

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
September 15, 2025

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, August 18, 2025, at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Paul Levits, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Paul Levits, Allen Schafer, Terry Kleintop, Robin Dingle, and Glenn Geissinger.

Also, present were Permit Coordinator/Secretary, Amy Kahler, Solicitor, David Backenstoe, Keystone Consulting Engineers, Dave Crowther and Kevin Horvath, and Zoning Officer, Elizabeth Amato.

Approximately 14 residents attended.

APPROVAL OF MINUTES:

1. Approval of the February 26, 2025 Special Planning Commission Meeting Minutes-

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to request the Board of Supervisors to hire someone to review and transcribe the February 26, 2025, Special Planning Commission Meeting minutes. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. Approval of the March 17, 2025 Special Planning Commission Meeting Minutes-

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to request the Board of Supervisors to hire someone to review and transcribe the March 17, 2025, Special Planning Commission Meeting minutes. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

Approval of the August 18, 2025 Planning Commission Meeting Minutes-

ACTION: Motion was made by Allen Schafer and seconded by Robin Dingle to approve the August 18, 2025 Planning Commission Meeting minutes. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

CURRENT/NEW BUSINESS:

1. PC-2024-008 Shady Lane- Major Subdivision and Land Development

- Application Received: August 18, 2025
- Expires: November 18, 2025

Mr. Robert Weslo, President of LTS Homes, reviewed the plans, which proposes 11 new 1 acre lots for Single Family Dwellings. Each lot will have its own on-lot septic system, public water, and will contain infiltration beds to control stormwater. Mr. Roderick Chirumbolo, RMC Civil Engineering, reviewed the details of the plan. Lots have been tested, and the plans show that there will be one entrance and 2 cul-de-sacs. Mr. Chirumbolo indicated that the NPDES permit was submitted to the Northampton County Conservation District but have not received a response yet. Mr. Chirumbolo indicated that they are requesting waivers for no curbing and the plan scale, there are no proposed sidewalks, and no variances are needed for development. Mr. Chirumbolo confirmed that the review letters have been received and reviewed.

Resident, Harold Rice, expressed his concerns along with neighboring residents' concerns about the amount of water run off into fields and pastures.

Resident, Kristina Depre, indicated that her neighbor has major soil erosion and drainage concerns. Where will the water go? Mr. Dave Crowther, Township Engineer Representative, advised that all of the septic areas have been tested and are fine, we do have the reports. There are some spots for the proposed infiltration beds that will need to be retested.

Resident, Gregory Szynalski, inquired if the septic on the properties will be in-ground or will they be sand mounds. RMC Civil Engineer, Roderick Chirumbolo, indicated that we are planning to have them in the ground.

Resident, Joseph Colosi, expressed his concern over the amount of water flow that comes from the property and the erosion it causes. Township Engineer Representative, Dave Crowther, indicated the retention areas being placed on each of the properties will be underground, as per the plans submitted.

A resident asked the owner of LTS Homes, Robert Weseloh, why the entrance has to be off of Shady Lane and not coming off of Sullivan Trail. Mr. Weseloh indicated that the

discussion with the adjacent property owner to purchase land which would allow access to Sullivan Trail fell through so the proposed development only has access from Shady Lane.

Resident, Vern Martin, advised that he is a couple fields away and still has extreme water run off that comes near his property. Commissioner, Terry Kleintop, indicated that he should also look at the culverts around the area, that could also be the cause of some of the drainage issues.

Resident, Russ Davis, expressed that he has water that cascades down his property, but most of the water issues should be resolved when the development is completed. Mr. Chirumbolo, RMC Engineering, indicated that it is correct, we cannot correct all water issues within Plainfield Township but will correct and be responsible for the water concerns for the parcel that is proposed to be developed.

Resident, Shelley Starling, asked if the tree line will be removed. Mr. Chirumbolo, RMC Engineer, indicated that the tree line will remain.

Township Engineer Representative, Dave Crowther, reviewed waiver request of Section 22-503.2.A.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissginer to accept waiver request of Section 22-503.2.A, plans to be drawn at a scale of 1" = 60'. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

Township Engineer Representative, Dave Crowther, stated that the waiver request is to not install curbs on either side of the streets.

Commissioner, Terry Kleintop, requests from Administration that we receive review letters from the Plainfield Township Fire Chief and our Emergency Management Specialist. Secretary, Amy Kahler, indicated that on 3 separate occasions the review letters were requested with no response.

Commissioner, Robin Dingle, asked if we received traffic calculations of the estimated number of trips per day for the proposed development. Township Engineer Representative, Dave Crowther, indicated that it would be approximately 10 trips per day and this was reviewed by the Traffic Engineer at Keystone Consulting Engineers.

Township Engineer Representative, Dave Crowther, discussed the required right of way distance. Based on the information provided and reviewed the Commissioners could require a 60-foot right of way or keep it at 50-foot, which is consistent with neighboring properties. Kevin Horvath, Keystone Consulting Engineers, indicated that he would

suggest the 50-foot right of way as it will not be a high traffic neighborhood, if the Commissioners so wish to move forward, a waiver will need to be requested. LTS Homes President, Robert Weseloh, requested such waiver.

ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to approve a deferral of Section 22-1004.3B to allow a 50 foot right of way instead of the required 60 foot, until the Board of Supervisors determines it necessary. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

Resident, Christina Depre, understands that traffic studies are not a requirement but what about all the delivery services that will be coming into the neighborhood, the buses, normal resident traffic on the streets, Ms. Depre recommends a second entrance coming from Sullivan Trail. Solicitor Backenstoe indicated Plainfield Township would need to contact PennDOT due to Sullivan Trail being a state road. Chairman, Paul Levits, requested Keystone Consulting Engineers, review the traffic to see if it would be beneficial to contact PennDOT. Mr. Weseloh indicated that they have looked at gaining access but obtaining additional properties adjacent to the current property was not completed.

Residents asked if the Township would hold the responsibility of the roads when the development is constructed. Solicitor Backenstoe advised once the plans are final and submitted there will be verbiage included in the Developers Agreement.

Township Engineer Representative, Dave Crowther, reviewed §22-1015, requesting that sidewalks be installed. Chairman, Paul Levits, requested a show of hands if they would like sidewalks.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to approve a deferral of Section 22-1015, installation of sidewalks, until the Board of Supervisors determines it necessary. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.*

Resident, Paul Albanese, said this process is to request a deferral but this property is for residential development, the Township has always taken a stance on no sidewalks and curbing within residential developments, and now you will, at a later date, be placing the burden on the Township or property owner. Why can't a decision be made if you want curbing or sidewalks, grant a waiver if necessary. Commissioner, Terry Kleintop, reminded residents that the Planning Commission is only an advisory board, the Board of Supervisors is the final approval.

Mr. Weseloh, requested waivers of Sections 22-1015, for installation of sidewalks and Section 22-1005 curbing, due to the stormwater management plan there are no sidewalks

or curbing proposed. Mr. Weseloh stated that if curbing and/or sidewalks were later requested it would change the stormwater plan completely. Township Engineer Representative, Dave Crowther, advised that Keystone Consulting Engineers is currently working with the Township on a Road Maintenance Plan to address construction of new swales and reconstruction on Shady Lane.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to withdraw the deferral of Section 22-1015 for installation of sidewalks. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to waive Section 22-1015, for installation of sidewalks and Section 22-1005, for installation of curbing. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

Township Engineer Representative, Dave Crowther, reviewed Section 22-1016.1, Requirement to provide streetlights. Mr. Crowther said that there are only streetlights on the corners in surrounding areas. Residents advised that they would not like streetlights. Mr. Crowther also indicated that the applicant is not requesting streetlights. Applicant has asked for a waiver to not include streetlights.

ACTION: Motion was made by Allen Schafer to approve waiver of Section 22-1016.1, Requirement to provide streetlights. Motion died for lack of a second.

Resident, Pete Albanese, advised that the requirement will fall onto the developer to install streetlights later and then the Township will be required to maintain them. Mr. Weseloh, Applicant, indicated that they were not proceeding with lighting or did not think about installation of a development entry lighting or light poles throughout the development.

Solicitor Backenstoe indicated that there is Streetlight District Ordinance that can be implemented to have residents responsible for the maintenance of the streetlights.

Township Engineer Representative, Dave Crowther, reviewed Section 23-301, Section 22-302, and Section 23-601, Stormwater Management, he noted that the current plan only shows 2,200 square feet of future use for accessory uses. Mr. Weseloh, Applicant, indicated that the 2,200 square feet is an estimate based on the maximum square footage of each Single-Family Dwelling. Some of the homes placed on the lots are 1,600 square feet or less, which would allow more square footage for future accessory uses. Mr. Weseloh also indicated that this will be apart of the disclosures at the time the lots are

sold and it will be the responsibility of the homeowner to obtain any permits and variances needed for a future project.

Township Engineer Representative, Dave Crowther, reviewed Section 23-304.9D, infiltration beds are proposed to be located in areas that may restrict construction of future accessory uses. Mr. Crowther advised that the plan should be updated to include verbiage requiring owner maintenance of infiltration beds which are located on their properties. Mr. Weseloh, indicated that this will be placed within the deed restrictions.

Residents indicated that maybe reducing the number of lots will help with the retention of water within the property. Mr. Weseloh, LTS Homes President, indicated that we have done the study within the property, and will maintain the stormwater within the property. We cannot maintain water coming from other properties.

Township Engineer Representative, Dave Crowther, reviewed Section 23-306.5.E, Infiltration. Mr. Crowther, indicated that reports have been received on the testing of the site and that some of the infiltration beds could possibly be moved.

Resident, Joseph Colosi, said that when we have heavy rain, he receives a good amount of water in his basement, and hopes that if this property is going to be developed it will help eliminate some of these issues.

Zoning Officer, Elizabeth Amato, pointed out some drafting concerns on lot #3, in regard to the driveway location and setbacks. Mrs. Amato, requested labeling the size and setbacks of each driveway.

2. **ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to table PC-2024-008 Shady Lane- Major Subdivision and Land Development. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.**

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Chairman, Paul Levits, thanked all the residents for their input and professionalism.

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Glenn Geissinger and seconded by Allen Schafer to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 8:59 P.M.

Respectfully submitted,

Amy Kahler
Secretary
Plainfield Township