

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
FEBRUARY 17, 2025

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, February 17, 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, Glenn Geissinger, Allen Shafer, and Terry Kleintop.

The following Commissioner was not present, Robin Dingle.

Also present were Administrative Assistant, Amy Kahler, Doreen Curtin, Zoning Officer, Solicitor, David Backenstoe, and Dave Crowther, Keystone Consulting Engineers, and Zachary Mitchell, Ott Consulting

APPROVAL OF MINUTES:

1. Approval of the November 20, 2023 Regular Planning Commission Meeting Minutes-
TABLED
2. Approval of the December 18, 2023 Regular Planning Commission Meeting Minutes-
TABLED
3. Approval of the November 18, 2024 Regular Planning Commission Meeting Minutes-
ACTION: Motion was made by Allen Shafer and seconded by Glenn Geissinger to approve November 18 2024, Planning Commission Meeting Minutes. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.
Commissioner, Terry Kleintop, indicated that there are some name changes, Zachary Mitchell not Zachary Ott and Julie's last name needed to be updated.
Motion approved. Vote 4-0.
4. Approval of the December 2, 2024 Special Planning Commission Meeting Minutes-
ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to approve December 2, 2024, 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.

Commissioner, Terry Kleintop, a change in the question he had indicated on Page 1, to Waste Management, it was not in regard to tonnage of trash, it was questioned of monetary amount for surrounding municipalities. Motion approved. Vote 5-0.

5. Approval of the January 13, 2025 Planning Commission meeting Minutes-

ACTION: Motion was made by Allen Shafer and seconded by Glenn Geissinger to approve January 13, 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.*

Chairman, Paul Levits, indicated that he did not 2nd the motion for appointment, this was Robin Dingle. Changes to be made.

Motion approved. Vote 3-0. Commissioner Terry Kleintop abstained.

6. Approval of the January 29, 2025 Special Planning Commission meeting Minutes-

ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to table January 29, 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 4-0.*

PLANS PRESENTLY TABLED:

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application – Dated February 10, 2021 and Received February 11, 2021

- Application Received: **February 11, 2021**
- Expires: **July 31, 2025**

2. PC-2022-010- RPM Metals Recycling, Inc. Site Plan Application

- Application Received: **July 7, 2022**
- Expires: **June 30, 2025**

3. PC-2023-007 – Greystone Capital, Inc., 480 Male Road- Minor Subdivision and Land Development Plan (located in Bushkill Township)

- Application Received: **October 13, 2023**

4. PC-2024-004 – Autumn Ridge, Parcel ID# F8 11 3 0626, Major Subdivision and Land Development Plan

- Application Received: **July 22, 2024**
- Expires: **March 31, 2025**

ACTION: Motion was made by Glenn Geissinger and seconded by Allen Shafer to deny submission of PC-2024-004, Autumn Ridge, Parcel ID# F8 11 3 0626, major subdivision and Land Development submission due to no request for an extension. if an extension is not submitted prior to Board of Supervisors meeting on March 12, 2025. *Prior to the*

vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

5. PC-2024 -008 The Estates at Shady Lane- Sketch Plan

- Application Received: **December 9, 2024**

CURRENT/NEW BUSINESS:

1. PC-2022-015 – Lots # 6G, 6H & 6I, Green Knight Industrial Park II, (Formerly JVI Shell II) 45-65 Beers Way, Preliminary/Final Land Development and Lot Consolidation Plan

- Application Received: **January 29, 2024**
- Expires: **March 31, 2025**

Ms. Laura Eberly, on behalf of JVI, reviewed the submission and what has changed. Ms. Eberly indicated that it has gone down in size from 192,000 square feet to 162,000 square feet, we reduced the amount of loading docks, and car parking spots. Ms. Laura indicated that a spray irrigation system has been added, to assist with stormwater management, due to removing 1 of the basins. Ms. Eberly indicated that we are almost ready to submit and request In Lieu of Fee, is being requested and we will be prepared to submit the payment. We are waiting on the will serve letters and hopefully it will be received this week.

Commissioner Terry Kleintop asked where do you stand in regards to Hanover Engineering's review? Was the reduction in building size due to a near by property owner?

Ms. Eberly indicated that everything is being met, and see no issues, but the clarification that we do need is in regards to the plant species that they are wanting. The access easements can be obtained and we do not see that being an issue. The reduction in size of the building is so we can move the building approximately 100 more feet from the property line.

Mr. Zachary Mitchell, started to review the review letter to receive further clarification. Waiver request for Preliminary Final Plan? Comment 10, Page 4, Calculations on Rec Fee. Do we consider existing hardscape, they are not increasing the hardscape.

ACTION: Motion was made by Allen Shafer and seconded by Glenn Geissinger to waive to increase the Recreation Fee based on the increased hardscape. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

Mr. Zachary Mitchell, Page 5, comment 23F, provide a minimum for a detention basin.

Ms. Laura Eberly, indicated that we are looking at having all 3 bottoms be flat bottom basins.

The spray system for the irrigation system will be located in basin #2 and assist with the stormwater. There was a 4th basin located within the upper end, but is no longer needed and will be filled in to be a swale and not a basin. We will review and consider the increase.

Mr. Mitchell, indicated that we would like 2A to have a 2% increase in the bottom, might assist with drainage.

Chairman, Paul Levits, motion to approve basin #3 to be a flat bottom.

ACTION: Motion was made by Allen Shafer and seconded by Terry Kleintop to approve basin #3 to have a flat bottom. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

Mr. Mitchell, Page 6, comment 25, the driveway comes in at a 75% angle but the Ordinance requires a 90% angle.

Ms. Eberly indicated the reason for the angle, and why the increase is not needed.

Chairman, Paul Levits, indicated that the main road that the trucks are coming out onto it seems the 75% would be ok and not necessary to increase.

Mr. Mitchell reviewed Comment 29, to contact LANTA for a bus stop placement.

Chairman, Paul Levits, indicated that he does not see where this would be a concern that we would need to have a bus stop.

Mr. Mitchell indicated that he will indicate that this comment has been addressed. Mr. Mitchell reviewed the wetland waiver.

Ms. Eberly indicated that at some point we did ask for a waiver to assist with the disturbance, but the Planning Commission requested buffers. We did request 2 waivers to assist with the buffers that we are placing, and the disturbance of some of the wetlands that we are disturbing. Mr.

Mitchell indicated that this was tabled in March until the wetlands were finalized. We have had Army Corp. and DEP on site and have made a jurisdictional determination has been decided.

Solicitor Backenstoe indicated that you would move forward with a motion to grant waiver on the isolation of wetlands per 22.1023 requiring buffer until the applicant receives a joint 105.

ACTION: Motion was made by Terry Kleintop and seconded by Allen Shafer to grant waiver to isolate wetlands per 22.1023 requiring buffer until a joint 105 is approved. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

Mr. Mitchell indicated that on Sewage Enforcement Review, page 2, indicating that there is a lateral under a monument.

Ms. Eberly indicated she is not aware and if that is the case we will review and make the necessary updates to the plans to have the lateral moved.

Solicitor Backenstoe, reviewed options on how to proceed.

ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to approve waiver 22102, to submit a preliminary final plan. Prior to the vote, Chairman, Paul Levits, 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 Allen Shafer to table PC-2022-015 – Lots # 6G, 6H & 6I, Green Knight Industrial Park II, (Formerly JVI Shell II) 45-65 Beers Way, Preliminary/Final Land Development and Lot Consolidation Plan, and resubmit final plans for review. Prior to the vote, Chairman, Paul Levits, 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 Allen Shafer to approve the extension until July 31, 2025. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

2. Plainfield Township Re-Zoning Request- Marino Revocable Trust- 425 Kromer Road

Attorney Peter Layman, presented and reviewed the information on the submission. Mr. Layman indicated that Bushkill Township would not hear the request for rezoning if we did not submit

payment along with the 2 site plans. Mr. Layman indicated that his clients did not feel it was necessary as neither official project will take place on the land or building will be constructed in Bushkill Township.

Commissioner, Terry Kleintop, asked if Bushkill Township indicated or provided any information about the legal information about truck traffic on Kromer Road.

Attorney Layman indicated that we did not receive any information. We will review the information once it has been decided which project the clients would like to move forward with.

Chairman, Paul Levits asked a traffic study was reviewed to see what the traffic would be for the 2 different presented projects. We know the truck traffic would be less if it was apartment buildings. Mr. Levits indicated that, reviewing site plan for the apartment building is approximately 300 parking spots. It would be different traffic, compared to the warehouse.

Resident Ms. Stoudt asked approximately how many apartments?

Chairman, Paul Levits indicated they are proposing a maximum of 150, looking at high density, about 6 units per acre.

Attorney Layman indicated that single family homes are not desirable in the area of 33/highway area and that is why we are looking at the higher density housing complex.

Commissioner, Allen Shafer, indicated that you are proposing approximately 150 units but you are not even near the onramp to the highway.

Commissioner, Terry Kleintop, stated that reviewing proposal, seems that 60% would be impervious coverage, would you be able to meet the ordinances?

Mr. Mark Bahnick, Engineer, indicated that more than ½ the property in whole will remain untouched.

Chairman, Paul Levits, asked what type of house are you proposing?

Mr. Layman indicated that the housing would not be Section 8 housing, the market is higher for 1-2 bedroom apartments.

Commissioner, Glenn Geissinger, asked if confirmation letter was received that Sewer would be able to be connected.

Mr. Layman indicated that we are proposing a sewage pumping station for the warehouse if we choose to go that route. Unsure at this moment how we would like to proceed for the apartment building.

Chairman, Paul indicated that he had thought the DEP would no longer allow entities to install pumping stations.

Mark Bahnick indicated that the sewage would be on the portion of the property within Plainfield Township, so that would eventually be a discussion once a full plan is submitted.

Commissioner, Glenn Geissinger indicated that a concern is placing a buffer barrier between the properties.

Attorney Layman indicated that they feel there is enough space between properties for the buffer and that if we did install a pumping station, we would request the homeowners to maintain.

Commissioner Allen Shafer, indicated that you have to keep in mind if the apartment complex is proposed, there are a lot of people not all working the same shift, exterior parking and building lights on 24/7.

Resident Jane Mellert asked if there would or will be a process in place for Bushkill or any residents to submit their input?

Bushkill Residents, Jason Kocsis and Robert Scobo indicated that Kromer Road would not be able to handle the truck traffic, along with pulling out onto Jacobsburg Road. The intersection is

already bad. Looking at all of the items that would need to be done for either project just does not seem to be cost effective.

Chairman, Paul Levits, asked current Bushkill Residents whom reside near the proposed site how they felt, and they indicated that they are opposed to either proposal.

Supervisor, Nolan Kemmerer, asked if they are aware if Bushkill Township would entertain commercial vehicles through the residential area?

Mr. Jason Kocsis and Robert Scobo indicated that they can not speak for the Boards of Bushkill Township but they believe they would not be.

Resident, Ms. Stoudt, indicated that Kromer Road is small as it is and placing truck traffic on this road more, would start to deteriorate the road quicker than it would with normal traffic. Ms.

Stoudt indicated that she feels that maybe single family homes would be a better fit.

Chairman, Paul Levits, asked if proposed warehouse is suggested, approximately how many employees would be there along with the truck traffic? How many trips?

Mr. Matt Sprung, indicated that maybe 100 employees and approximately 25 trips in and out of the property during peak hours.

Resident, Mr. Stoudt asked if the homes/apartments would be rented or owned?

Mr. Layman indicated they most likely would be rentals but not definitely sure yet.

Keystone Engineering, Mr. Dave Crowther indicated that remember for the stormwater does not disappear straight down, it is absorbed sideways, down etc. Mr. Crowther indicated that with the proposed apartment complex, they could have water that is disbursed and provide surrounding properties with water in the basements.

Commissions discussed that they need further information from Wind Gap Sewer Authority, opinion of the residents in Bushkill Township that would be affected and more in-depth information about the proposals.

ACTION: Motion was made by Glenn Geissinger and seconded by Allen Shafer to table the rezoning request- Marino Project until March 17, 2025 Planning Commission Meeting. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

OLD BUSINESS:

- None

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

- **Jason Kocsis**

Mr. Kocsis, indicated that he is having trouble understanding the access point for the Kromer Road review.

Commission, Terry Kleintop asked if it was correct that there is an Ordinance in Bushkill Township referencing that there is no truck traffic permitted on Bushkill Township's side of Kromer Road, and is this legally binding ?

Mr. Kocsis indicated that he is unsure and that would need to be a question for Township Solicitor Mr. Gary Asteak. Mr. Kocsis indicated that there is just no transition between homes.

- **Jane Mellert**

Resident Jane Mellert asked if the Planning Commission has received a letter from the Delaware River Keepers, under the signature of Ms. Sadler ?

Ms. Fors brought up about a complaint that was submitted and not founded, but myself and my husband are the residents that made the complaint and it was present. Maybe they waited some time before going out. There are others that are discouraged to file or make complaints, due to nothing going to be done.

- **Ty Scott**

Resident, Mr. Scott indicated that Commission members need to listen to the comments that are being made. Mr. Scott understands that this decision is hard for both the Planning Commission and Board of Supervisors. Mr. Scott indicated that maybe the Planning Commission could recommend that everyone takes a visit to the Landfill and go to the site that they are requesting rezoning. Waste Management sits there and indicates that they are taking care of the smell, but they are not and if they think that maybe they are nose blind.

ADJOURNMENT:

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

The meeting adjourned at 9:11 P.M.

Respectfully submitted,

Amy Kahler
Secretary
Plainfield Township