

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
August 17, 2026**

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday August 17, 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, Alternate Commissioner, Jonathan Itterly and Alternate Commissioner, Ryan Stull. Vice Chair, Glenn Geissinger, Commissioner, Terry Kleintop and Commissioner, Allen Schafer 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.

APPROVAL OF MINUTES:

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

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to table approval of the July 20, 2026 minutes. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved 4-0.

TIME EXTENSION REQUEST:

1. PC-2024-004 – Autumn Ridge – Preliminary Major Subdivision and Land Development Plan:

The Planning Commission considered a request to extend the review period for the Autumn Ridge Preliminary Major Subdivision and Land Development Plan. The applicant explained that the project had transitioned from Keystone Consulting Engineers to Hanover Engineering and that several outstanding matters continued to be addressed, including PennDOT sight-distance requirements, drainage and sanitary sewer revisions, and restoration of required buffering. Additional plan revisions have also been submitted for review.

Chairperson, Robin Dingle, questioned the status of the outstanding issues and whether the additional extension was warranted. It was explained that the applicant was working through the remaining revisions in an orderly manner and anticipated potentially appearing before the Planning Commission by October; however, additional time could be necessary depending upon the progress of the outstanding reviews.

ACTION: Motion was made by Joseph Colosi and seconded by Jonathan Itterly to accept the applicant's extension of time for PC-2024-004, Autumn Ridge, through January 31, 2027. 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. PC-2024-008 – The Estates of Shady Lane – Preliminary/Final Major Subdivision and Land Development Plan:

ACTION: Motion was made by Joseph Colosi and seconded by Ryan Stull to accept the applicant's extension of time for PC-2024-008, Estates of Shady Lane, through October 31, 2026. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved 4-0.

CURRENT/NEW BUSINESS:

1. PC-2024-008 – The Estates of Shady Lane – Preliminary/Final Major Subdivision and Land Development Plan:

The Planning Commission reviewed the proposed Estates of Shady Lane, an approximately 14-acre property located southwest of Shady Lane, east of Sullivan Trail, and north of Belfast Road. The applicant proposes an eleven-lot residential subdivision, with lots of approximately one acre or greater, access from two proposed cul-de-sac roadways intersecting Shady Lane, public water service, and on-lot sewage disposal systems. The Commission reviewed the Township Engineer's August 10, 2026 review letter, zoning comments, stormwater management, wetlands and soils, sewage facilities, proposed Homeowners' Association responsibilities, and the applicant's outstanding waiver requests.

Chairperson, Robin Dingle, questioned whether a formal wetland delineation had been completed, noting the agricultural history of the property and the presence of potentially hydric soils. Township Solicitor, David Backenstoe, Esq. discussed the applicability of Township and state requirements. Township Engineer, Mike Muffley, discussed the soil information provided and indicated that, based upon the information reviewed, he did not have significant concerns with the soil data. The Commission discussed the potential for additional evaluation by a qualified soil scientist or wetland professional.

The Commission discussed stormwater management and proposed Best Management Practices (BMPs), including modifications to the stormwater basins, off-site drainage, infiltration testing, and the relationship between proposed sewage disposal areas and stormwater facilities. The Township Engineer's review noted that additional technical

review of certain stormwater items remained in progress and that coordination with the Lehigh Valley Planning Commission and Northampton County Conservation District was anticipated.

Discussion also addressed responsibility for the long-term inspection and maintenance of the stormwater facilities. The applicant indicated that the Homeowners' Association (HOA) would ultimately assume responsibility for shared stormwater facilities, with appropriate operation and maintenance agreements, easements, and deed restrictions. The Commission discussed ensuring that individual property owners are clearly advised of stormwater facilities, easements, maintenance obligations, and restrictions applicable to their individual lots.

The Commission then considered the applicant's three outstanding waiver requests:

SALDO §22-1004.13.A – Maximum Cul-de-Sac Street Length: The applicant requested a waiver from the maximum permitted cul-de-sac street length of 250 feet. Hanover Engineering indicated they had no objection if site access and circulation are acceptable to the Fire Department and other emergency management services.

ACTION: Motion was made by Ryan Stull and seconded by Jonathan Itterly to recommend approval of the waiver. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion carried 3-0-1, with Joseph Colosi abstaining.

SALDO §22-1004.13.B – Maximum Single-Access Street Service: The applicant requested a waiver from the maximum single-access street service of ten dwelling units, proposing a single-access street serving eleven dwelling units. Hanover Engineering indicated they had no objection if site access and circulation are acceptable to the Fire Department and other emergency management services.

ACTION: Motion was made by Jonathan Itterly and seconded by Ryan Stull to recommend approval of the waiver. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion carried 3-0-1, with Joseph Colosi abstaining.

SALDO §22-1016.1 – Streetlights: The applicant requested a waiver from the requirement to install streetlights at each intersection and at the ends of cul-de-sacs. The Commission discussed the existing character of Shady Lane, pedestrian and resident safety, existing lighting in the surrounding area, and whether less intrusive residential-scale lighting could provide adequate safety without creating excessive glare.

During public comment, Paul Levits, stated that residents had previously expressed significant opposition to street lighting. Chris Miller, Shady Lane, also expressed opposition to street lighting and referenced additional concerns with the development. Additional discussion addressed existing lighting along Shady Lane and the potential safety benefits of lighting within the proposed development.

ACTION: Motion was made by Robin Dingle and seconded by Jonathan Itterly to defer consideration of the streetlight waiver to allow for further review and discussion. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion carried 3-0-1, with Joseph Colosi abstaining.

Following consideration of the waiver requests, the Commission discussed whether the Preliminary/Final Major Subdivision and Land Development Plan was ready for a conditional approval recommendation to the Board of Supervisors. Chairperson, Robin Dingle expressed concern that outstanding information remained, particularly regarding stormwater management, and stated that the Planning Commission should receive a complete engineering review before forwarding its recommendation. The applicant discussed addressing the remaining stormwater and BMP comments in time for consideration at the Commission's next meeting.

ACTION: Motion was made by Robin Dingle and seconded by Jonathan Itterly to table the Preliminary/Final Major Subdivision and Land Development Plan for one month to allow the applicant to address the outstanding items and provide the additional information necessary for the Commission to complete its review. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion carried 3-0-1, with Joseph Colosi abstaining.

2. PC-2026-008 – 6615 Sullivan Trail – Sketch Plan:

Matt Evans of Keystone Consulting Engineers appeared on behalf of the applicant to present a sketch plan for 6615 Sullivan Trail, the property formerly occupied by the Galley Restaurant. The Commission reviewed the conceptual redevelopment of the property and the Township Engineer's comments regarding zoning, access, land development requirements, stormwater management, and other matters that would need to be addressed with a formal submission.

The Commission discussed the existing unauthorized use of the property. Township staff advised that approvals for the proposed redevelopment would not proceed until the existing unauthorized use was discontinued. Discussion also addressed the two proposed commercial structures, potential outside storage, truck-court areas, and whether certain proposed activities could require Special Exception approval. The applicant indicated that the existing Galley building would ultimately be demolished as part of the redevelopment.

The Commission distinguished between a temporary construction trailer associated with construction activity and a trailer or structure being used to conduct an ongoing commercial business with employees. The Commission also reviewed applicable dimensional requirements for multiple principal structures on one lot.

Commissioner, Jonathan Itterly, questioned whether the applicant had contacted PennDOT regarding a Highway Occupancy Permit (HOP). Mr. Evans advised that

additional information would need to be obtained from PennDOT. It was also discussed that if the project proceeds as a formal land development application, the land development review process would supersede the separate site-plan review requirements.

The Commission further discussed the Steep Slope Overlay District, the requirement to submit the project to the Lehigh Valley Planning Commission, and existing stormwater conditions on the property. The existing basin provides some stormwater management; however, it was noted that the facility would likely not meet current standards. Township Engineer Mike Muffley also questioned responsibility for an existing drainage pipe located on the property and whether PennDOT possesses any rights or maintenance responsibility for the pipe. Mr. Evans advised that an extended title search had been performed and had not identified any such rights to date.

GENERAL BOARD DISCUSSION:

1. Consideration to appoint Amanda Haney as Planning Commission Secretary:

The Planning Commission considered the appointment of Amanda Haney as Planning Commission Secretary.

ACTION: Motion was made by Joseph Colosi and seconded by Robin Dingle to appoint Amanda Haney as Planning Commission Secretary. 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 status of Comprehensive Plan – Hanover Engineering:

The Commission received an update regarding the Comprehensive Plan and the upcoming work of the Long-Range Planning Committee. No formal action was taken.

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

Township Manager, Paige Stefanelli, provided an update regarding the Long-Range Planning Committee and its upcoming meeting on August 20, 2026. No formal action was taken.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS :

There was no public comment.

ADJOURNMENT:

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

The meeting adjourned at 9:03 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Amanda Haney". The signature is written in a cursive style with a large, looped "A" and a long, sweeping "y".

Amanda Haney
Planning Commission Secretary