

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
June 15, 2026**

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday June 15, 2026, at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairperson, Robin Dingle, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Chairperson, Robin Dingle, Commissioner, Joseph Colosi, Commissioner, Terry Kleintop and Alternate, Commissioner, Jonathan Itterly. Vice Chair, Glenn Geissinger and Commissioner, Allen Shafer were absent.

Also present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, Zoning Officer, Elizabeth Amato, Township Engineer, Mike Muffley and Administrative Coordinator, Amanda Haney.

Recused: Terry Kleintop recused himself from the GreenKey Development application due to ownership of an adjoining property.

APPROVAL OF MINUTES:

1. Approval of the April 20, 2026 Planning Commission Meeting Minutes – DRAFT

The meeting minutes from April 20, 2026 were previously tabled. No Further discussion took place.

2. Approval of the May 18, 2026 Planning Commission Meeting Minutes – DRAFT

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to approve the May 18, 2026 minutes, as amended. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved 3-0-1, with Jonathan Itterly abstaining.

CURRENT/NEW BUSINESS:

1. PC-2026-006 – GreenKey Development LLC / Nazareth Solar 1 LLC / Nazareth Solar 2 LLC – 885 Engler Road – Special Exception Recommendation to the Zoning Hearing Board:

Solicitor David Backenstoe reviewed the Planning Commission's role in providing a recommendation to the Zoning Hearing Board regarding the Special Exception application.

Applicant Tracy Tackett, representing PC-2026-006 GreenKey Development LLC, presented the proposed principal solar energy production facility application. She explained that the application was submitted as a Special Exception due to anticipated changes to the Township's solar ordinance and noted that detailed engineering and landscaping plans would be prepared during the land development process if the application were approved. The proposed project consists of approximately 20 acres and a 5.25-megawatt distribution-level solar facility designed to connect to the existing electrical distribution system. Tracy Tackitt described the proposed wildlife-friendly fencing, installation schedule, vegetative ground cover, and ongoing site maintenance, noting that the facility would be remotely monitored following construction. The applicant reviewed the Special Exception criteria contained in the Zoning Ordinance. Discussion included stormwater management, anticipated site disturbance, preservation of vegetative cover beneath the solar panels, proposed landscaping and screening, decommissioning requirements and financial security, lighting, electromagnetic fields, noise generated by the inverters and transformers, glare impacts, and compatibility with surrounding agricultural uses. The applicant also addressed questions regarding Act 319 enrollment, Agricultural Security Area considerations, utility connections, anticipated project lifespan, and future maintenance responsibilities.

The Planning Commission conducted a comprehensive review of the proposed application to determine its compliance with the applicable provisions of the Township Zoning Ordinance. Discussion included the Special Exception criteria, proposed screening and buffering, stormwater management and drainage, potential noise and glare impacts, preservation of agricultural land and compatibility with surrounding uses, decommissioning requirements and financial security, site access, utility connections, and the overall site design. Commission members questioned the applicant regarding the extent of impervious coverage, dimensions and spacing of the proposed solar panel arrays, grading and earth disturbance, stormwater runoff associated with the site's topography, proposed landscaping and visual screening, utility infrastructure, access design, and compliance with applicable ordinance requirements. Additional discussion addressed the potential need for stormwater management facilities, the applicability of steep slope regulations, and whether the proposed improvements may require compliance with additional provisions of the Zoning Ordinance, including steep slope disturbance standards, grading limitations, and any associated approvals identified during the land development process.

Township Engineer, Mike Muffley, reviewed the June 5, 2026 review letter and summarized several outstanding comments requiring clarification. These included calculations related to impervious coverage, screening and buffer yard requirements, grading and earth disturbance, stormwater management, site access, subdivision considerations, ordinance compliance, plan scale, contour information, and additional details to be addressed during the land development review process. Township Solicitor,

David Backenstoe, also provided guidance regarding the Commission's advisory role in the Special Exception process and the legal standards applicable to the Zoning Hearing Board's review.

During the public comment portion of the meeting, neighboring property owners Linda Prosak, Mary Hosford, Cindy Smith and Carlton Michaels addressed the Commission regarding the proposed application. Public comments included concerns related to stormwater management and drainage, potential impacts on neighboring property values, the visual appearance of the proposed development and the adequacy of screening, potential noise and glare, preservation of agricultural land and the rural character of the area, and anticipated traffic and construction-related impacts. The Commission acknowledged the comments for consideration as part of its review of the application.

Following the conclusion of the applicant's presentation, Commission discussion, and public comment, Chairperson, Robin Dingle requested a motion regarding the Planning Commission's recommendation on the Special Exception application. Commissioner, Joseph Colosi stated that while he was generally supportive of renewable energy and a property owner's right to utilize their land, he remained concerned about the site's topography, stormwater management, and potential runoff impacts. Based on those concerns, Commissioner, Joseph Colosi made a motion to recommend denial of the Special Exception application. Commissioner, Jonathan Itterly seconded the motion, stating that, in his opinion, the application had been submitted prematurely and did not adequately address several ordinance requirements. He cited concerns regarding compliance with Section 27-409, the projected noise levels associated with the proposed inverters, and the glare analysis, noting that it relied on mature vegetation for screening that would not exist at the time of installation.

ACTION: Motion was made by Joseph Colosi and seconded by Jonathan Itterly to recommend denial of the Special Exception application to the Zoning Hearing Board based on:

- 1. Section 27-317.4(E) - The applicant has not demonstrated that the proposed use is suitable for the location under consideration.**
- 2. Section 27-317.4(F) – The applicant has not adequately demonstrated that the proposed use will not be detrimental to public health, safety, and welfare.**
- 3. Section 27-315.5(AAAA)(D)(5) – The applicant has not submitted a plan demonstrating compliance with all applicable Subdivision and Land Development Ordinance (SALDO) requirements.**
- 4. The application and site plan appear to be missing information required by the ordinance, including items identified under Section 27-409(3) and other applicable provisions. The Commission found that numerous ordinance requirements remain unresolved or insufficiently addressed.**
- 5. Consistency with the intent and purpose of the ordinance.**
- 6. Suitability of the proposed location for the requested use.**
- 7. Potential detriment to the surrounding community and neighboring properties.**
- 8. Traffic and roadway impacts.**

9. Potential impacts from glare and visual effects associated with the solar installation.
10. Risks associated with lightning strikes, electrical infrastructure, and emergency response considerations.
11. Potential effects on neighboring property values.
12. Stormwater management and runoff concerns.
13. Questions regarding compliance with ordinance requirements and completeness of the submitted application materials.

Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion accepted 3-0, with Terry Kleintop recusing himself.

GENERAL BOARD DISCUSSION:

1. Review and recommendation of proposed Ordinance No. 435 – Steep Slope Overlay District:

The commission discussed and reviewed the proposed Steep Slope Overlay District ordinance revisions.

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to recommend approval of proposed Ordinance No. 435 to the Board of Supervisors. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved 4-0.

2. Update on BOS decision regarding the PC recommendation at May meeting regarding revisions to Zoning Ordinance Section 27-320 – Conditional Uses:

The Commission received an update regarding the Board of Supervisors' review of proposed amendments to Section 27-320. Discussion focused on drafting procedures, ordinance review responsibilities, and communication with the Board of Supervisors.

No action was taken.

3. Update on status of Comprehensive Plan – Hanover Engineering:

Township Engineer, Mike Muffley, provided an update regarding the Comprehensive Plan process, including data collection, project scheduling, and anticipated committee involvement. Discussion occurred regarding Planning Commission participation and future committee structure.

No action was taken.

4. Update on status of Long-Range Planning Committee – Township Manager:

Paige Stefanelli, Township Manager, reported that three applications have been received for committee membership and appointments would be coordinated by the Board of Supervisors.

No action was taken.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS :

Resident, Paul Renaldi - inquired about the possibility of placing the subject property into an agricultural preservation program. Commissioner, Terry Kleintop, explained that Ryan Shaw of the Northampton County Farmland Preservation Program administers the program and that eligibility is determined based on established criteria published by the County. In response to a question regarding the likelihood of the property qualifying for preservation, Supervisor, Terry Kelintop, noted that the property's soil characteristics would be a significant factor in the evaluation process.

ADJOURNMENT:

Having no further business to come before the Planning Commission, the motion was made by Robin Dingle and seconded by Joseph Colosi to adjourn the meeting. Motion approved 4-0.

The meeting adjourned at 8:26 pm.

Respectfully submitted,

Amanda Haney
Administrative Coordinator