 their feelings, their emotions, everything they've

1 gone through to make this place a beautiful place,
2 why would you take that away?

3 I think people would be willing to pay
4 more money, but there's opportunities to even, you
5 know, look at the profitability of different things
6 that they could do in the area.

7 So I'm really hoping that you make the
8 right decision. Look at the people here. Look at
9 them. Look at this difference and this difference.
10 So make a good decision. I oppose this.

11 What I'm saying is, you guys, I
12 understand it's a job. You have to do what's right.
13 But we have to do what's right for us and our
14 families. It's important for us to have good
15 health, quality of life, a place where we can
16 breathe, go outside, garden. So that's what I'm
17 hoping, that you guys make the right decision.
18 Thank you.

19 MR. FIELD: Tighe Scott.

20 MR. SCOTT: Hello. Sorry about -- can
21 you hear? All right. First of all, people in here
22 aren't the enemy. People sitting here with the
23 green shirts -- yellow shirts, whatever they are --
24 but they have a job to do. A lot of them are
25 friends of mine. I know a lot of them. They're all

1 good people. They do the same kind of work that
2 personally I do and I've done all my life, labor.
3 It's stuff that people don't want to do.

4 But this is going to be a job that's
5 going to keep going on, no matter if this landfill
6 is here or not. You may be wearing a different
7 shirt -- like a lot of my employees, they used to
8 have A. Scott Enterprises shirts, and a lot of them
9 are wearing different shirts now. But that's what
10 happens in life. You got to move on. Some people
11 move on and they find a job somewhere else that does
12 the same thing or equivalent to what they're doing.

13 But, you know, we listened here
14 tonight to a conversation that took an hour to
15 listen to -- this table tell us everything they know
16 about landfills. Everything. And with that said --
17 and all they've done for this community.

18 But now, I'd like to know -- you are
19 being charged, this Board -- and I have a lot of
20 respect for everyone here. We may have a difference
21 of agreement, but we can have a respectful
22 disagreement. And I feel that the intelligence on
23 this side of the table -- so this is the Planning
24 Commission here -- is superior to the experience of
25 what you are being asked to be charged on a decision

1 on this side of the table. Because there's nobody
2 with the experience on this side of the table that
3 can match the experience on this side of the table,
4 and you're being charged -- and it's not
5 disrespectful, me saying that. I'm trying to tell
6 you what you're up against, and what you have to
7 realize what you're up against.

8 These people do this for a living.
9 They get paid a lot of money. They spend all their
10 time -- in fact, I'm disappointed, actually, that
11 with all this intelligence in the waste industry
12 that's being generated and will continue to be
13 generated, that it's still done like the cavemen do
14 it. They dump it on a dump, and they cover it with
15 garbage, and it stinks. And they put a liner under
16 it, and they say it's good for years. How long?
17 I've got a roof -- I mean, things wear out. Things
18 fall apart. So who knows how long a liner lasts
19 anyway?

20 And proportionally, what our neighbors
21 are being asked to absorb is unproportionably way
22 out of proportion to the community that it's being
23 taken from. What we generate compared to where
24 you're taking it from -- I see trailers coming in
25 there now with bags -- like, they bag it, they seal

1 it.

2 And the other thing is, if you
3 really -- from Waste Management -- want to generate
4 something, why don't you find a place to put it in
5 your host community that doesn't affect the other
6 communities as much? You know, the
7 geographically -- you know, if you go south and
8 west, you'd be in a lot better place with less --
9 disturbing less people than where you're going to
10 put it now.

11 So if you were doing your job here at
12 this table -- and you say that you know how to do
13 everything, because we've heard that for an hour.
14 That's why we're here until after 9:00 -- and you're
15 doing your job, well, then put it somewhere else.
16 Don't put it in our backyard.

17 MR. FIELD: Gene Rissmiller. Gail
18 Weber.

19 MS. WEBER: Hi. My name is Gail
20 Weber. I grew up in Plainfield Township. I've
21 lived in Wind Gap, and I've also lived in Pen Argyl.
22 I've known the dump since I was little, and it has
23 gotten worse. And I thought it was going to close,
24 and a lot of people did. In fact, I thought they
25 were going to put a golf course on top of it, but

1 they never did.

2 About a month ago, I was driving
3 through Lycoming County, and we came upon a big
4 landfill out in the middle of nowhere, where there
5 was nobody. There were no houses. It looked like
6 it was open land. And there was a sign there, and
7 it said: 9 1/2 miles to Williamsport. I said:
8 Wow, this is a good landfill. Because it wasn't
9 near anybody.

10 My solution, first of all, is that I
11 can see these people need a job, and they're good at
12 it, and they are probably -- Waste Management should
13 figure out where to put another landfill that is at
14 least ten miles from a community because it does
15 smell. And nobody -- they won't want to live there.
16 You wouldn't want to live near it. So why put
17 people through this?

18 The other concern I have tonight -- I
19 was looking for something similar to what we have to
20 see how they handle it. And unfortunately, I found
21 a landfill that is in Yukon, Pennsylvania. I don't
22 know if the Board ever heard of that, but it's been
23 there since 1965, and it's in a rural community.
24 And unfortunately, it was causing problems for
25 decades, and then they started using -- taking in

1 fracking waste. Okay.

2 It says: For decades, residents have
3 raised the alarm about the 160-acre landfill impact
4 on the town, blaming its operations for serious
5 harms to their health, their children, their
6 animals, their waterways, and their land. They say
7 that exposure to the pollution from the landfill has
8 led to more cancer, miscarriages, respiratory
9 distress, and neurological diseases. Over the three
10 generations since the landfill opened in 1964,
11 they've endured odors, dust, noise, and spills.
12 They've watched their neighbors fall ill, die, or
13 move out, and they live in fear for their own
14 health. And the U.S. Environmental Agency ranks
15 Yukon higher for key health problems like cancer and
16 heart disease than state and national averages.

17 So I'm reading this, and it says that,
18 in addition to taking in the waste they do, its MAX
19 Environmental's Yukon site is one of more than 25
20 landfills in Pennsylvania that accept the solid
21 waste that comes from oil and gas drilling. Yukon
22 is a small town of a few hundred people, but the
23 problems at the landfill are indicative of a
24 national crisis. Oil and gas companies and the
25 government agencies responsible for regulating them

1 have never fully reckoned with it, in part, because
2 the industries successfully lobbied for federal
3 regulations that exempt most of its waste from
4 stricter rules that govern hazardous -- what they
5 said -- hazardous waste.

6 Okay. So I read on down, and I won't
7 read the whole article, but it said how much was
8 generated in 2023 and that the waste poses enormous
9 regulatory challenges for state and federal
10 authorities because it's highly toxic and often
11 radioactive.

12 So I turned the page, and there's a
13 map from the Pennsylvania Department of
14 Environmental Protection, and guess whose landfill
15 is one of the 25 that accepts it? It's showing me
16 that Waste Management does in Northampton County,
17 and it's on this map. And I'm like, do we accept
18 gas and oil waste? It's listed here, and I don't
19 know. I didn't know. I'm asking.

20 Well, anyway, my point is that the
21 problem is that this landfill was bad to begin with,
22 and then they started taking in the oil and the gas
23 waste from the wells that they were drilling, that
24 they've been drilling.

25 I'm concerned for the future because

1 if this expansion goes in and it gets to the point
2 where they need to do this, will that be one of the
3 things that they're going to be able to do? Because
4 this community has gotten radioactive contamination
5 now in the water. I didn't say that we have it
6 here, but I'm concerned for the future of the
7 community. Thank you.

8 MR. FIELD: Thank you. Justin
9 Huratiak.

10 MR. HURATIAK: Justin Huratiak, 416
11 O W Road. I've heard a lot of numbers here tonight,
12 and we've heard a lot of the talk about the impact,
13 but I think we need to talk about the
14 accountability. And more often than not, I think we
15 overlook the accountability and who's accountable.

16 So as the Waste Management employees
17 are here, you guys do a great job. The Waste
18 Management supporters are here. This dump has been
19 here for 70 years. It has impacted this community.
20 It has provided a lot of food and put a lot of food
21 on people's tables. It has provided 50-something
22 million dollars of impact to the school here,
23 30-something million's going to the Plainfield
24 Township directly. Yet here we stand talking about
25 the lack of funds to support this Township. And

1 after \$32 million, we're still in a deficit, where
2 this Board decided to raise taxes 2 mils to cover a
3 deficit. And I truly think that the accountability
4 is on this Board tonight.

5 So we've heard a lot of testimony
6 about how this has been rushed, how the Planning
7 Commission has ruled against it, how Lehigh Valley
8 Planning Commission now has revised their letter to
9 include not proceeding with this. We've heard a lot
10 of testimony previously that your predecessors have
11 gone through the task of defining the Solid Waste
12 District and our fair share in this Township. And
13 to throw all that aside to expand a new dump and
14 call it an expansion because of -- one road
15 separates it from being spot zoning or a completely
16 new variance -- which, the hardship could not be
17 proven. I think the accountability falls on your
18 shoulders.

19 Washington Township, though it sent
20 letters and has no standing at this hearing, will
21 certainly take action if it goes to the DEP and try
22 to provide whatever input we can. But we smell it.

23 We've had to take legal action as a
24 class action lawsuit that is still pending. This
25 Township has done nothing for those residents that

1 took that action, and the DEP has done nothing for
2 those residents that took that action. And yet here
3 we stand, talking about how great of an impact this
4 has been.

5 Furthermore, Washington Township has a
6 balanced budget. And I say this because I'm a
7 Supervisor. We have -- there was talks about
8 cutting the police force. Our contract meets or
9 exceeds yours. Our Public Works Department are some
10 of the highest-paid and have been for years. We
11 don't have the revenue. We have one year's
12 liquidity in reserves from our budget. We balance
13 our budget. We're fiduciarly responsible with
14 taxpayers' money, and you're tasked with that same
15 duty.

16 And honestly, as we hear this
17 testimony of everybody that's been against it and
18 it's been pushed through -- and this has been pushed
19 through -- you know, your Officers and Directors
20 Insurance is not going to cover you. When these
21 meeting minutes and this dictation is sent to this
22 insurance company and says you guys blatantly
23 disregarded all this to push it through, and you
24 have not even tried to balance your budget, I think
25 you guys are exposing yourself.

1 You want to talk financial? You're
2 exposing yourself personally to litigation when your
3 own insurance is not going to cover you because you
4 haven't done your due diligence. And you haven't
5 done your duty. And it's gross negligence to sit
6 here and say you're doing it for the Township when
7 your Township is here telling you it was supposed to
8 end, it's time to end.

9 Waste Management has testified it
10 takes in 50 percent of Northampton County. Waste
11 Management is one of the three dumps in Northampton
12 County. Chrin takes it, Bethlehem takes it, and
13 here, we take 40 percent out of state. This Board
14 has increased their tonnage to allow it. Interstate
15 commerce was what they fought. Waste Management
16 wants to sue everybody and make sure that they get
17 their fair share across state lines. They made
18 their bed, they filled their dump, it's time to move
19 on. And you have the responsibility.

20 MR. FIELD: Randa Barabas.

21 MR. BARABAS: My name is Joe Barabas.
22 I live at 1097 Mill Road for about 45 years. We're
23 about two miles, I guess, due south of the landfill.

24 As we found out after we bought our
25 place that there was a landfill, I was just hoping

1 that our water would be good for the next 40 years.
2 It has been so far, but they're moving closer to the
3 aquifer this comes through.

4 Two things: First of all, I think
5 there's a misunderstanding. My garbage, I pay for,
6 and it does not go to Waste Management, even though
7 I'm two miles away. I think the Board has a
8 contract. Is that true?

9 MS. STEFANELLI: It's JP Mascaro.

10 MR. BARABAS: Yeah. You set that up
11 for all Plainfield residents, correct?

12 MS. STEFANELLI: Correct.

13 MR. BARABAS: So I pay \$90 every three
14 months for my trash, so I get no benefit from Waste
15 Management. I just wanted to clear that up.
16 Everybody's trash does not go there that lives in
17 this area.

18 (Unidentified speaker interruption.)

19 Pardon?

20 MR. FIELD: He's got the floor.

21 MR. BARABAS: Ma'am, please.

22 That's my wife.

23 MR. FIELD: Oh, I'm sorry. My
24 apologies. I thought it was a heckler.

25 MR. BARABAS: So the major point I

1 want to make, I just want to clarify that.

2 I want to ditto what our last speaker
3 said. He did it eloquently. And also, Mike Smith.
4 Such a great job. I can't say anything else that
5 would do anything more to post my position in
6 opposition to this new landfill. Thank you.

7 MR. FIELD: Thank you. Heather
8 Hershey. Heather Hershey? John Goffredo. Paul
9 Levits.

10 MR. LEVITS: All right. Good evening,
11 everybody. A couple of things. I'm not going to
12 have the intense passion that I've seen here
13 tonight, although I agree with most of the people.
14 It's been encouraging to hear the level of passion,
15 though, about what everybody has to say and feel
16 toward this.

17 I've been keeping a record of pro
18 and -- for and against tonight, and right as of this
19 point, we have 17 against, 2 letters for, 2
20 neutral -- Peter Layman and our future social
21 security payer -- and we have 6 for -- in favor of,
22 6 in favor of. So we're running about 3-to-1
23 against expanding the landfill.

24 I've heard many times that it's the
25 same 20 people that come out. It seems like the

1 community is speaking loud and clear that they do
2 not want this expansion.

3 So I'm going to go back up to the
4 thoughts that I wanted to make, and I'm not going to
5 really add anything else to all the topics that have
6 been presented, but I am going to try to summarize
7 some of my thoughts about the issues that should be
8 extremely important to all in the Township and our
9 immediate neighbors. And some of our immediate
10 neighbors have been here, have expressed their
11 concern.

12 The health concerns, I think that's a
13 big thing. The health concerns that have been
14 studied and presented show the negative health
15 effects of landfills. Now, as an applicant, if I
16 was hearing that documentation, I would feverishly
17 challenge those studies, but we really haven't had
18 that. They have not. The two questions that I
19 recall being on planning and came -- and were
20 comments, question and comment. They said, I don't
21 recall that study. And one was about studies coming
22 from third-world countries.

23 Well, since the start of that, and
24 digging into some of the studies, they come from all
25 over the world. And to be perfectly honest, they

1 all seem to come up with about the same conclusions
2 about what landfills emit, what landfills do, and
3 the long-term health effects.

4 Then you get down to the micro, right
5 here at local level, with the radon and landfills.
6 There's issues, long-term issues. You hear about
7 people not dropping dead at the landfill. This is
8 like so many other things. It doesn't happen
9 immediately, and it's not going to happen to
10 everybody. We can all probably think back to people
11 we lost to cancer because of cigarette smoking, but
12 in most cases, it didn't happen until they were up
13 in age. And the end is not sweet. We know that.
14 So I don't think you're paying attention to the
15 long-term effects for us, our children, our
16 grandchildren, and future generations.

17 I keep hearing about the DEP.
18 Regulated by the DEP. But the DEP seems to be a
19 little squishy on a lot of this stuff. The EPA did
20 a study and published documentation. The EPA,
21 quote: First, even the best liner in leachate
22 collection systems will ultimately fail. Dot, dot,
23 dot. It went on a little further. The newer ones
24 will last longer, but they will fail.

25 What happens then? You know, I think,

1 by lack of resistance from the Applicant, these
2 issues are very real and known by the Applicant, and
3 we should not take that risk.

4 And then I'm going to go a little
5 further. There seems to be a lot of favorability up
6 on the Board for this, and you've been presented
7 with all this important information. And again,
8 focusing on the health issues. I sense a bit of
9 hypocrisy there. A letter dated February 11, 2025,
10 from John Shapiro (phonetic) about the sludge
11 dumping, opposing the sludge dumping, for all kinds
12 of the health risks that we are discussing here and
13 have been discussing since this whole thing started.
14 And I'm not going to cut into any of the details
15 because I'm sure it's readily available somewhere.
16 If somebody wants a copy, I'd be happy to provide
17 it. But it's signed, Kenneth Field, Chairman, Board
18 of Supervisors, Plainfield Township.

19 So on the one hand, we're saying, no,
20 we don't want toxicity. On the other hand, we're
21 going to say, yeah, we're okay with toxicity. Toxic
22 is toxic. It doesn't matter if it's going to kill
23 you slowly or kill you quickly. It's still toxic in
24 the environment. That's all I have.

25 MR. FIELD: Heath Wolven. Ed Wolven.

1 MR. WOLVEN: Ed Wolven. I own
2 property at 1828 Delabole Road, which, my quality of
3 life there isn't good, so I reside at another
4 location.

5 They talk about different -- they talk
6 about expansion. They say, oh, the expansion could
7 be done to the east. How about expansion to the
8 south? Perin's big property. I want to say Grand
9 Central bought a piece of property. And if they
10 call to do expansion adjacent, that's adjacent, just
11 a different road, Delabole Road. So what stops them
12 from going that way? It's adjacent. You're
13 crossing a dangerous road already. If they want to,
14 they -- somebody should do reports. There's a
15 fatality right at that intersection, at that road.
16 Somebody should do a better study on that road and
17 how dangerous it is.

18 So since I bought my property -- I
19 lived there for 25 years -- the quality of life -- I
20 decided not to live there. I asked Waste Management
21 to come pick up all the garbage that blows out.
22 They didn't respond. They sent some people up
23 there, not unannounced, and I have cameras. They
24 were in spots -- they looked for garbage -- they
25 looked for garbage in the house. And I questioned

1 them, Waste Management, and asked them if that was
2 their employees. At first, before I accused them of
3 anything, they said yes. Then they changed it to
4 say no. So I had a bad experience with Waste
5 Management, not all the employees, one of them.

6 And I just feel that, you know, it
7 seems like people are for it, it's for financial
8 gain. The residents around there -- my property is
9 adjacent to Waste Management. So, you know, what
10 could be changed down the road?

11 I bought my property hoping to make a
12 winery -- it's 50-plus acres -- and to give to my
13 daughters. I have grown daughters. I have two
14 daughters. They said, all the stuff that is going
15 on, especially now, sell it. I would get a 52-acre
16 piece of property, put a house on it.

17 And you worry about -- they talk about
18 money. Believe me, I'd rather be healthy and poor
19 than have money and be unhealthy.

20 And we have to worry that -- say
21 defund the police and asked them if they were vets.
22 Thank God they're not vets because if they were
23 veterans, they'd probably say all that stuff that
24 they don't need to say. Stupid conflicts and stuff.
25 I'm not even going there. We like the police. We

1 want them to be well-trained. They're great. They
2 provide a service. They worry about defunding the
3 police. I worry about other things. I worry about
4 the health -- does it say about, you know -- the
5 dump is so dangerous. How about when they cap it
6 and you've got the radon? Where does the radon go
7 if you cap something? It's not just the pollution
8 coming out of the dump.

9 And, you know, I go up to my house,
10 and I go pick up the garbage because I don't want
11 Waste Management coming to pick up the garbage. And
12 they made a comment and said, well, we picked up
13 your garbage.

14 No, you're not picking up my garbage;
15 you're picking up the garbage that came out of the
16 landfill.

17 And we heard talk about trash. So
18 Plainfield Township made an ordinance that you have
19 to pay for your trash. I pay for my trash because
20 there's an ordinance. I never put a piece of trash
21 out there. I come up to my house, I take it back to
22 New Jersey, which goes into a dumpster in -- it goes
23 in a transfer station, but not anymore because it
24 caught on fire -- and come up to Waste Management.
25 So I pick up the garbage out in my field that comes

1 from Waste Management, take it back to New Jersey,
2 to be shipped back up to Waste Management. It's a
3 repeat process.

4 And now, the transfer station burned
5 down. I asked a question about that. They said,
6 well, we can't control everything that goes in the
7 transfer station.

8 I've been in that transfer station. I
9 saw what goes in there, and all these lithium
10 batteries, all these chemicals, oh, we can't control
11 if batteries go in there. We can't control
12 everything.

13 Well, if you can't control it, how do
14 you know what's going in there? So maybe, I mean,
15 you know, it's supposed to be -- you know, it's a
16 beautiful place, but expand, and it's just going to
17 get bigger and bigger. And what stops anybody?
18 What would stop Chrin or, you know, any person down
19 the road? They're adjacent. They say the new
20 landfill is adjacent, so that's going to be adjacent
21 too. So it's just going to get bigger and bigger
22 and bigger, and why wouldn't that be?

23 (Unidentified speaker interruption.)

24 MR. WOLVEN: Let me tell you
25 something. Chrin paid, for 40-something acres, over

1 a million dollars. That's expensive for that
2 property. Maybe that's more motivation. Maybe they
3 feel that that's going to be a financial gain.

4 As of the property, the key properties
5 that they need, yes, it goes up in value. But the
6 other properties go down. The key properties that
7 they need would be more money.

8 MR. FIELD: Thank you. Terry
9 Kleintop.

10 MR. KLEINTOP: Terry Kleintop, 839
11 Engler Road. I know Dave Allen is here tonight.
12 I'd like to get clarification on a couple of points
13 before I make further comments. I brought this up
14 in prior meetings, and I do know that he was a
15 Supervisor and member -- for our Special Meetings.

16 Therefore, I'm asking again tonight
17 why this rezoning request is -- continues to be for
18 211 or 212 -- 6-by-8, if you want to be specific --
19 rather than 133. Because the reality of it is, WM
20 is asking for waste disposal of 81 acres and support
21 area of 52. That's 133 acres. The other 78 acres
22 that brings them up to approximately 211, 212 is a
23 buffer. Why is the rezoning request not for 133
24 acres rather than 211?

25 David, are you prepared to answer that

1 question? Because my concern is this, and I'll be
2 very clear. 81 and 78 are pretty comparable
3 numbers. The people sitting in this room tonight
4 are being led to believe that we're talking about,
5 upon approval, 20 years of additional landfill. I'm
6 concerned that that 78 is there for convenience and
7 will then have the opportunity to continue for
8 another 20 years.

9 So I am -- and the Planning Committee
10 recommended that, really, 192 acres be put under a
11 conservation need (phonetic). The residual of 114
12 and the 78 that I'm specifically referring to here.

13 MR. ROWLEY: So our hearing portion --
14 testimony portion of the hearing has ended. This is
15 a Section 609 hearing under the MPC. There's no
16 right for parties to cross-examine or ask questions
17 of witnesses who have already provided their
18 testimony.

19 That being said, I will give the
20 microphone if Mr. Allen does want to answer your
21 question.

22 MR. ALLEN: Sure. Good evening,
23 Terry. So, as I explained at the Planning
24 Commission meeting, it's very typical and customary
25 to have zoning districts follow physical boundaries,

1 i.e. roadways. Our proposed zoning area follows Pen
2 Argyl Road, Foxglove Road, an old railway bed, and
3 Delabole Road.

4 Typically, my experience -- I think I
5 had one project where it did not follow a physical
6 boundary, where the municipality required us to put
7 ten-foot-high steel posts to demark the zoning
8 district.

9 So it's just normal and customary.
10 It's unusual -- very unusual -- to demark a permit
11 boundary that's a function of a wetland setback.

12 Does that answer your question?

13 MR. KLEINTOP: No, but I've been
14 trying, and I'll keep trying because I'm sure this
15 won't end here tonight. I am trying to eliminate
16 the concern, and I think it's legit. When you see
17 81 as a waste disposal area, and you see something
18 similar, 78 acres, which today is being called a
19 buffer area, but it is included in the 212 for
20 rezoning, I think there has to be a concern about
21 what the ultimate goal is for that 78 acres 20 years
22 from now. So I just wanted to bring it up.

23 (Unidentified speaker interruption.)

24 MR. FIELD: Continue, Terry.

25 MR. BACKENSTOE: Terry, why don't you

1 continue with your presentation.

2 MR. KLEINTOP: Okay. David, again,
3 tonight, you made reference to something -- 134
4 acres, I think you mentioned at one point in time --
5 that will be residual. I'm not coming up with 134.
6 Right now, it's 114. As long as you continue to say
7 that you're rezoning, it's for 211.

8 You did make reference, I believe, to
9 134 acres two times tonight. I just want to make
10 sure I get clarification on that.

11 MR. ROWLEY: Yeah. Again, this is not
12 time for cross-examination of witnesses. I'm going
13 to raise my --

14 MR. KLEINTOP: -- cross-examine.

15 MR. ROWLEY: There is no right to
16 cross-examination in a Section 609 hearing.

17 MR. KLEINTOP: Okay. Then let me ask
18 this question. Tonight, and I guess --

19 MR. FIELD: Your time is up, Terry.

20 MR. KLEINTOP: What?

21 MR. FIELD: Your time is expired. If
22 you want to sum it up, if you have --

23 MR. KLEINTOP: I have a number of
24 things to cover, but David Allen tonight said that
25 we now have an Environmental Impact Statement, and

1 we have Human Health Risk Assessments.

2 Didn't you say you had those reports
3 available? They are now available? They had not
4 been available up to this point in time for our
5 review, and we requested them numerous times.

6 MR. ROWLEY: Again, I'm going to
7 reiterate my objection.

8 MR. BACKENSTOE: Terry, if you want to
9 make a statement to the Board about your concerns.
10 If you have outstanding issues, please feel free to
11 present them to the Board. That fine.

12 MR. KLEINTOP: Well, I am presenting.
13 I mean, these are questions we have asked on a
14 number of occasions in our four previous meetings.
15 You can call it five with the last Planning
16 Commission meeting. We were told that they didn't
17 exist. Or let's put it that way: What they did
18 provide was reports they had prepared for the 2020
19 meeting when the Supervisors voted it down. They
20 weren't providing updated reports. Now we're led to
21 believe or the implication is that the updated
22 reports now exist. They didn't exist two months
23 ago; they didn't exist five months ago. How did
24 they all of a sudden become available? That's
25 important. We should have had those reports. We

1 should have reviewed them. Strategic Solutions
2 should have reviewed them. So should Susquehanna.
3 That's why their reports are incomplete. The tapes
4 of our four previous meetings were never provided to
5 Susquehanna nor to Strategic Solutions, but yet they
6 wrote reports.

7 You know, I will say, I just want
8 Strategic Solutions -- they made such a big deal --

9 MR. FIELD: I think your time is up,
10 Terry.

11 MR. KLEINTOP: I'll finish this up.
12 They made such a big deal out of the fact of the
13 concern about having Waste Management cap in
14 Northampton County, while Strategic Solutions didn't
15 even mention in their report that the Bethlehem
16 Landfill, owned by Waste Connections -- they didn't
17 even include in their report. They included Chrin,
18 Waste Management, and Dunmore.

19 MR. FIELD: Thank you, Terry. Mari
20 Mulitsch.

21 MS. MULITSCH: Good evening. My name
22 is Mari Mulitsch. I live at 921 Grand Central Road.
23 Before I start, for the record, there was an open
24 seat. I do not work for the landfill. I also own
25 my own house.

1 As a resident of Plainfield Township
2 and likely the closest neighbor to Grand Central
3 Landfill, I feel it's important to share my
4 perspective on this matter. I have spoken at
5 previous meetings, and my position remains the same.
6 I support the rezoning of this property to allow for
7 the future expansion of the landfill.

8 Waste management is a necessity, and
9 while landfills can be a source of debate, Grand
10 Central Landfill has been a part of this community
11 since the 1950s. Over the years, it has expanded
12 responsibly to meet the needs of the region while
13 incorporating the latest technology to manage waste
14 in the safest and most efficient way possible. The
15 reality is that landfills exist because of all of
16 us, each and every one of us in this room and in the
17 community. The average American throws away over
18 five pounds of trash a day, and Waste Management has
19 the responsibility of handling this waste in a safe,
20 efficient, and environmentally conscious way.

21 This decision is not just about land
22 use, it's about the long-term economic stability of
23 our community. The revenue generated through taxes
24 and host fees, along with the generous contributions
25 from Waste Management, directly supports the Slate

1 Belt's infrastructure, public services, and local
2 organizations.

3 Beyond that, the landfill sustains
4 hundreds of jobs, jobs that extend beyond Waste
5 Management employees, contractors, vendors, and
6 local businesses that rely on its continued
7 operation.

8 At the same time, I recognize that
9 responsible waste management must balance economic
10 and environmental considerations. As we look toward
11 the future, I encourage continued investment and
12 sustainability initiatives and technologies that
13 minimize the environmental impact while ensuring
14 that essential waste services remain vital.

15 If this rezoning is denied, we risk
16 not only limiting future operations, but also
17 jeopardizing the livelihoods of many in our
18 community. I urge the Board of Supervisors to
19 approve the rezoning request. Thank you for your
20 time.

21 MR. FIELD: Cindy Maiello. Noah
22 Capone. Joe Caffrey. Katelynn Frey.

23 MS. FREY: Good evening. My name is
24 Katelynn Frey. I live at 944 Bocce Club Road. I'm
25 here to express my -- against the dump rezoning,

1 echoing the same concerns as my neighbors regarding
2 health, environmental impacts, the rezoning of
3 farmland, and the results to our community.

4 I would advise the Board to please
5 vote against the rezoning of the dump. Thank you.

6 MR. FIELD: Jane Mellart.

7 MS. MELLART: I wrote on the list that
8 I actually have two documents.

9 MR. FIELD: I don't believe reading
10 things from other people that weren't here and sworn
11 in, actually, is right.

12 MS. MELLART: It's from five former
13 Supervisors, and there were other people whose
14 letters were read that were not able to be here
15 tonight.

16 MR. FIELD: Right. They probably
17 won't be admitted to the record, either, because
18 they weren't sworn in. But as long as you can do it
19 in your timeframe, you're fine.

20 MS. MELLART: I'll do the first letter
21 as quick as possible. Can everyone hear me?

22 In the past, Plainfield Township
23 officials, staff, and committees put in a great deal
24 of time to develop Comprehensive Plans, zoning
25 districts, open space plans, subdivision and land

1 development ordinances, farmland preservation, the
2 Little Bushkill Creek studies, all were done to
3 create the vision and plan on how the land in
4 Plainfield could be developed and protected.

5 The Comprehensive Plans were the
6 blueprint for a township to preserve the rural
7 nature while still allowing development. This
8 proactive approach allowed for all uses with
9 restrictions. The Comprehensive Plan Supplement
10 composed in June of '88 put Plainfield Township on
11 the forefront of planning by developing a planned
12 and zoned area of approximately 390 acres for solid
13 waste processing and disposal facilities. The plan
14 was put in place after a Thursday of -- the Township
15 Urban Research and Development reviewed the entire
16 Township and led the study through the process.

17 As former Members of the Board of
18 Supervisors, the undersigned all participated in
19 review processes over the year during our terms in
20 office.

21 Many Board Members that are no longer
22 living voted for this study to take place or to
23 adopt the ordinance creating the Solid Waste
24 District.

25 Past Board Members put safeguards in

1 place by saving funds for a transition when the
2 current Solid Waste District reached capacity.

3 The current Board is now tasked with
4 the request by Waste Management to approve the
5 rezoning of 212 acres currently zoned farm and
6 forest to solid waste.

7 Proposed Ordinance 426 to rezone the
8 212 acres is before you tonight in a Public Hearing.
9 The undersigned believe this goes against the
10 long-term planning that was done by prior Boards in
11 order to protect the health, safety, and welfare of
12 the residents of Plainfield Township and neighboring
13 communities.

14 Plainfield Township has been host to a
15 dump, then a landfill, since 1951. The regulations
16 were put in place for lined landfills after a
17 certain point. The Township has now been a host
18 community for over 74 years. Past leaders never
19 envisioned that the Township would be utilized as a
20 perpetual dumping ground for other counties, states,
21 and municipalities.

22 The plan before you documents that the
23 proposed rezoned area will provide another 20 years
24 for disposal of waste, with an area of 81 acres
25 slated for landfilling.

1 The Waste Management GCSL Expansion
2 Permit signed August 1, 2008 reads: This permit
3 authorizes expansion of disposal area for Grand
4 Central Landfill as stated: Expand the disposal
5 area to 109.5 acres. The expansion will add 25
6 acres of new lined disposal area and 17.5 acres of
7 lined disposal area over a closed portion of the
8 unlined landfill.

9 The 2008 permit for 42.5 acre
10 expansion is still in operation until 2028, 20 years
11 later. This indicates that, if the new Waste
12 Management GCSL waste disposal area of 81 acres is
13 approved, it will be utilized for far longer than 20
14 years.

15 If the Board approves the Waste
16 Management GCSL request for a new Solid Waste
17 District, it would put Plainfield Township past the
18 100-year mark for hosting an open waste disposal
19 facility. We believe the current Board needs to
20 take the time to develop an updated Comprehensive
21 Plan while conducting an inventory of the land area
22 of the Township.

23 The Township residents and residents
24 in the neighboring communities have endured the
25 negative effects of living within the radius of an

1 active landfill for over 74 years. The land area
2 for this industry has far surpassed the 1988 plan.
3 The harms outweigh the financial benefits.

4 The undersigned implore Ken Field,
5 Nolan Kemmerer, Jonathan Itterly, Ken Fairchild, and
6 Glenn Borger to vote no on rezoning land and not
7 adopt the following proposed ordinances.

8 The Planning Commission members voted
9 to not recommend approval. The Lehigh Valley
10 Planning Commission and Strategic Solutions
11 recommended the Township not change Conditional Use
12 to Permitted-By-Right.

13 Please take the time to review the
14 information from all the three public hearings.

15 And that's signed by Dr. Mark Powell,
16 Mac Lennon (phonetic), Don Moore, Randy Heard, and
17 myself, and I will give you a copy.

18 MR. FIELD: Thank you.

19 MS. MELLART: And this I'm going to
20 make as quick as possible.

21 MR. MELLART: Excuse me just for a
22 minute. I wondered if it's possible to yield my
23 five minutes to Jane.

24 MR. FIELD: You're already signed in.
25 If you're not going to speak, then she can go ahead.

1 MS. MELLART: I sat and listened to
2 everyone else.

3 I would like to enter the following
4 information into the Public Hearing record for the
5 following zoning changes requested by Waste
6 Management GCSL and Slate Spring Farms LLC, Gary
7 Perin, Managing Director. I'm going to skip the
8 whole first page that says it's regarding these
9 ordinances and who voted in what way.

10 Okay. I want to put on the record
11 that Strategic Solutions was not provided with
12 relevant documents, such as the 1988 Comprehensive
13 Plan Supplement, which put Plainfield Township on
14 the forefront of planning by developing its own area
15 for a solid waste processing and disposal facility.

16 The question to be answered says:
17 Does Plainfield Township need another solid waste
18 processing and disposal district? Is there
19 justification for a new solid waste processing and
20 disposal district of 212 acres in Plainfield
21 Township?

22 The following attachments will be
23 provided: Pennsylvania DEP list of landfills in the
24 State of PA, 8 pages; EPA list of landfills in the
25 State of PA with Waste Management and the Grand

1 Central Landfill highlighted, 10 pages; article,
2 Landfills, the Truth About Trash Dumps by the
3 Numbers; article, Only One State Has More Trash Per
4 Capita Than Pennsylvania; article, What U.S. State
5 Has the Most Landfills; copy of the class action
6 lawsuit on the odor issues; article, Lehigh Valley
7 Quality of Life -- Air Quality in the Lehigh Valley
8 Worsens, American Lung Association Report Reveals;
9 and eight is a Waste Management Green-Out posting.

10 The article Landfills and Truths About
11 Trash Dumps By the Number was published in 2023.
12 The article documents the number of tons of trash
13 per person and landfills by state. Pennsylvania is
14 shown as No. 2 in the United States, with 35.4 tons.
15 I will tell you that actually has gone up a lot.

16 This does not mean that Pennsylvania
17 residents produce more trash, but that more trash
18 per person is disposed of in our state.

19 The trash trade -- this is out of the
20 article -- is a \$4 billion industry, and many
21 landfills are only too happy to take garbage from
22 other states. The article also notes that landfill
23 gases are a top concern. Pennsylvania is No. 3 on
24 the list of states that generate the most landfill
25 gas.

1 In the article, Only One State Has
2 More Trash Per Capita Than Pennsylvania, published
3 in 2016, the article starts out that: Pennsylvania
4 is very, very trashy. At least that is what the
5 data from the Environmental Protection Agency's
6 Greenhouse Gas Reporting Program, which energy
7 companies say on energy.com used to conduct an
8 analysis of U.S. States with the most landfill trash
9 per capita. Pennsylvania is No. 2 in the nation for
10 tons of trash per person.

11 It further states: Pennsylvania
12 imports more garbage than any other state in the
13 country. It comes with a price, with Pennsylvania
14 ranked No. 3 in the analysis among states that
15 generate the most landfill gas.

16 Due to Northampton County having three
17 landfills, it would be appropriate to find out how
18 much waste per capita has been landfilled in the
19 County, as compared to across the State of PA. It
20 would also be a valid study to find out how much
21 landfill gas is generated in Northampton County in
22 comparison to the State.

23 In August of 2025, the American Lung
24 Association gave the air quality in the Lehigh
25 Valley a grade of F. Read that again. We have a

1 grade of F for air quality in the Lehigh Valley.

2 I'm going to say that the Green-Out
3 post notes their team members want to continue to
4 work in the Slate Belt. I understand that. I
5 worked at a job where the company closed, and I had
6 to find something else, and I understand that. And
7 I believe you've been good employees.

8 The Waste Management flyer lists 35
9 employees that I've seen. Many of the Waste
10 Management team members do not reside here. The
11 residents near the area want to continue to reside
12 here. They want to live here. They count too. The
13 residents, they want to live here without the
14 effects of new landfills --

15 (Unidentified speaker interruption.)

16 This is my time and his time.

17 MR. FIELD: And now you just used
18 Konrad's time, so you're finished. Thank you.

19 MS. MELLERT: The following is from --
20 a person that resides near a landfill not Waste
21 Management GCSL. They considered selling their
22 homes --

23 MR. FIELD: Just wrap it up, if you
24 would, Jane.

25 MS. MELLERT: Well, on top of the

1 financial barrier and decreased property value, they
2 struggled with the ethics of putting another family
3 in the same situation. We kind of feel trapped.

4 What I am going to say next is very
5 relevant, and this is a hearing, and I want this
6 entered into the record. I waited all night to
7 speak.

8 MR. FIELD: As did the people that are
9 behind you. They're waiting too. So go ahead, but
10 please summarize and wrap it up.

11 MR. MELLERT: When reviewing a
12 proposal for rezoning land, questions and reasons
13 for justifying the change must be answered,
14 especially when it is a high-impact use for our
15 area. This proposal question, such as the
16 following, must be answered before moving forward:
17 Will rezoning an additional 212 acres only help our
18 state remain in the top 5 in the USA for the most
19 waste per capita? Will rezoning contribute to our
20 poor air quality due to landfill gas and truck
21 emissions? Is a new intersection on Pen Argyl Road
22 to be utilized by one company in the best interest
23 for the area? Is it Plainfield Township's
24 responsibility to help keep Waste Management a
25 multi-billion dollar company at the top of the high

1 earnings list in the waste industry? They have
2 plenty of landfills.

3 Does rezoning for Waste Management
4 come before the health and welfare of the residents
5 living near the Solid Waste District? Should the
6 residents be required, due to a Board decision, to
7 continue to put up with the odor issues, potential
8 health problems from living near a landfill, and
9 reduced real estate guides when a second Solid Waste
10 District is not justifiable? How are you justifying
11 the loss of farmland for solid waste disposal? Why
12 should Plainfield Township host a dump -- landfill
13 for over a hundred years? How will a second new
14 solid waste disposal district affect people wanting
15 to move to the Pen Argyl Area School District?

16 MR. FIELD: Jane, you're well beyond
17 your time, and you're beyond Konrad's time also.
18 Can you just submit that so that we can have it for
19 the record? Because it doesn't look like you're
20 anywhere close to being finished.

21 MS. MELLERT: I'm near finished.

22 MR. FIELD: I think you're finished.
23 Maybe you could take over at the end, after
24 everybody else who signed up gets their five
25 minutes. And then, if you want to continue, you can

1 go again at the end. But it looks like you have
2 several pages, and I think everybody's been pretty
3 patient.

4 MS. MELLERT: I think that I was --
5 down to this pretty well, that I waited this long.

6 MR. FIELD: Joseph Colosi.

7 MR. COLOSI: I'm Joseph Colosi, 5892-B
8 Sullivan Trail. I want to thank the Board for
9 letting everyone here speak. And also, I'm
10 gratified that so many people want to be involved in
11 their government.

12 You don't have to take this vote
13 tonight. You could postpone the vote until
14 December. There's going to be an election in
15 November for two positions on the Board, and there's
16 four candidates. Three of the candidates have
17 openly declared opposition to rezoning this land.
18 One of the candidates is backed by Waste Management,
19 so whether he declares what his position is or not,
20 it's clear that he would be in favor of this
21 rezoning.

22 You could use the results of this
23 election as a referendum by the people of this
24 Township about what they feel about this rezoning,
25 so why not table this tonight and plan to vote on it

1 in December?

2 MR. FIELD: Mille Beahm, I know you
3 were up there. Do you have something else?

4 MS. BEAHM: No.

5 MR. FIELD: Okay. Tom Suprys.

6 MR. SUPRYS: Just so you know, I grew
7 up in 1854 Pen Argyl Road, which is right at the
8 crossroads of Delabole, and I remember, as a kid --
9 because we moved there in 1950 -- and I remember, as
10 a kid, being able to look and see the whole
11 mountain. And I also remember seeing Bobby Perin's
12 stone home, and you know what's there now.

13 You know, in my career, I did a lot of
14 problem solving, and one of the first things we
15 learned was don't admire the problem. And that's
16 what I think the Board's done when they go into all
17 this financial stuff. You're admiring that problem
18 and disregarding everything else that has come up,
19 especially from the Planning Commissions of the
20 Lehigh Valley and our own. And, also, you know,
21 that's what they were there for, was to protect us.
22 And in the same way, like everybody has said,
23 Strategic Solutions, you know, has had part of it.
24 You gave them what they wanted, so you got your yes
25 vote there.

1 But the second rule is, you reduce the
2 problem to its simplest form. And the bottom line
3 on this is that Waste Management wants to dump their
4 rotting garbage on farmland, and that's against what
5 we were standing for. That's crop producing. It's
6 tillable farmland. And what do you get in return?
7 You get money. Okay. I understand that. But
8 you've got residents too.

9 But I also checked with the
10 Pennsylvania Department of Community and Economic
11 Development, and they said that you can get into the
12 Governor's Center for Local Government Services, the
13 Technical Assistance Department, and there's two
14 government specialists that are willing to help
15 economically to help you develop whatever financial
16 problems you think you have.

17 And there's only one other thing --
18 well, a couple of things -- but a landfill will turn
19 into a brown field. When it turns into a brown
20 field, and you're talking 212 more acres, you know
21 what happens? You're worried about seepage. You're
22 worried about other things that are coming out of
23 that landfill. I don't know what you're thinking,
24 but 212 more acres of what you already got?

25 And the other thing is, is on the

1 topic of farmland, it will be about -- let's see --
2 about 19 days from now, on September 15th, when
3 Christian Keller was scalped and murdered. And he's
4 still there. So what are you going to do about it?
5 Just cover him up?

6 (Unidentified speaker interruption.)

7 MR. SUPRYS: No, it is true because I
8 was over at Slate Belt Heritage, and they've been
9 investigating it, and he's still there, so.

10 (Unidentified speaker interruption.)

11 MR. SUPRYS: No, they documented where
12 he was laid -- well, supposedly about in the area
13 where he was laid, but he hasn't been found, so he's
14 still there. Well, you can say what you want, but
15 go check it.

16 Now, the only the thing I just want to
17 finish up with is this. When you do your vote
18 tonight, I want to see an open vote. I don't want
19 to see a private ballot.

20 And the other thing I want to know
21 is -- I know, time -- but the other thing I want to
22 know is, why do we always have to file a
23 Right-to-Know for everything? This stuff should be
24 posted. There's no reason to have to file a
25 Right-to-Know to get the information.

1 MR. FIELD: Gary Winchilla.

2 MR. WINCHILLA: How you doing? My
3 name is Gary Winchilla. I'm a current resident of
4 Plainfield Township. I met my wife here, like many
5 of you. I raised my family here and have enjoyed
6 being a member of this community for 35 years.

7 I'm here today to express my strong
8 opposition to the proposed rezoning ordinance. That
9 will open the door for Waste Management to expand
10 its operations by starting a new landfill across the
11 road from the existing one, nearly doubling its
12 size.

13 I believe the Township Supervisors are
14 rushing the decision to rezone this land, and
15 they're not acting in the best interest of the
16 citizens for which they serve.

17 There are many reasons for my
18 opposition to the landfill, most already shared
19 today, so I'm not going to restate that. However, I
20 do believe that if it is approved, this decision is
21 going to forever change the landscape of the area.
22 It will not be a long-term solution, and you will be
23 merely kicking the can down the road for the young
24 children of tomorrow to deal with.

25 Quite honestly, I believe if you allow

1 this to expand, the landfill will be the only thing
2 you have here. No one will want to live here.
3 Nobody's going to want to come to this area, and the
4 people that are here are going to want to leave.
5 It's highly unlikely businesses will see any
6 benefits from investing in this area. I do believe
7 there's time to change that. The fund that's been
8 established for when the landfill closes affords the
9 Township several years to adjust to life without a
10 landfill.

11 I know there's many smart and
12 successful people in this town. There's a lot of
13 business leaders, politicians, doctors, lawyers. My
14 recommendation -- and I know it's been said here a
15 couple of times tonight -- is for the Township to
16 form a real Economic Development Committee. Take
17 the time, take the advantage of the resources around
18 you to build new business opportunities for the
19 area.

20 If Easton and Allentown can
21 successfully revitalize, why can't the Slate Belt?

22 Thinking out loud, the area is rich in
23 history, from the slate quarries to the railroads.
24 The Lehigh and New England Railroad called Pen Argyl
25 home for decades. It was a vital link to the

1 anthracite coal region and the local cement
2 industry. There's many remnants of those industries
3 that survive today. Can they be revitalized in some
4 way? Is there a business opportunity available by
5 restoring one that can drive tours through the area
6 of business? I don't know. It's just an idea, but
7 it's surely an opportunity worth exploring. I'm
8 sure if you get the right people in the room, much
9 more can be done to bring real and sustainable
10 growth to the area.

11 To conclude, the landfill is not the
12 only answer. There's no emergency to make this
13 rushed decision that will negatively impact the
14 future of the Slate Belt for generations to come.
15 Thank you.

16 MR. FIELD: Paul Romano.

17 MR. ROMANO: Paul Romano. I do
18 support the landfill. I live at 1850 Delabole Road.
19 I've been there for 40 years. I don't know where
20 everybody's getting this whole thing about the smell
21 from. I'm outside in the summertime 99 percent of
22 the time, and I don't have a smell.

23 Now, I've been hearing a lot. Nobody
24 wants Waste Management to develop this farm and
25 forest. What about the people that moved to

1 Plainfield Township that bought all these new homes
2 where it turned into a development? Wasn't that
3 farmland? We did it, so you are taking away
4 farmland if you put in a home. There's a
5 development down the road from my house on Pen Argyl
6 Road and Mill Road. Mill Road, there's another
7 development. That was all farmland, wasn't it?

8 So -- and I've been in the garbage
9 business for, like, 22 years, and Waste Management
10 offers people a learning experience. Go see the
11 landfill. See how it operates. Don't just say,
12 it's garbage. You know what we used to say in the
13 garbage business? Well, if you chew your food
14 better, maybe we'll have more room. Just think
15 about it. Maybe if we chew more, there's less
16 garbage.

17 But on the other hand, where do you
18 people want the garbage to go? Oh, we can't take
19 our garbage. Oh, let's put it over in somebody
20 else's community. And I don't get it. It's here
21 for 72 years. You remember Wind Gap had the slate
22 quarry? That's where the garbage went. Pen Argyl
23 had the same thing. It wasn't covered. It's still
24 contaminated water. Does anybody care about that?
25 No. Nobody cares about it.

1 And I don't work for Waste Management,
2 but I support it. Does Waste Management own my
3 home? No. I own it outright.

4 So -- and about this garbage that's
5 blowing all over people's property. I don't know, I
6 live a quarter mile away and I don't get no garbage.
7 You know where I get most of the garbage from?
8 Dunkin' Donuts. That's what shows up in my yard.

9 Everybody's worried about the
10 contamination. You have tractor trailers coming
11 through with diesel fuel. There is no regulation
12 for the smoke. How many people have coal stoves?
13 Wood stoves? Outside burners? How many people use
14 pesticides? How many put things in their garbage
15 that they know shouldn't go in there just to see if
16 we can sneak it in? I know all the tricks. I do.
17 I know all the tricks, what you try and do. We had
18 people that used to put oil in it. How do we know?
19 How do the guys know? They don't know. Things are
20 going to slip by.

21 I'm 67 years old. I've been in the
22 garbage business for 22 years. I don't know what's
23 going to happen tomorrow. Does anybody know what
24 the future's going to bring? But nobody wants
25 businesses to come into Plainfield Township. Oh,

1 let's have a business. Oh, we can't. We don't want
2 it. We want to have a beautiful little town.

3 There is no infrastructure. Where is
4 it going to come from? What's Wind Gap going to do?
5 What the hell's Pen Argyl going to do? Are we going
6 to go to all the businesses and go, well, since
7 Waste Management went out, you guys got to make up
8 everything.

9 What about your kids that go to
10 school? Doesn't Waste Management hand out
11 scholarships? What happens when that disappears?

12 So we all bitch about Waste Management
13 today. Waste Management goes out. Now we have
14 something else to bitch about. I don't know, maybe
15 it's the price of tea in China. I don't know.

16 And I'd also like to say, for the
17 people that were here at the last meeting, about the
18 derogatory comments that were made to me because my
19 wife couldn't have children, I think that was
20 despicable. And I am sorry -- if those people are
21 here, I would want a formal apology because now I
22 can see how rude people can be, and it is terrible.

23 Thank you very much, Supervisors, and
24 I approve it.

25 MR. FIELD: Ian Robinson.

1 MR. ROBINSON: My name is Ian
2 Robinson. I live on the -- in Washington Township.
3 Like my neighbors here, the Turos (phonetic), we're
4 very close to the landfill. I get no benefits
5 whatsoever, really, from the landfill, but I have
6 been listening to the various comments that people
7 have made tonight.

8 As a professional engineer, I can
9 probably delve into that, but people want to
10 probably go home. And in accordance with my
11 stature, I'm going to keep my comments short, okay?

12 But we talked about health, smells,
13 traffic, but there's one issue that has not been
14 considered, I don't think, and it's called fairness.
15 Plainfield Township, and the Slate Belt, in
16 particular, have been the host since -- I've been
17 told -- since 1950 for a landfill. This is a small
18 area. It's a small community. As that landfill has
19 grown, we have taken in more and more. It's never
20 really been our trash, but now what I hear is 50
21 percent -- I stand to be corrected, maybe it's 25
22 percent -- but the Slate Belt has borne the burden
23 of the landfill for a long, long time. In terms of
24 fairness, I do believe it's time that the Slate
25 Belt, Plainfield Township shelve the burden to

1 someone else. I realize garbage has got to go
2 somewhere, but you know what? The Slate Belt has
3 put up with it for a long time, and in terms of the
4 issue of fairness, I would oppose this approval.
5 Thank you.

6 MR. FIELD: Thank you. Diane Rute.

7 MS. RUTE: My name is Diane Rute, and
8 I live in the Dotta Development. When I moved here
9 38 years ago in the Township -- and at that time,
10 Pen Argyl had their -- first off, I thank you for
11 allowing me to speak tonight and to express my
12 opinion as to what's going.

13 When we moved here 38 years ago in
14 Plainfield Township and the town of Pen Argyl, they
15 were both a vibrant community, and we were so happy
16 to raise our daughters in that small close-knit
17 town. I just can't believe how things have changed
18 over the 38 years that we've lived here. And
19 recently, I've heard over and over at several of the
20 meetings that we've come to that we knew the dump
21 was here when we moved here. But the truth is -- it
22 is true, the dump was here, but we were informed
23 that it was going to close. So not knowing this --
24 we would've considered differently if we would've
25 known it and maybe not made the decision to move

1 into our -- Plainfield Township. So we love it
2 here, and we'd love to stay here, but we just really
3 don't want the dump to expand.

4 I'd just ask the Supervisors to
5 remember that, you know, you were elected or
6 appointed to represent all the residents of
7 Plainfield Township, not just yourselves, and
8 certainly not Waste Management. But if you put
9 yourself in the shoes of someone who lives close to
10 the dump -- I would imagine that none of you really
11 live close enough to have it affect your daily
12 lives, but from my house, I can see, I can smell it,
13 and I can hear it. And I'm really concerned about
14 the health issues that may come of it if we do stay.

15 I just want to say that, you know,
16 you're representing me as well as many others that
17 feel the same way as I do, and just because they
18 aren't here maybe tonight doesn't mean that they
19 don't hear. You know, people have busy lives, but I
20 assure you, if you look on social media or you truly
21 take the time to talk to your residents, you'll see
22 that there is strong opposition to the new landfill.
23 Honestly, who would really want a landfill in their
24 area? I don't know anyone who would say yes to
25 that.

1 But my thoughts are that this Township
2 has so much potential with a beautiful view of the
3 mountains, gorgeous farmland, and room for new
4 businesses and homes, and I strongly believe that we
5 can create and find the other ways to collect tax
6 revenue. And allowing the Township to expand the
7 dump as the only solution is essentially just giving
8 up. And what happens in 20 years? You're simply
9 kicking the can down the road for someone else to
10 deal with.

11 Let's stop the expansion and work
12 together to come up with a better solution -- now
13 this is a problem -- and not just make it about the
14 money. Thank you.

15 MR. FIELD: Luther Bond.

16 MR. BOND: Hello. I'm Luther Bond,
17 Pen Argyl. There are several concerns that I have
18 with expansion of the dump. I'm going to start off
19 with something very simple. If we had some kind of
20 business move into the area, say, a giant factory
21 that made mushrooms -- if anybody's down around
22 Sinking Springs, you know what that smells like.
23 It's terrible. You get nauseated just trying to
24 drive through. We wouldn't put up with that, okay?
25 It would -- people would be very sick. We wouldn't

1 be allowing them to continue expanding and making
2 more and more areas that we can't drive through,
3 okay?

4 That's where the class action lawsuit
5 came in -- the class leader for that. I can't say
6 too much about it because of where it is in the
7 process, but I will say that when we first started
8 this, we had 150 homes that signed on to the class
9 action lawsuit, and since it was certified as a
10 class, now the entire -- I think it's about a
11 two-mile radius from the dump is now included in the
12 class. I'll leave it at that for now.

13 There have been worse and worse days,
14 starting with when I first moved into Pen Argyl 30
15 years ago. The dump got worse, the smells got
16 worse, more nauseating, stuff like that. We've also
17 had problems with other form of vermin. We've
18 already mentioned the rats. We haven't talked about
19 the turkey buzzards that take over a lot of the
20 homes down around the dump. We haven't talked about
21 the flocks of seagulls that come around certain
22 times of year, things like that.

23 So the entire lawsuit is based on the
24 use and enjoyment of our properties, which have gone
25 downhill like crazy ever since I moved in. And

1 that's about where I'm going to stop there with
2 that. Thank you for your time. And, please, these
3 people are highly intelligent. They know what's
4 going to happen if the dump goes away, and they're
5 going to lose revenue, but they're still against it
6 because they know their health is more important.

7 I also suggest that we take care of
8 these people here. Let's get them a place where
9 they can set up a dump, somewhere that's not right
10 up against our houses, okay? We can move them
11 somewhere else that's, you know, within ten miles.
12 There's plenty of spots that can be used. All
13 right?

14 Rushing it through today is not a
15 great idea. We need to sit down with them and
16 consider other areas, other solutions for revenue,
17 things like that. Thank you.

18 MR. FIELD: We'll take a five-minute
19 break.

20 (A recess was taken.)

21 MR. FIELD: Would everyone please take
22 your seat.

23 MR. BACKENSTOE: Okay. Ken advises
24 that that's it for comment. Everybody who had
25 signed up has made their statements, and unless

1 there's anything else to be submitted into the
2 record, I'm going to close the hearing at this time.

3 So we'll close the hearing, and we'll
4 move on to the next new business.

5 MR. FIELD: The new business is
6 consideration of adoption of Ordinance No. 426,
7 amending the Plainfield Township Zoning Map.

8 Do I hear a motion to adopt Ordinance
9 No. 426?

10 MR. BORGER: I make a motion that we
11 table it.

12 MR. FIELD: Looking for a motion to
13 adopt Ordinance No. 426.

14 MS. STEFANELLI: We have a motion on
15 the floor.

16 MR. BACKENSTOE: Is there a second?

17 MR. FIELD: Is there a second on the
18 motion to table?

19 No second. Motion dies.

20 Was there a motion --

21 MR. KEMMERER: I will make a motion to
22 move on with Ordinance 426.

23 MR. FIELD: Motion on the floor. Do I
24 hear a second?

25 MR. BACKENSTOE: All right. So is

1 that a motion to adopt?

2 MR. KEMMERER: Adopt. Sorry.

3 MR. BACKENSTOE: All right. And it's
4 a motion to adopt as amended with the proper section
5 numbers.

6 MR. FIELD: Do I hear a second?

7 MR. ITTERLY: I will second that
8 motion.

9 MR. FIELD: Motion to second on the
10 floor. Is there any comment from the floor?

11 Jane.

12 MS. MELLERT: If I had got to finish
13 what I had to say, it would've been very good.

14 It's obvious that you're not even
15 taking into consideration new information that has
16 been presented tonight by the people. You're not
17 looking at it at all. No consideration.

18 One of you -- two of you have never
19 been voted onto this Board and gone through the
20 election. I'm very concerned that you have possible
21 friendships, honestly, and things that are conflicts
22 of interest, and you should actually very much look
23 at that and see if you should be voting. Where does
24 your loyalty lie?

25 You know, we know that there are

1 people on the Board that have strong -- appears to
2 be strong friendships with Perin and with Adrienne.
3 Are you allowing that to work into this? Why don't
4 the people near this area matter to you?

5 I believe, you know, I got to name
6 names. One of you was seen out eating with Perin
7 the night before it was taken to vote to move the
8 ordinances forward. They've been struggling, from
9 what I've been told, with a decision on this because
10 of, you know, it's really hard when you're dealing
11 with friendships, when you're dealing with
12 relationships that you've had for a long time.

13 We watch on social media, where people
14 have asked me verbally, does one of the Board
15 Member's wife work for Waste Management?

16 I said, not that I know of. But they
17 constantly push for the landfill to go through. And
18 we know they have very significant relationships,
19 you know. We know that Adrienne does his sister
20 pictures, etc. They run into the parade from Labor
21 Day, make sure they get their picture taken with
22 her. How does that come before -- how does this
23 company come before the residents of this
24 municipality?

25 We also know, Ken, because I've been

1 told directly, that two people from Plainfield
2 Township, yourself and Nolan Kemmerer, met with two
3 people from Pen Argyl Borough Council, and that's
4 all the way back in September or the beginning of
5 October last year. And they wanted a letter of
6 support. You wanted a letter of support from Pen
7 Argyl. And during that meeting, Pen Argyl was told
8 you had the third vote. That was before any reviews
9 of any kind whatsoever. Nothing -- it was Pen
10 Argyl -- because the councilman told me -- that
11 asked, don't you think you should have the Planning
12 Commission conduct a review?

13 Then you came back and you voted to
14 conduct a review and allow it to go to the Planning
15 Commission. And then they keep contacting them,
16 letter of support, letter of support. They put in a
17 letter of support, then you contact them -- we have
18 the text -- you contact them, you want the letter of
19 support changed. It was constant contact to get
20 that through.

21 In Pen Argyl's letter, there's a whole
22 paragraph on the possible negative effects it will
23 have on the municipalities.

24 You don't belong voting on this. You
25 should recuse yourself. You really don't. And I

1 stand by what I say on that. You're not being --
2 your loyalty doesn't seem to lie in the right area.
3 And, you know, with the background that's there with
4 municipal government, the Planning Commission, and
5 the recommendations, and the reviews they did should
6 matter. The Lehigh Valley Planning Commission
7 reviews should matter. Strategic Solutions wasn't
8 given the proper information. We all know that.
9 They didn't give them the 1988 Comprehensive Plan.

10 I'm asking you to delay the vote,
11 recuse yourself, or vote no.

12 MR. HURATIAK: My wife asked me not to
13 be aggressive, so my last five minutes --

14 MS. STEFANELLI: State your name.

15 MR. HURATIAK: Justin Huratiak. My
16 last five minutes, I guess I didn't do a good job to
17 clarify that your D&O (phonetic) insurance does not
18 cover gross negligence and blatant disregard. Your
19 fiduciary responsibility to make sure you balance
20 your budget and figure out other alternatives before
21 making this vote, I think it's very clear that
22 you're exposing yourself here, pushing this vote
23 through. And our investment to seek recourse
24 against Waste Management in a class action, that
25 didn't go anywhere, and that's been disregarded.

1 I'm focusing all of my assets and my
2 money directly at this Township and the Supervisors
3 themselves to be personally accountable -- I want
4 you to look at this little girl over here and stare
5 at her while you're making this vote and make sure
6 you know that her life and her kids' lives are now
7 impacted by the decision you're making right now.

8 Personally. Your assets, everything.

9 MR. RENNA: Based on what we know from
10 the Right-to-Know request emails that we collected,
11 it appears that four of the five Supervisors sitting
12 in front of you met in private with Waste Management
13 to discuss this expansion. The only one that never
14 responded to Adrienne Fors' email was Glenn Borger.

15 MR. FAIRCHILD: You're wrong.

16 MR. RENNA: Well, Mr. Fairchild, you
17 asked me why I thought that you were in favor of
18 this expansion, and I said it was the actions that
19 you took. You just had an opportunity to second his
20 motion, and you didn't take it. Glenn made a motion
21 to table, and you could have -- if you were truly
22 against this expansion --

23 MR. FAIRCHILD: You're wrong. I never
24 got no email from Adrienne Fors. I never got no
25 email from her. Where'd you get that information

1 from?

2 MR. RENNA: It's from the
3 Right-to-Know request.

4 MR. FAIRCHILD: Show it to me, then.

5 MR. RENNA: You've got a copy. You
6 can have a copy too. I don't think that you
7 replied, but I can take from context that Adrienne
8 said: The only one we still have to meet with is
9 Glenn Borger. Glenn, would you like to set up a
10 time?

11 The emails don't lie. The emails are
12 black and white, exactly as they were provided by
13 the Township.

14 MR. FAIRCHILD: I'll say what I have
15 to say when I get my chance to comment.

16 MR. RENNA: I hope that you vote
17 against the expansion.

18 But I would invite you, now, to look
19 and watch and see how they vote. And then go to
20 preserveplainfield.org and look at the video that
21 breaks down those emails, and you decide for
22 yourselves. That's all I have to say.

23 MR. FIELD: Anything else from the
24 floor? Hearing nothing, now we take Supervisor
25 comments -- oh, wait. Somebody?

1 MS. GALASSO: I just wanted to add --
2 I'm Meghan Galasso. I drive by the dump daily, and,
3 man, I love those back roads. The dump -- my
4 three-year-old in the back seat has, for the record,
5 said: It smells like poop.

6 So the smell is evident. And as
7 someone -- as a mother of two with one on the way
8 and, you know, responsible for my little ones and
9 the future generation, I just want to speak on their
10 behalf and say no. No to the dump, and please think
11 about them. Think about your children. Think about
12 your grandchildren. They're the ones that we should
13 be thinking about and putting at the forefront as
14 you make this decision. Thank you.

15 MR. FIELD: Anybody else in the back?

16 MR. MICHAELS: Just wanted to clarify
17 one thing. Being a business owner, if I run into a
18 Supervisor -- Dave can weigh in on this -- if I run
19 into a Supervisor up at Daisy or somewhere, and I
20 have this possibility for a new venture, and I talk
21 to him about that -- or any of the Supervisors -- is
22 that illegal? Is that something that they should be
23 scolded on?

24 MR. BACKENSTOE: No. It's not
25 illegal.

1 MR. MICHAELS: Okay. Well, what's
2 this big conspiracy? You people are just grasping
3 at straws. I mean, it's terrible. Anybody can do
4 this at any time. And why wouldn't you? Why would
5 somebody want to invest all this money and time and
6 effort without having some idea that maybe this
7 would be a good idea or not a good idea, right?
8 Doesn't that make sense?

9 No. And you're supposed to be so
10 smart, and you shake your head no at me. You're --
11 you know, God forbid, you're in the education field,
12 right? I think I heard you say it -- I just wanted
13 to clarify that.

14 MS. MILLER: Hi. My name is Mary Ann
15 Miller (phonetic). I live on George Street in Pen
16 Argyl. I've lived here for just over 34 years, and
17 I love Pen Argyl. We moved here because it reminded
18 us of the hometown we came from, so that's why we
19 moved here. But I will tell you that, not being
20 originally from here, I never would have moved to
21 Pen Argyl had I known there was a dump in Pen Argyl.

22 I also want to speak to the Waste
23 Management employees. I know the thought of losing
24 your jobs is scary. I worked for -- let's just
25 say -- the largest employer in the Lehigh Valley

1 that has just been acquired, and we face outsourcing
2 all the time.

3 Unfortunately, it's a way of life.
4 I'm hoping that Waste Management, being the big
5 company that it is, can find other jobs for you in
6 other places, but not Pen Argyl. And I know this --

7 (Unidentified speaker interruption.)

8 MS. MILLER: People -- well, I have a
9 home in Pen Argyl too --

10 MR. FIELD: Don't interrupt her.

11 MS. MILLER: -- if you're outsourced,
12 it's how companies work.

13 The other point I want to make is,
14 everybody's acting like this is the only dump in the
15 world. It's not. Our garbage can go to other
16 places. Just like other states send garbage to us,
17 we can send ours other places.

18 And just one more thing, just a quick
19 anecdote. Twice my garbage didn't get picked up. I
20 tried to call Waste Management. They sent me to
21 their national number. They didn't even know where
22 Pen Argyl was. Twice that happened. And I said to
23 them: You have a dump in Pen Argyl.

24 They had no idea where it was. We're
25 not even on their radar. Thank you.

1 MR. FIELD: That's it. At this point,
2 Supervisors will make their comments before the
3 vote. I'll go first.

4 I've been a resident of Plainfield
5 Township for 60 years, and I've operated a business
6 here for the last 37. I've been an active member of
7 the community forever. My business is here, my
8 family is here, my friends are here, my life is
9 here.

10 According to the Census Bureau, there
11 are approximately 6,300 residents in Plainfield
12 Township. And I'll pause there for a second because
13 behind our engineer, there is one sheet of paper for
14 every resident in Plainfield Township on that table
15 in the back, up top. The stack on the right counts
16 for every signature that was on a petition or a
17 postcard that came back or even the few people that
18 actually wrote letters and mailed them in, in
19 opposition to the landfill.

20 So that's -- when we talk about doing
21 what we need to do for all 6,300 residents, that
22 gives you some kind of an idea how we -- like
23 everywhere else, most people don't take an active
24 role in government. After being elected for the
25 second time in my life, I honestly can't blame them.

1 However, it's important for the wishes of the
2 majority to be carried out by the elected officials.
3 The only way that can be done is for them to
4 communicate their feelings about the issues at hand
5 to the members of the governing body.

6 Everyone on our current Board welcomes
7 input from every resident because that's how we
8 decide the direction to guide the Township in the
9 future. Some of the decisions are no-brainers, but
10 some are difficult. Personally, I don't just
11 support what I think needs to be done without
12 thinking about the people that I represent. Because
13 there are five Supervisors, I believe that each one
14 is responsible for carrying out the wishes of 20
15 percent of the residents, and if I don't think that
16 20 percent of the residents would agree with what I
17 have to vote on, then I don't vote in favor of it.

18 Since I was elected, we have solved
19 some serious issues. Some were staffing problems
20 and others were management problems, but together
21 with the other Supervisors, we overcame those
22 problems, and I believe the Township is running more
23 efficiently now than it has been in long time and
24 definitely serving the residents better.

25 Because of the way the election cycle

1 works, Supervisor positions open up every couple of
2 years and new people can run for those seats.
3 Because everyone's life is busy today, it's not a
4 popular thing for people to do. And to be perfectly
5 honest, it's not a whole lot of fun once you get
6 elected.

7 The reason I'm explaining this is
8 because we're charged with making a decision about
9 whether the Waste Management landfill should close
10 when it's full or if it should be allowed to use an
11 adjacent piece of property for an expansion. This
12 is probably the most consequential and controversial
13 decision that our Board will make in our time here.

14 The people opposing the expansion are
15 very vocal. Just like at the customer service desk
16 in a store, you don't hear people saying how much
17 they like the product that they bought. It's
18 basically a complaint department. And that's what
19 we are in this situation.

20 It's difficult to gauge the feelings
21 of the majority of residents by public comments
22 alone. We do have some hard facts to look at about
23 the financial viability of the Township after the
24 landfill closes and what that closure would do to
25 our budget. The Township would receive \$2.2 million

1 less each year from landfill revenue after it
2 closes. Many people know that we have a trust fund
3 that was created years ago to help reduce the
4 drastic increase in taxes that would likely occur
5 after the landfill closes. That fund contains about
6 \$16 million at this time. Obviously, that's not a
7 long-term solution to a permanent loss of revenue.

8 All the real estate taxes collected in
9 Plainfield Township bring approximately \$1.2 million
10 into the budget annually. To put this into
11 perspective, Plainfield Township's share of the cost
12 of the Slate Belt Regional Police Department is
13 about \$1.4 million annually. So we're already in
14 the red without a major influx of revenue, and
15 that's just for police services.

16 It's no surprise that the landfill is
17 generally considered a nuisance business. We all
18 know they're a multi-billion dollar corporation, and
19 their goal is to show profit to their shareholders.
20 Nobody wants a landfill in our Township, including
21 me, but it's already here, and it has been for a
22 long time.

23 Plainfield Township is made up of
24 almost 16,000 acres, and we are being asked to allow
25 80 acres of landfill space for this expansion. If

1 this was an application for a new landfill, and we
2 could live without their revenue comfortably, and we
3 didn't need a place for trash to go, I would have
4 been less inclined to consider the request.

5 That being said, Waste Management has
6 always contributed to any type of public or private
7 project in Plainfield Township, Wind Gap, or Pen
8 Argyl when it was requested. And that's above and
9 beyond the taxes they're required to pay. They also
10 contribute to the budgets of Wind Gap and Pen Argyl
11 and pick up trash in both of those communities at no
12 cost. Past Supervisors of Plainfield Township
13 didn't choose to take their offer of free trash pick
14 up, and they took a cash allowance instead.

15 In the last couple of decades,
16 Plainfield Township Supervisors chose not to
17 entertain the possibility of other businesses coming
18 into the Township. They preferred open space. An
19 open space is great, but it doesn't pay all the
20 bills.

21 We had the opportunity of a Walmart, a
22 Lowe's, and at least two wineries that would have
23 created substantial tax revenue, but they were all
24 pushed to the point of withdrawing their
25 applications by officials who just don't want any

1 development here.

2 If the decision of whether to allow
3 the expansion could be settled by a referendum on
4 the ballot, that would be helpful. But I asked
5 about that years ago and it's not allowed.

6 To date, I have not heard one opponent
7 of the expansion make a valid suggestion on how the
8 closure of the landfill will not be placed squarely
9 on the backs of the taxpayers or how we can make
10 commercial businesses appear out of thin air after
11 running every potential one of them out for decades.

12 The decision we will make about the
13 landfill is not one that we take lightly, not made
14 with emotion alone, and certainly not without the
15 best interests of all residents in mind. We've
16 gathered as much factual information as we possibly
17 can and have reviewed all of it thoroughly.

18 While finance is one issue to be
19 considered, there are many other factors to be
20 carefully considered and reviewed with regard to
21 this request to rezone. Those items are in our
22 Zoning Ordinance, and we have considered them.
23 Section 27-807. Some of this was mentioned before
24 by Waste Management, but the Supervisors have
25 considered all this information, and I'll read it

1 now for the record because it's valid information
2 that was used for us to draw the conclusion that we
3 have.

4 The question: Is proposed land use
5 compatible with adjacent land uses?

6 The proposed land use is compatible
7 and will be directly integrated with the existing
8 landfill operations. The office, maintenance, scale
9 house, and other existing infrastructure will
10 remain. That's why it's an expansion and not a new
11 landfill. This position is supported by both the
12 report from Strategic Solutions and the review
13 letters from the Lehigh Valley Planning Commission.

14 Next question: Is the proposed land
15 use compatible with zoning regulations in adjoining
16 municipalities if the proposed use is located on the
17 Township border?

18 Yes. The proposed area to be rezoned
19 is adjacent to the Extractive Industry Manufacturing
20 District of Pen Argyl Borough. The proposed area
21 requested to be rezoned is a half a mile from the
22 municipal boundary, with Washington Township to the
23 east and over a mile to Wind Gap Borough on the
24 west.

25 Is the proposed land use one that's

1 permitted in other appropriately zoned areas in the
2 Township?

3 Yes. The proposed sanitary landfill
4 use is permitted in the Township's Solid Waste
5 Processing and Disposal District. Currently, the
6 only property situated within the Solid Waste
7 District is the property that contains Grand
8 Central's existing sanitary landfill.

9 Does the proposed land use conform to
10 the goals and recommendations of the Plainfield
11 Township Comprehensive Plan?

12 Yes. The proposed land use conforms
13 to the goals and recommendations of the existing
14 Plainfield Township Comprehensive Plan of 2004, as
15 the existing permitted community supported land use
16 with environmental protection and conservation
17 measures. Comprehensive Plan examines the existing
18 and future trends that influence the conservation
19 and development of the Pen Argyl/Plainfield/Wind Gap
20 area. The future goal for the community's
21 facilities and services category is to provide
22 adequate community facilities and services to
23 accommodate future growth without endangering health
24 or environmental quality. The need for solid waste
25 disposal has not diminished since the Comprehensive

1 Plan was drafted.

2 Will the proposed land use, site
3 planning, landscaping, and other land planning
4 proposals enhance the visual and aesthetic character
5 of the immediate neighborhoods?

6 The proposed landfill has been located
7 in an area that will maintain existing wetlands,
8 woodlands, and buffer properties. Existing wooded
9 areas outside the proposed permit boundary will be
10 left in place to maintain the existing aesthetic
11 character of the properties.

12 How will the proposed land use affect
13 the following trends in the Township? For example,
14 increased vacancy rates, viability of business,
15 traffic impact, low density/higher density use of
16 water, sanitary sewer, and utility services and
17 capacities.

18 Increased vacancy rates: Grand
19 Central Sanitary Landfill is one of the largest
20 employers in the region. The closure of the site
21 would cause the loss of many jobs, and it would have
22 a direct impact on the rise of vacancy rate.

23 Economic viability of business: The
24 landfill and its employees would continue to
25 contribute to the local economy with the proposed

1 expansion, employees frequenting local eateries,
2 stores, gas stations, and banking institutions.
3 With the exception of Berkheimer and Delabole, there
4 are very few existing businesses near the expansion
5 area that would be affected. The Green Knight
6 Economic Development Corporation and GCS Hauling
7 Operations are an integral part of both the current
8 landfill operations and the proposed expansion.
9 This conclusion is supported by the Landfill Closure
10 Analysis provided by Susquehanna Accounting and
11 Consulting Solutions.

12 Traffic impact: The proposed waste
13 accepting rates will remain identical to those of
14 the current landfill, so there will be no change to
15 the traffic volume or truck routes to or from the
16 facility.

17 Low density to higher density use:
18 The proposal is a transfer of activity from existing
19 landfill to proposed expansion area. There is no
20 increase in density of the use proposed.

21 Water: The proposed project will have
22 the same water demands as the landfill does today.

23 Sanitary sewer: No changes or
24 additions are proposed to the existing sanitary
25 sewer service operations. Existing facilities used

1 by employees will continue to be serviced by Pen
2 Argyl Municipal Authority.

3 Utility service and capacities:

4 There's no anticipated capacity issue with the
5 utility service for the proposed expansion. Menec
6 (phonetic) and PP&L have local infrastructure to
7 service the landfill. It's expected that power will
8 most likely be extended from the existing landfill.
9 Communications and telephone are also available
10 there.

11 Health: As part of the Plainfield
12 Township 2004 Conditional Use Approval for the
13 landfill's Southern Expansion, a Health Risk
14 Assessment was performed, with the most recent
15 update being completed in 2023. The same
16 engineering controls and compliance monitoring
17 methods used for operating the current landfill will
18 be implemented with the proposed expansion.

19 Is there adjacent vacant land whose
20 potential land use character would be significantly
21 influenced by the proposed land use?

22 There is vacant land to the south and
23 east of the proposed landfill. These include
24 portions of the existing farm field, railway beds,
25 and water causes where continuous greenways would be

1 achievable and beneficial to the community.

2 Existing and anticipated need: With
3 the proposed land use, is there a real need that
4 exists or is it expected to exist within one year?

5 The proposed expansion area will
6 permit a continuation of the necessary existing use.

7 Natural environment: Can the proposed
8 land use be sited on land with minimum disruption to
9 the natural environment?

10 The current landfill has been
11 operating with minimal disruption to the
12 environment. The same would be true of the proposed
13 expansion area. The proposed expansion area is
14 located within the Martins Creek watershed. The
15 wetlands and riparian zones within this watershed
16 can support sensitive species. Diligence will be
17 required as landfill operations near the existing
18 riparian zones and wetlands.

19 Public services: Are existing or
20 imminent public services available to adequately
21 serve proposed land use?

22 The proposed landfill is termed an
23 expansion. From a public point of view, it would be
24 a local relocation and continuation of the existing
25 operation.

1 Schools: The nearest schools are
2 located to the north in Pen Argyl and include the
3 Pen Argyl Area High School and Immaculate Conception
4 Elementary School. The proposed expansion area will
5 be located farther south than the existing disposal
6 limits and are farther away from these schools.

7 Utilities: The existing utilities are
8 sufficient for the purpose of the expansion area.

9 Recreational facilities: The existing
10 Green & White Youth Association is located 3,500
11 feet from the proposed landfill. The Plainfield
12 Township Recreation Trail is located over 3,600 feet
13 to the west across Pen Argyl Road and near the
14 existing landfill. Grand Central Sanitary Landfill
15 maintains an Environmental Education Center on its
16 lands with restored habitat, tours, and classes and
17 passive recreation trails for use by the public.

18 Fire protection: The proposed
19 landfill will be protected by the Plainfield
20 Township Fire Company, with the Lookout Fire Company
21 No. 1 in Pen Argyl and Wind Gap Fire Company as
22 backup supporting emergency services. The facility
23 also has several fire hydrants located around the
24 property set up for fire response, along with
25 various water bodies and all highway water trucks

1 available to help distinguish fires at the facility.

2 Police protection: The proposed
3 landfill will continue to be protected by the Slate
4 Belt Regional Police Department.

5 Are the existing streets able to
6 accommodate the increased traffic that the proposed
7 land use will generate?

8 The proposed land use will not
9 generate any increased traffic. The number of
10 trucks in the landfill operations will remain the
11 same as they are today. Other than a proposed
12 at-grade crossing of Pen Argyl Road, landfill
13 traffic will continue to utilize the existing truck
14 routes, which are suitable.

15 Are the existing streets programmed
16 for widening and improvement by the federal state
17 body? Are the streets proposed for widening and
18 improvement by the developer to accommodate the
19 increased traffic?

20 There is no increase of traffic
21 associated with the project, so that would not be
22 necessary.

23 Citizen opinion: There are many who
24 support this rezoning request, and there are many
25 who do not. However, we, the Board of Supervisors,

1 represent the entire Township and its entire
2 population of 6,300, and we must review these
3 applications in light of what's best for all
4 residents.

5 At the end of this process, the
6 elected officials will vote, and that's exactly how
7 this system was intended to work.

8 MR. SCOTT: Who comprised that letter?
9 That was a Waste Management letter.

10 MR. FIELD: Sit down, Mr. Scott. Sit.

11 MR. SCOTT: I just want to know who
12 wrote the letter.

13 MR. FIELD: I wrote the letter.

14 MR. SCOTT: I know you read it,
15 because --

16 (Cross-talk occurred.)

17 MR. KEMMERER: I just want to let
18 everybody know that I did review this whole thing.
19 I went to every meeting. I missed the last Planning
20 Commission meeting. I wasn't around town.

21 I listened to everybody else,
22 everybody in the streets. It does align with our
23 Comp Plan. I just feel it's the right situation
24 here. I looked at the economics. I did an overlay
25 of our districts to try to find out where else we

1 could come up with actually revenue or build or
2 expand housing or whatever. There's a lot of land
3 that we have in farm preservation. And this is, I
4 think, less land than what it would take to do
5 anything else in our Township.

6 MR. FIELD: Glenn.

7 MR. BORGER: Okay. That was nice.
8 I'm not going to keep you here any longer, but this
9 is an expansion that we don't need. It's an
10 expansion that we weren't promised. We were
11 promised it was cap and go, and here we are.

12 If you're talking about your taxes and
13 the money and everything else, I got on this Board
14 in 2010, when the previous Board had borrowed three
15 quarters of a million dollars against the Rainy Day
16 Fund, and the dump had cut down on their intake
17 because they lost contracts.

18 This is not a simple job, but we're
19 here. We're here. We went through all that, and
20 we're here. And it took a lot, and it took a lot of
21 sacrifice from people, employees and people that
22 provided services for us. We cut down to where
23 you -- we told the people: You don't even buy a box
24 of staples unless we absolutely need them.

25 That's how broke we were. We didn't

1 pave roads for five years. But we're here, and it
2 can be done. I've been here for 15 years. We can
3 talk about money. Money don't provide you
4 happiness, baby, and it don't do nothing for your
5 health.

6 MR. ITTERLY: I would like to thank
7 everyone for your time and coming out tonight. For
8 those of you that don't know much about me, I grew
9 up in this area my entire life. I lived
10 approximately three blocks from the landfill. That
11 was my childhood home. I lived there until I was 18
12 and then moved a couple of blocks down the street.
13 My parents still reside there. So when I hear
14 people talking about the landfill, I lived it.

15 I fished the Waltz Creek as a kid. I
16 rode my bike when the trail went to Pen Argyl Road
17 and Pen Argyl Road to Stockertown. So I know a lot
18 about living near a landfill.

19 I find it disheartening, some of the
20 comments that were made. I'm fortunate enough to
21 work for a municipality. I've been in law
22 enforcement since approximately 2010. I worked for
23 Pen Argyl Borough Police Department before they
24 regionalized with our current chief, Chief Hoadley.
25 And for prior Board Members to question the

1 integrity of these Board Members, for Supervisors
2 from neighboring municipalities to make threats for
3 lawsuits and intimidation factors, it's
4 disappointing.

5 This process we're going through, it's
6 difficult. And we're going through this at the
7 guidance of our Solicitor. And I hope we are making
8 the right decision for this community. There is a
9 lot of material that has been reviewed. I know
10 there was questions about meeting minutes. I myself
11 did a Right-to-Know request for Planning Commission
12 meeting minutes because they weren't available, just
13 so we had that information.

14 So I hope that everybody understands
15 that this is not an easy process, and this Board is
16 trying to do the best it can do for this community.
17 Thank you.

18 MR. FAIRCHILD: I've been a Supervisor
19 for -- and I opposed the landfill expansion since
20 the beginning. I have not changed my position.

21 There's a certain individual, along
22 with her posse, telling Township residents that I
23 supported the landfill to win the election. I have
24 constantly voted against expansion, but I am
25 continuously being bullied by the residents that are

1 against the expansion. I have not received any
2 support from these individuals, and yet I have the
3 same position as them. I've been falsely accused of
4 taking bribes and having private meetings with Waste
5 Management. And for the record, I have not changed
6 my position. After the election, my position has
7 always been the same.

8 Most residents that oppose the
9 landfill are absolutely pathetic. The reason why I
10 say that is, you have a Supervisor on your side, but
11 I'm continuously being bullied and being threatened
12 to be sued. But I support you, and that's the crap
13 I'm going through.

14 I voted in favor of Strategic
15 Solutions' third-party independent study for the
16 following reasons. I believe the Planning
17 Commission was not unbiased in making their decision
18 to not grant the expansion. In 2023, after the
19 November election, myself and a group of Supervisors
20 made the comment that we need to do whatever we have
21 to do to keep Waste Management from getting their
22 expansion. One of the Supervisors then is on our
23 Planning Commission.

24 The Planning Commission never
25 mentioned to the residents the financial impact that

1 it would make on not just Plainfield Township, but
2 on our neighboring communities, including our school
3 district, police, and fire departments.

4 The third-party study confirmed that
5 the financial impact on the community would be
6 significant. You can't afford -- can you afford
7 your taxes to increase three times of what you're
8 paying today? How long do you think the escrow that
9 we have will last? Maybe we need to plant money
10 trees and pick off those money trees. And if that's
11 the case, I know where we can plant them. We can
12 plant them on the farm that's spread human waste for
13 years on it and see how they grow.

14 Most of the people opposing the
15 landfill live in big houses, have good-paying jobs,
16 and they can absorb the rise in taxes and increased
17 cost of waste removal. But have you considered
18 this: What about the residents on fixed incomes
19 that can't afford it? The impact on our school
20 district and youth, sports programs that will no
21 longer have funding for our kids to enjoy these
22 activities. The children's parents that are unable
23 to pay for these activities, and the children will
24 no longer be able to participate. The increased
25 cost of waste removal when it has to be trucked to

1 other landfills.

2 Residents are complaining about the
3 money that was spent on the third-party study, but
4 nothing was ever mentioned about the countless hours
5 our office staff and Solicitor spent to research
6 meaningless Right-to-Know requests. I'm sure that
7 would far exceed the money that we spent for the
8 third-party study to obtain the necessary data to
9 make the proper decision.

10 Like many of you, I am also concerned
11 about health effects that have been mentioned.
12 However, these studies should have been done years
13 ago. The DEP has several checkpoints throughout the
14 landfill. The DEP is also required to review the
15 application of expansion.

16 I believe there's not a Supervisor
17 sitting up here that wants the expansion. However,
18 because of the mismanagement of the funds by
19 previous Supervisors, including Jane Mellart, we are
20 going to be forced to grant the expansion. If the
21 funds had been managed properly, the Township would
22 be in a better position than we are now. But
23 instead, we're left with no choice.

24 The present Supervisors should not be
25 held responsible for something that previous

1 Supervisors did not plan for. And I will repeat
2 that. The previous Supervisors -- the present
3 Supervisors should not be held responsible for what
4 the previous Supervisors did not plan for.

5 I have a copy of the minutes from July
6 8, 2020, where a resident at the time, Don Moore,
7 stated that, if we are going to close the landfill,
8 we better start preparing for it. From 2020 to
9 2023, Jane Mellart was a Supervisor and did nothing,
10 did nothing about it.

11 We couldn't come up with a plan in the
12 past decades of how we're going to support ourselves
13 without Waste Management. How do you expect to do
14 it in the next eight to ten years? That's all I
15 have.

16 MR. FIELD: That concludes comment
17 from the Board Members.

18 At this time, all in favor, say aye.

19 MR. FIELD: Aye.

20 MR. ITTERLY: Aye.

21 MR. KEMMERER: Aye.

22 MR. BORGER: Opposed.

23 MR. FAIRCHILD: Opposed.

24 MR. FIELD: Motion carries 3-2.

25 - - -

1 (Whereupon, the Public Hearing on
2 Ordinance No. 426 was concluded at or about
3 11:30 p.m.)

4 - - -

CERTIFICATION

I hereby certify that the proceedings are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter on Wednesday, August 27, 2025, and that it is a correct transcript of the same.

A handwritten signature in dark ink, appearing to be 'B. Spencer', is written over a horizontal line.

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.)

