

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
August 18, 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, and Robin Dingle

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

Approximately 22 attended.

APPROVAL OF MINUTES:

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

ACTION: Motion was made by Allen Schafer with lack of a second to approve the March 17, 2025 Special Planning Commission Meeting Minutes. *With no second, motion died.*

ACTION: Motion was made by Paul Levits and seconded by Robin Dingle to table 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. Chairman, Paul Levits, request additional time to review document. Vote 4-0.*

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

ACTION: Motion was made by Allen Schafer with lack of a second to approve the March 17, 2025 Special Planning Commission Meeting Minutes. *With no second, motion died.*

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to table 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 3-1, Allen Schafer opposed.

3. Approval of the July 21, 2025 Planning Commission Meeting Minutes

ACTION: Motion was made by Allen Schafer and seconded by Paul Levits to approve July 21, 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.

Commissioner, Terry Kleintop, stated it is important to note that the CRG project should reflect that Mr. Perin said that there was a good chance that CRG would not be moving forward.

Chairman, Paul Levits, indicated that page 2, should indicate who the current applicant is. Also, it indicates that a new submission would be warranted but should say required. On page 4, Mr. Crowther, indicated that there are drums located on the property, should say-located on or near the property. On page 8, it indicated Pen Argyl Water Authority, should say Pen Argyl Municipal Authority.

Commissioner, Terry Kleintop, indicated that page 8 should also reflect 30 carwashes daily.

Motion approved with said changes. Vote 4-0.

Chairman, Paul Levits, indicated that a motion was made last meeting that a letter be written to the Board of Supervisors to include discussion on the Comprehensive Plan. Township Manager, Paige Stefanelli, indicated that she was advised not to write the letter from the Board of Supervisors. Solicitor, David Backenstoe, stated that Planning Commission members tasks are to review and make recommendations of plans. Supervisor Chairman, Ken Field, was present and advised Chairman, Paul Levits, that if the Planning Commission would like to correspond with the Board of Supervisors, the chairman should write a letter and send it to the Board of Supervisors. Commissioner, Robin Dingle, asked who the Secretary for the Planning Commission is primarily. Chairman, Paul Levits indicated that Amy is and Township Manager, Paige Stefanelli, also attends to assist.

Chairman, Paul Levits, also indicated that the Planning Commission requested a stenographer and had learned that we would not be receiving one, this should have been communicated earlier that there would not be one present. Township Manager, Paige Stefanelli, indicated that she had spoken with Solicitor David Backenstoe, whom indicated that a stenographer was not required and that payment for the stenographer would need to be approved by the Board of Supervisors prior to the meeting.

Board of Supervisors Chairman, Ken Field, advised that Township Manager, Paige Stefanelli, will no longer be attending regular Planning Commission meetings and Amy Kahler, would no longer be the secretary for the Planning Commission.

CURRENT/NEW BUSINESS:

1. PC-2025-002- 1220 Church Road-Morykin- Minor Subdivision and Land Development

- Application Received: **June 5, 2025**
- Expires: **September 5, 2025**

Keystone Consulting Engineers, Dave Crowther advised that the property line was readjusted to meet requirements of Act 319.

ACTION: Motion was made by Allen Schafer and seconded by Robin Dingle to approve the lot line adjustment for PC-2025-002- 1220 Church Road- Morykin- Minor 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 4-0.

2. Discussion of Proposed Ordinance No. 426 Amending the Plainfield Township Zoning Map, by Changing the Zoning Classification of Certain Lands Situate in Plainfield Township from Farm and Forest (FF) District to Solid Waste Processing and Disposal District (SW)

Daniel Rowley, Attorney representing Waste Management, reviewed documentation and information that has been submitted. Attorney Rowley reviewed the 3 zoning amendments that have been submitted. Attorney Rowley indicated that on numerous occasions response letters to any questions during meetings have been provided. Mr. Horvath reviewed the application and map amendments. Ms. Adrienne Fors handed out a packet of updated letters of support, LVPC comment letter, letters within the application packet, along with a breakdown of donations that have been provided.

Mr. Dave Horvath, representative of Waste Management, reviewed the information that has been provided to the Board of Supervisors and Planning Commission, and advised that there are no proposed changes expected from the current landfill operations. Mr. Horvath indicated that if the rezoning is granted then significant information will be provided to Plainfield Township with the Land Development Application and all other submissions that are necessary.

Commissioner, Robin Dingle, advised that there are parcels that can be removed due to not being utilized within Solid Waste Zoning, in her opinion, they would be the following parcels: E8 13 1 0626, E8 13 3 0626, E8 13 4 0626, E8 13 5 0626, E8 13 6 0626, E8 13 8 0626, and E8 13 17 0626. Ms. Dingle indicated that per the map, there are stormwater basins, Ms. Dingle feels that permit boundaries could be moved to reduce the impact of surrounding areas.

Waste Management representative responded, indicating that they are keeping the setbacks from the wetlands. Ms. Dingle also questioned if the Clean Air Act is

established, what are your precautions then. Ms. Dingle said that Plainfield Township deserves to have a conservation easement established, this is to protect our lands and streams. Waste Management representative confirmed that they would consider establishing a Developers Agreement

Commissioner, Robin Dingle, asked Solicitor Backenstoe for clarification regarding to the current zoning Ordinance 27-319, Solid Waste Processing and Disposal District, this speaks in regards to the maximum coverage, and it is limited to 25% of buildable coverage, is this total zoned area or permitted area. Solicitor Backenstoe indicated that it would be of the total zone area.

Commissioner, Terry Kleintop, indicated in reviewing the total acres there are a total of 4 different categories, is there a breakdown. Waste Management representative indicated that in executive summary there is a breakdown in the Agreement of Sale, Section 1. Waste Management indicated that the rezoning request is for the 18 parcels and if approved, they will be consolidated.

Commissioner, Robin Dingle, indicated that everyone is expressing concerns over the environmental impact, air quality, drinking water from wells, and the traffic. The Township is asking for Waste Management to go above and beyond, and look at expanding the monitoring areas to ensure that there are no issues and/or concerns. Waste Management representative indicated that a lot of the requested information was covered in the original submission. Monitoring is taking place and will continue to be monitored per the required regulations. Commissioner, Robin Dingle, indicated that the DEP requirements are not considered safe enough and feels that important information is being excluded. Ms. Dingle indicated that the current landfill utilizes reverse osmosis, but has the system been updated to current requirements, all of the current and potentially new systems need to meet the concerns of the Township residents. Commissioner, Terry Kleintop, indicated that the current requirement of DEP is that they are not testing wells and creeks for PFAS, but this is a huge concern. Waste Management representative indicated that when this is a requirement, they will make the necessary changes and submit all the necessary requirements and equipment upgrades that are required. Commissioner, Terry Kleintop, indicated that there are PFAS kits currently being utilized by Universities. Commissioner, Robin Dingle, indicated that we would like a baseline on what readings are coming from the adjacent wells etc. that are currently being tested and then expand the testing area. This information would be able to assist with parameters.

Chairman, Paul Levits, advised that studies indicate that landfills should not be within 3 miles of residential housing, and activities. Mr. Levits indicated that this is why there has been a drop in real estate, which shows by 12% that the market is decreasing, and the studies also indicate that landfills should not be built on radon. Chairman, Paul Levits, also indicated that there are ongoing pollutants that residents are concerned with, along with the Slate Belt being known to have slate in the soils. Mr. Levits asked for clarification on what is considered regional. Waste Management representative indicated that a regional radius is considered 90 miles.

Waste Management representative indicated that there are some strict requirements required from DEP and Waste Management files and submits all required information as requested.

Chairman, Paul Levits, indicated that Waste Management owns a lot of properties adjacent to the landfill and rents them out. Waste Management representative, Adrienne Fors, indicated that they currently own 9 homes within Pen Argyl Borough and 6 within Plainfield Township. She has indicated that the homeowners approached Waste Management for purchasing, if all parties are not in agreement with the sale of the home, the agreement/sale does not take place. Chairman, Paul Levits, indicated that he is still unsure of why Waste Management would like to obtain additional properties as a landlord.

Commissioner, Robin Dingle, asked if Waste Management has completed alternative analysis and reviewed other areas and the cost benefit analysis, that would be better suitable for a landfill. Waste Management representative indicated that they have reviewed different areas as a possibility, but costs would increase due to not being able to utilize the current system, and the acres are not as many.

Commissioner, Terry Kleintop, asked Waste Management if they knew of what they would do with the leitch storage tank and discharge. Waste Management representative indicated that the discharge would go into the Waltz Creek and the Little Bushkill, as it does currently.

ACTION: Motion was made by Allen Schafer with lack of a second to proposed Ordinance No. 426 Amending the Plainfield Township Zoning Map, by Changing the Zoning Classification of Certain Lands Situate in Plainfield Township from Farm and Forest (FF) District to Solid Waste Processing and Disposal District (SW). With no second, motion died.

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to deny proposed Ordinance No. 426, Amending the Plainfield Township Zoning Map, by Changing the Zoning Classification of Certain Lands Situate in Plainfield Township from Farm and Forest (FF) District to Solid Waste Processing and Disposal District (SW). Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved.

Chairman, Paul Levits, advised that the reasons for the denial are as follows: landfill is being proposed to close to the residents, impact of PFAS in our soil and water, property values decreasing, no confirmation that Waste Management will move forward above the standard to protect our future generations. Commissioner, Terry Kleintop, expressed his concerns in regard to denying the Ordinance due to accessing the new landfill.

Commissioner, Terry Kleintop, indicated that there are concerns of accessing the proposed landfill. Mr. Trant advised that it seems to be proposed to use existing haul routes, obviously new roads will be established within the landfill itself, and that should

be submitted during Land Development phase. Mr. Kleintop indicated that it seems that a road will be crossing over a trail in which Waste Management has denied Township access too. That was purchased sometime ago and used taxpayer money to do so, and now it will only have access by Waste Management, which doesn't seem right.

Resident, Jane Mellert, expressed concerns of the steep slopes and how they are showing in excess. How can the new proposed landfill only be proposed for 20 years. Mrs. Mellert asked if there are currently any "hot spots" at the landfill.

Commissioner, Terry Kleintop, indicated that there was a collapse at Chrin sometime ago. Waste Management representative indicated that they currently have monitoring systems throughout the landfill and different layers to monitor for all different things. If any sensors are set off they make the necessary changes/adjustments to try to prevent any on-going issues. A representative of Waste Management indicated that they implement the most current testing and monitoring systems available to try to prevent issues, but we cannot prevent all issues.

Resident, Ed Wolven, questioned if the current submission received from Waste Management is the same Land Development that was denied back in 2018, and are you still proposing to remove about 40 acres of forest. Waste Management indicated that there would be some clearing of trees taking place but have not calculated exactly how much. Mrs. Wolven asked if the applications and reviews would need to be renewed every 2 years.

Resident, Carlton Michaels, asked what exactly the Planning Commission members are reviewing, in discussions that are taking place it seems that all of the Commissioners concerns are having to deal with environmental, but we need to take review what is on the table, and that is currently rezoning, along with the financial concerns. Chairman, Paul Levits, indicated that they are trying to have a thorough review completed and ask questions and have answers completed. Mr. Levits indicated that no one indicated that there will not be financial issues, but looking at the surrounding boroughs and townships, they do not have a landfill to receive revenue and are doing just fine. Mr. Michaels indicated yes but we could have been planning for this from years back, but no one is looking into the future and offering suggestions on things that could be done or completed to bring in revenue to be considered. We can not wait till the Township is totally out of money and then make suggestions. Chairman, Paul Levits, indicated that we did have a long-term committee, but that was de-banded by the Board of Supervisors. Commissioner, Robin Dingle, advised that a study was completed at the request of the Board of Supervisors and a tax increase was proposed and implemented to offset the Waste Management costs. The tax rate over time will decrease. Commissioner, Terry Kleintop, advised that all of the information requested has not been received or answered, also Strategic Solutions has not been provided with all of the reviews and letters, nor have they spoken to residents or any of the Boards or have received information in regard to deeds, or trust fund information.

Chairman of the Board of Supervisors, Ken Field indicated that the Ordinances were submitted by Waste Management, but the Township Solicitor had reviewed them and

made necessary changes. Mr. Field advised that the Planning Commission had years to assist with bringing in revenue for the Township and have not.

Resident, Jane Mellert, advised that it would be helpful to bring back the Finance Committee. These discussions are not just about the finances, we must think about the resident's health. Mrs. Mellert also advised that per reviews Waste Management has exceeded tonnage per day by the agreement.

Resident, Ed Wolven, expressed that it would be acceptable to have a winery next to his property, but who would want to come to a winery when they smell trash and have dirty water.

Vote 3-1, Allen Schafer opposed.

3. Discussion of Proposed Ordinance No. 427 Amending the Plainfield Township Zoning Ordinance Changing All Sanitary Landfill Uses to Uses Permitted By-Right in the SW – Solid Waste Processing and Disposal District, and by Providing Additional Requirements for Sanitary Landfill Uses Permitted By-Right

Waste Management Representative indicated that pertaining to Ordinance No. 427, they have nothing else to add.

Commissioner, Terry Kleintop, asked about the public hearing and advertisements. Solicitor, David Backenstoe, indicated that all 3 of the Ordinances will be heard at the public hearing scheduled for August 27, 2025.

Commissioner, Robin Dingle, expressed her same concerns about the hearing taking place for all 3 of the Ordinances. Ms. Dingle also indicated the provisions should be set with a minimum and maximum amount, not that it indicates 3,000 tons per day. Waste Management advised that there is no legal minimum amount and there is information within the host agreement in regard to agreeable tons per day.

Commissioner, Robin Dingle, suggested that the buffer area should be increased with noted green space and that it should be placed in a conservation easement. Chairman, Paul Levits, indicated the following concerns are, toxins within the air, the referenced liners that seem to fail overtime, health concerns for our families and future children, being denied access to our current trail and how we correct that. Proposals have been presented to Waste Management to come to a safe alternative with no resolution. Commissioner, Robin Dingle, indicated that she would suggest denying the terms of Ordinance No. 427 due to input of the residents and surrounding Townships are not taken into consideration. Ms. Dingle feels that it should be considered Conditional Use.

ACTION: Motion was made by Allen Schafer with lack of a second to proposed Ordinance No. 427 Amending the Plainfield Township Zoning Ordinance Changing All Sanitary Landfill Uses to Uses Permitted By-Right in the SW – Solid Waste Processing and Disposal District, and by Providing Additional Requirements for Sanitary Landfill Uses Permitted By-Right. *With no second, motion died.*

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to deny Ordinance No. 427 Amending the Plainfield Township Zoning Ordinance Changing All Sanitary Landfill Uses to Uses Permitted By-Right in the SW – Solid Waste Processing and Disposal District, and by Providing Additional Requirements for Sanitary Landfill Uses Permitted By-Right, based on existing trail concerns, health concerns, Lehigh Valley Planning Commission. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved.*

Resident, Debra Ubel, asked Waste Management representative why it is the request to change the use, this would end up being cheaper and easier for Waste Management to make changes. They have indicated in the Host Agreement they can include having an updated health assessment completed. The Conditional Use criteria for the current landfill would not be considered for the proposed landfill. Resident Ubel indicated that approval of this acceptance would be upsetting for residents that live near that have seen the postings “Wear green, bring a friend” to the meeting tonight, this is not a party. The residents that live here are concerned; this is not a joke.

Vote 3-1, Allen Schafer opposed.

4. Discussion of Proposed Ordinance No. 428 Amending the Plainfield Township Zoning Ordinance by Exempting Sanitary Landfills in the SW District from the Requirements of the Steep Slope Overlay District

Waste Management indicated that they have no additional information to provide on Ordinance No. 428.

Commissioner, Terry Kleintop, indicated that Plainfield Township already has steep slopes and is unsure why Plainfield Township would want to move forward with incurring more. Waste Management representative indicated that the request would only pertain to the land that would be approved, this would not pertain to other Solid Waste Districts or other land develops within the Township.

Commissioner, Robin Dingle, would suggest denying it based on the grounds that this would not protect our residents or environment. Waste Management representative indicated that all of the concerns and information have been provided.

Commissioner, Terry Kleintop, indicated that this would entail extensive construction. Chairman, Paul Levits, indicated that the steep slopes prohibit use, in LVPC’s review letter they suggested to reduce the steep slopes,

Resident, Millie Beahn, asked if another applicant would come in and ask for the waiver of steep slopes, can this also be approved by another property owner. Solicitor, David Backenstoe indicated that another property owner would need approval.

ACTION: Motion was made by Allen Schafer with lack of a second to proposed Ordinance No. 428 Amending the Plainfield Township Zoning Ordinance by Exempting Sanitary Landfills in the SW District from the Requirements of the Steep Slope Overlay District. *With no second, motion died.*

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to deny Ordinance No. 428 Amending the Plainfield Township Zoning Ordinance by Exempting Sanitary Landfills in the SW District from the Requirements of the Steep Slope Overlay District. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-1, Allen Schafer opposed

GENERAL BOARD DISCUSSION:

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

- **Jane Mellert**

Resident, Jane Mellert, asked if Plainfield Township is moving forward with the hearing scheduled for August 27, 2025. Solicitor, David Backenstoe, indicated that yes, Plainfield Township will be moving forward with the hearing, nothing has been done to not have it. Mrs. Mellert indicated that she is confused as she has been monitoring the public notice site and never recalled seeing Ordinance No. 426, advertised. Mr. Backenstoe indicated that we have received affidavits confirming advertisement of the Ordinances as requested. Mrs. Mellert indicated that it was on the newspaper website but when you click the link, it never appears. Mrs. Mellert also suggested that letter sizing should be increased.

- **Ed Wolven**

Mr. Wolven expressed that if this Ordinance is being approved, we need to keep in mind that there is another person within Waste Management, that is purchasing alot of property also.

Township Manager, Paige Stefanelli, requested clarification in regards to whom is to write letters etc. on behalf of the Planning Commission. Board of Supervisors, Chairman, Ken Field, indicated that currently Amy Kahler, Secretary can complete minutes and letters as required and Township Manager, Paige Stefanelli will attend Planning Commission meetings when Waste Management is on the agenda. Commissioner, Robin Dingle, indicated that she will complete the letter from the Planning Commission no later than Wednesday, and then will send it to the Board of Supervisors.

Ms. Wolven requested that the appropriate staff be assigned, and all parties be notified. Board of Supervisors, Chairman, Ken Field indicated proper notification will be sent after the Planning Commission meeting.

Chairman, Paul Levits, request that a secretary be assigned.

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve a secretary at the rate of \$25.00 per hour. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-1 with Allen Schafer opposed.

ADJOURNMENT:

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

The meeting adjourned at 9:49 P.M.

Respectfully submitted,



Amy Kahler
Secretary
Plainfield Township