

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
February 16, 2026**

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, February 16, 2026, at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

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

The Pledge of Allegiance was performed.

Chair, Robin Dingle, welcomed Michael Muffley from Hanover Engineering and confirmed with Commissioner, Glenn Geissinger, that he would accept the vote of Vice Chair. Mr. Geissinger confirmed appointment.

Approximately 12 members of the public were in attendance.

ROLL CALL:

The following Commissioners answered roll call: Chair, Robin Dingle, Commissioner, Glenn Geissinger, Commissioner, Terry Kleintop and Commissioner, Joseph Colosi,

Commissioner, Allen Schafer, was not present.

Also present were Administrative Coordinator/Secretary, Amy Kahler, Solicitor, David Backenstoe, Township Engineer, Mike Muffley, and Zoning Officer, Elizabeth Amato

APPROVAL OF MINUTES:

1. Approval of the December 15, 2025 Planning Commission Meeting Minutes- DRAFT

ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to approve the December 15, 2025, Planning Commission Meeting minutes. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 2-0. Commissioner, Terry Kleintop abstained and Commissioner, Joseph Colosi, was not present for that meeting.

2. Approval of the January 20, 2026 Planning Commission Meeting Minutes- DRAFT

ACTION: Motion was made by Terry Kleintop and seconded by Joseph Colosi to approve the January 20, 2026, Planning Commission Meeting minutes with correction to the page numbers. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0. Vice Chairman, Glenn Geissinger abstained.

TIME EXTENSION REQUEST:

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

- Application Received: December 9, 2024
- Expires: March 31, 2026

Extension request received to extend to June 30, 2026.

ACTION: Motion was made by Glenn Geissinger and seconded by Terry Kleintop to approve the PC-2024-008 Estates of Shady Lane Time Extension request until June 30, 2026. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

CURRENT/NEW BUSINESS:

1. PC-2026 -001 472 Lefevre Rd- Preliminary/Final Minor Lot Line adjustment

- Application Received: January 15, 2026
- Expires: April 15, 2026

Stateline Engineer Representative, Ryan Dentith, presented the minor subdivision. Mr. Dentith indicated that septic testing had been completed on the new lot and residual lot. Township Engineer, Mike Muffley, reviewed his letter including the waivers and deferral request.

Commissioners discussed for waiver requests §22-502.1, requirement of preliminary plan submission and approval prior to final plan submission and §22-1019.1.A, requirement for street trees, are not applicable and can be removed from the waiver requests.

ACTION: Motion was made by Glenn Geissinger and seconded by Joseph Colosi to waiver §22-1004.11.A.1, the requirement for utility and drainage easements to be a minimum width of 20 feet. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.*

Mike Muffley, Township Engineer, indicated that the applicant has asked for the easement to mimic previously approved easements of 15 feet. Mr. Muffley has no issue and sees no potential issues accruing due to this change.

Motion approved. Vote 4-0.

ACTION: Motion was made by Joseph Colosi and seconded by Glenn Geissinger to approve waiver §22-1020.1, requirement for concrete monuments to be placed at all outbound property corners. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.*

Mike Muffley, Township Engineer, indicated that the applicant has requested iron pins be placed prior to final plan being recorded. Mr. Muffley confirmed that he is fine with this change as this is a minor subdivision.

Motion approved. Vote 4-0.

Mike Muffley, Township Engineer, indicated that he would ask that a deferral is provided for section §22-1013, a township occupancy permit is required for all access drives or driveways onto the Township Road.

ACTION: Motion was made by Terry Kleintop and seconded by Joseph Colosi to approve deferral request of §22-1013, Township occupancy permit for access drives or driveway onto the Township Road. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

ACTION: Motion was made by Glenn Geissinger and seconded by Terry Kleintop to grant conditional approval for PC-2026-001; 472 Lefevre Road- Minor Lot Line Adjustment with the following conditions: Sewage Planning Module Approval and/or Exemption by the Pennsylvania Department of Environmental Protection, comply with all conditions as set forth in Hanover Engineering Review Letter dated February 9, 2026, Owner Signature, Notarization. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

2. PC-2024-008- Estates of Shady Lane- Major Subdivision and Land Development

- Application Received: December 9, 2024
- Expires: March 31, 2026

ACTION: Motion was made by Glenn Geissinger and seconded by Joseph Colosi to table PC-2024-008- Estates of Shady Lane. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.*

Commissioner, Terry Kleintop, asked if the letter received from Northampton County Conservation District is relevant. Mike Muffley indicated that instead of Northampton County Conservation District denying the submission the applicant withdrew, they would just need to reapply and start the process again.

Motion approved. Vote 4-0.

3. PC-2024-004- Autumn Ridge- Major Subdivision and Land Development

- Application Received: July 22, 2024
- Expires: July 31, 2026

ACTION: Motion was made by Terry Kleintop and seconded by Joseph Colosi to table PC-2024-004 Autumn Ridge. Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

GENERAL BOARD DISCUSSION:

1. Ordinance status, review and discussion of the following:
 - a. Solar Ordinance
 - b. Data Center Ordinance

Chair, Robin Dingle, indicated that both the Solar Ordinance and Data Center Ordinances were approved by the Board of Supervisors at their regular scheduled meeting on February 11, 2026. These two Ordinances will be forwarded to the Lehigh Valley Planning Commission and Plainfield Township Planning Commission for review and comment.

Solicitor, David Backenstoe reviewed some aspects of both Ordinances that had been changed/amended. Mr. Backenstoe indicated that Commissioners should be receiving them shortly and these will be added to the March Planning Commission meeting agenda.

- c. Ordinance No. 357- Solid Waste Processing and Disposal District

Chair, Robin Dingle, indicated that the last update to the Solid Waste Processing and Disposal District Ordinance was in 2012. Ms. Dingle stated areas of the Ordinance for review would be lot area and minimum setbacks, creating better buffering and larger setbacks.

ACTION: Motion was made by Joseph Colosi and seconded by Terry Kleintop to request the Board of Supervisors approval to review Ordinance No. 357, Solid Waste Processing and Disposal District and suggest amendments/removal of information. Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

- d. Ordinance No. 323- Conditional Use

Chair, Robin Dingle, had seen South Whitehall Township incorporate an additional overlay district for Data Centers and Solar Arrays, to assist with long term planning. Ms. Dingle, also indicated that other areas had incorporated the requirement of providing Environmental Impact Statements, Community, Environmental and Health Studies as a requirement in their Ordinances. There has not been input or an update to this Ordinance since 2007. Solicitor, David Backenstoe suggested possibly also looking at Section 2.I, which provides the Board of Supervisors with 15 days to provide a written decision, maybe amending that to longer.

ACTION: Motion was made by Joseph Colosi and seconded by Glenn Geissinger to request to the Board of Supervisors' approval to review Ordinance No. 323, Conditional Use and suggest amendments/removal of information and amending Section 2. I, to change the

response days from 15 to possibly 45 days. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

e. Ordinance No. 428- Steep Slopes

Chair, Robin Dingle, indicated that this Ordinance was last reviewed or amended in 2012. Ms. Dingle feels that this Ordinance could use a lot of amending which could include requirements of NPDES. Ms. Dingle indicated updating the Ordinance could also include ways to manage drainage due to the slopes. Solicitor, David Backenstoe indicated that you cannot prohibit but you can regulate location.

ACTION: Motion was made by Joseph Colosi and seconded by Terry Kleintop to request the Board of Supervisors approval to review Ordinance No. 428, Steep Slopes and suggest amendments/removal of information. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

2. Discussion and review of updates to the Comprehensive Plan-

Chair, Robin Dingle, indicated that Strategic Solutions presented at the Board of Supervisors meeting on February 11, 2026, and it was voted on to obtain other agencies for review. Ms. Dingle confirmed that Wind Gap and Pen Argyl would not be involved when revisited. Mr. Backenstoe indicated that is correct.

Resident/Board of Supervisors' member, Jane Mellert, stated that an email was received from Strategic Solutions, at the completion of the meeting, indicating they would not be submitting a bid and withdrawing their contract.

3. Update on use of Alternate members-

Chair, Robin Dingle, indicated Solicitor, Backenstoe, discussed this at the Board of Supervisors meeting on February 11, 2026, indicating that the members are confirmed for their 4 year term but the Resolution was repealed.

Resident, Paul Levits, indicated that it would be very rare that the alternates would need to sit if there was not a quorum.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Commissioner, Terry Kleintop, asked about the Gateway project and if the Board of Supervisors approved the letters to be mailed out to the parties that had been requested. Chair, Robin Dingle and Solicitor, David Backenstoe confirmed that the Board of Supervisors approved for all letters to be sent, but excluded sending the Township Engineer or Representative to the Ross Township meetings.

ADJOURNMENT:

Having no further business to come before the Planning Commission, the motion was made by Glenn Geissinger and seconded by Terry Kleintop to adjourn the meeting. Motion approved. Vote 4-0.

The meeting adjourned at 8:06pm

Respectfully submitted,

Amy Kahler
Administrative Coordinator/Secretary
Plainfield Township