

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
May 18, 2026**

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, May 18, 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, Vice Chair, Glenn Geissinger, Commissioner, Allen Schafer, Commissioner, Joseph Colosi, and Commissioner, Terry Kleintop.

Also present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, Zoning Officer, Elizabeth Amato, and Alternate Township Engineer, Jim Milot.

APPROVAL OF MINUTES:

1. Approval of the February 16, 2026 Planning Commission Meeting Minutes- DRAFT

ACTION: Motion was made by Glenn Geissinger and seconded by Allen Schafer to approve the February 16, 2026 Planning Commission Meeting Minutes. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. Approval of the March 16, 2026 Planning Commission Meeting Minutes- DRAFT

ACTION: Motion was made by Glenn Geissinger and seconded by Allen Schafer to approve the March 16, 2026 Planning Commission Meeting Minutes. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Terry Kleintop abstaining.

3. Approval of the April 20, 2026 Planning Commission Meeting minutes – DRAFT

ACTION: Motion was made by Allen Schafer and seconded by Robin Dingle to table the April 20, 2026 Planning Commission Meeting Minutes. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

TIME EXTENSION REQUEST:

1. PC-2022-010 – RPM Metals Recycling Inc. – Site Plan

An Extension of Time request was received to extend the matter through December 31, 2026.

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to accept the Extension of Time request through December 31, 2026 for PC-2022-010 RPM Metals Recycling, Inc. Site Plan. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. PC-2024-008 – The Estates of Shady Lane – Preliminary/Final Subdivision/Land Development Plan

An Extension of Time request was received to extend the matter through July 24, 2026.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to accept the Extension of Time request through July 24, 2026 for PC-2024-008 The Estates of Shady Lane Preliminary/Final Subdivision/Land Development Plan. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

CURRENT/NEW BUSINESS :

1. PC-2021-015 – NAPER Development – Site/Grading/Land Development Plan – Acceptance of Plan Withdraw:

ACTION: Motion was made by Joseph Colosi and seconded by Allen Schafer to accept the withdrawal request for PC-2021-015 NAPER Development Site/Grading/Land Development Plan. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. PC-2026-006- GreenKey Development LLC, Nazareth Solar 1 LLC, Nazareth Solar 2 LLC - 885 Engler Road – Special Exception Recommendation to ZHB:

ACTION: Motion was made by Allen Schafer and seconded by Joseph Colosi to table PC-2026-006- GreenKey Development LLC, Nazareth Solar 1 LLC, Nazareth Solar 2 LLC Special Exception Recommendation to the Zoning Hearing Board. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.*

Resident, Carlton Michaels, inquired about the applicable ordinances governing the proposed solar array system. Solicitor, David Backenstoe, explained that the original ordinance was passed last year, with an amendment passed this year. He noted that the application before the Planning Commission was filed one day prior to the new ordinance taking effect.

Resident, Ede Hosford, questioned why the public had not been notified of the application. Solicitor, David Backenstoe, explained that under special exceptions pursuant to Chapter 27 of the Zoning Ordinance, there are shifting standards between general and non-general uses. He noted that residents may object, and the Zoning Hearing Board is required to render a decision.

The matter will be brought before the Zoning Hearing Board for relief. While the application does come before the Planning Commission for review, the Planning Commission's role is limited to issuing a recommendation to the Zoning Hearing Board. Solicitor Backenstoe further advised that the applicant will require a variance, including a special exception, a variance for two principal uses, and a dimensional variance for steep slopes.

Zoning Officer, Liz Amato, advised that the Zoning Hearing Board meeting is currently scheduled for July 22, 2026. She noted that notices are distributed approximately two weeks prior to the hearing, and a written opinion from the Zoning Hearing Board will be issued within 45 days of a decision being rendered.

Motion approved. Vote 5-0.

3. PC-2024-008- The Estates of Shady Lane- Preliminary/Final Subdivision/Land Development Plan:

Robert Weslow of LTS Homes and Steve McBrearty of Landcore Consulting were present on behalf of the applicant. Mr. Weslow identified himself as the owner of LTS Homes. He advised that the overall plan previously presented to the Planning Commission remains unchanged. He noted that stormwater management had been a significant topic of discussion at prior meetings, and as a result, a thorough review of the prior comments and stormwater management plan was conducted. The plans were updated accordingly, and the overall submission before the Planning Commission reflects those improvements. Mr. Weslow further noted that the originally proposed seepage pits in close proximity to residential dwelling units have been revised. The previously proposed pipe extending from the basin with an end wall at the property line, which would have created erosion concerns given the absence of any downstream infrastructure, has been eliminated. All related concerns have since been addressed.

Commissioner, Joe Colosi, questioned whether the basins were designed for retention or detention. Steve McBrearty indicated that modeling is complex given the presence of septic system infiltration, and that the plan provides for storm events ranging from the 10-year to the 100-year storm. He noted that only a portion of the stormwater pertains to the 10-year storm event, which corresponds to five inches of rainfall.

Solicitor, David Backenstoe, referenced the initial review by Keystone Consulting Engineers, noting that he had questions and sought clarification on various items. He reviewed the waivers and deferrals previously discussed and questioned whether all outstanding issues had been addressed on the submitted plans, and where the application currently stands in the review process. The applicant's owner noted that some matters had been discussed prior to this meeting. Township Manager, Paige Stefanelli, advised that all prior deferrals and waivers previously recommended by the Planning Commission have been specifically noted within Hanover Engineering's review letter. Chairperson, Robin Dingle, requested that Township Engineer, Mike Muffley, indicate within his review letters the specific plan sheets on which each waiver is depicted.

Commissioner, Joe Colosi, expressed significant concerns regarding stormwater management. He disclosed that he resides downslope from the subject property and considers himself an interested party. He stated that his primary concern at this time is infiltration rather than stormwater runoff itself. The Commission proceeded to review Page 2 of the engineering review letter.

Jim Milot was present on behalf of Hanover Engineering. During the review of the waivers and deferrals, a concern was raised regarding a waiver pertaining to the road length from the cul-de-sac, and specifically whether the roadway may be eligible for Liquid Fuels funding should the Township take ownership. Township Manager, Paige Stefanelli, indicated that she will consult with Kevin O'Donnell regarding this matter and will report her findings back to the applicant and Township Engineer, Mike Muffley.

The Planning Commission did not take any action on this matter at this time. Commissioner, Terry Kleintop, inquired as to when the applicant resubmitted plans to the Lehigh Valley Planning Commission. The applicant confirmed that the resubmission was provided to the LVPC on April 15, 2026. The applicant further noted that should an issue arise with PennDOT regarding Liquid Fuels funding eligibility for road maintenance, the only alternative would be to have the roadways remain privately owned under a Homeowners Association.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to table the waiver request for Section 22–1004.13.A. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

The Planning Commission discussed a second waiver with respect to Section 22-1004.13.B. Solicitor, David Backenstoe, noted that he believes this waiver is related to the first waiver previously discussed pertaining to roadway length. Chairperson, Robin Dingle, expressed that she would like to see the driveway depicted deeper and further south on the plans.

Resident, Julie Paff, questioned whether reviews had been submitted to and received from the Emergency Management Coordinator and the Fire Department. Township Manager, Paige Stefanelli, advised that while submissions have been made to both agencies, no formal review letters have been received to date. She indicated that the Township will follow up accordingly, and further noted that no approval of the plan will be granted until such time as review letters have been obtained from those agencies.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to table the waiver request for Section 22–1004.13.B. *Prior to the vote, Chairperson, Robin Dingle, 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 recommend a waiver from Section 22–1016.1. *Prior to the vote, Chairperson, Robin Dingle,*

asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

Township Engineer, Jim Milot, advised that the remaining stormwater concerns should be addressed directly between Township Engineer, Mike Muffley, and the applicant based on his comments. Commissioner, Terry Kleintop, raised questions and comments regarding the stormwater detention basin on one of the adjacent properties, noting significant erosion resulting from stormwater runoff as referenced on Page 4 of the Hanover Engineering review letter. He noted that there are several deficiencies in the stormwater plan, and an in-depth discussion on the matter took place at this time. The applicant emphasized that they are working to eliminate any bonding issues related to stormwater runoff.

Chairperson, Robin Dingle, noted that upon review of Sheet 4 of the review letter, setbacks are missing from the plan. She requested that the applicant provide the required setbacks, including rear yard and side yard setbacks. She also expressed concern regarding steep slopes and questioned whether they have been factored into the net buildable area.

Commissioner, Joe Colosi, questioned the location of the steep slopes on the plan. Zoning Officer, Liz Amato, indicated that no further approvals are required with respect to the steep slopes and that the information has already been reviewed.

The applicant advised that a meeting with the Conservation District is scheduled for the following Wednesday to further discuss stormwater concerns.

Zoning Officer, Liz Amato, reviewed her letter and indicated that one of her comments pertained to the missing setbacks, specifically a driveway setback from Lot 3. She also questioned whether any signage is proposed at the entrance of the land development. The applicant indicated that no signage is being proposed. Ms. Amato noted that the plan currently meets all applicable design standards and she has no further concerns.

Township Manager, Paige Stefanelli, assured the Planning Commission that she will research the road length issue in coordination with Township Engineer, Mike Muffley, of Hanover Engineering, and will schedule a meeting with Kevin O'Donnell of PennDOT to confirm whether the road length presents any issue for the Township. Given the current status of the plan, it was further discussed that a longer extension be granted to the Planning Commission for their review.

The Planning Commission discussed the need for an extension through August 31, 2026.

ACTION: Motion was made by Robin Dingle and seconded by Allen Schafer to approve an additional extension request through August 31, 2026. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.*

ACTION: Motion was made by Glenn Geissinger and seconded by Allen Schafer to table the Preliminary/Final Subdivision and Land Development Plan for the Estates of Shady Lane. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

4. PC-2024-001- 40 Green Knight Drive – Revised Preliminary/Final Land Development Plan

The engineer for the applicant, Mr. Dave Wilson from Colliers Engineering, advised that conditional approval was previously received from the Board of Supervisors. The applicant returned before the Planning Commission with changes that they consider to be de minimis in nature. He noted that the prior plan depicted nine docking doors, which have since been reduced to one, with four at-grade doors added for box trucks. An inbound scale, as well as egress and ingress doors, were also added to the plan. Silos and related accessory structures have been incorporated as well. The applicant noted that the proposed improvements remain well below the total allowable coverage maximum and represent a 6,000 square foot addition from the prior conditionally approved land development plan. The applicant requested verification from the Planning Commission that the proposed changes are, in fact, de minimis.

The Planning Commission questioned the height of the building. Chairperson, Robin Dingle, noted that several items being added to the plan have the potential to generate noise and other impacts, which she feels necessitate further review. She also questioned the height of the silos. The applicant's representative, Jim Vozar, indicated that the silos are approximately 40 feet in height, with an internal height of approximately 38 feet. Mr. Vozar further explained that the facility operates as an agricultural-type industrial use for a feed company. Rather than food waste from grocery stores and related agencies being directed to landfills, the material would be processed at this facility, with the grain stored within the silos.

Chairperson, Robin Dingle, questioned the purpose of the fans on the plan. Mr. Vozar indicated that the fans are for air circulation, and that dust collectors are also incorporated into the design to prevent dust from dispersing into surrounding areas. Solicitor, David Backenstoe, questioned Zoning Officer, Liz Amato, as to whether there are any zoning concerns. Zoning Officer, Liz Amato, indicated that the applicant must comply with all applicable zoning regulations as set forth in Chapter 27 of the Plainfield Township Zoning Ordinance. The applicant indicated their intention to incorporate the revised sheet into the existing land development plan so as not to create any concerns for the Planning Commission. Chairperson, Robin Dingle, expressed that she believes the application should be returned for a second review by the Planning Commission.

Township Engineer, Jim Milot, of Hanover Engineering, questioned whether any changes are being made to the buffering, fencing, or related improvements. The applicant confirmed that some changes have been made in those areas.

Commissioner, Terry Kleintop, questioned whether the facility will have adequate water supply for processing operations. The applicant indicated that the facility relies primarily on gas for

drying the product, along with a significant amount of electricity for pumping and processing the feed, rather than a large volume of water.

Chairperson, Robin Dingle, expressed concerns regarding traffic, hours of operation, heat, air quality, noise, and dust. She indicated that she does not feel sufficient information has been provided and requested that additional information be submitted by the applicant. The proposed hours of operation were discussed and are currently proposed at 24 hours a day, five days a week. Chairperson, Robin Dingle, requested that the hours of operation be noted directly on the plan. The applicant requested the opportunity to work directly with Township staff to incorporate the changes as directed by the Planning Commission.

A motion was made by Commissioner, Allen Schafer, to defer any further submissions and reviews to Township staff.

ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to defer any further submissions and reviews to Township staff pertaining to PC-2024-001 for 40 Green Knight Drive Revised Preliminary/Final Land Development Plan. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-2 with Robin Dingle and Terry Kleintop opposed.

GENERAL BOARD DISCUSSION:

1. Update on recommendations provided to the BOS at April meeting:
 - i. Revisions to the Zoning Ordinance Section 27-320 – Conditional Uses
 - ii. Repeal Ordinance 428 as it relates to Zoning Ordinance Section 27-503.3 – Steep Slopes

Township Manager, Paige Stefanelli, advised that a letter was submitted to the Board of Supervisors conveying the recommendation previously provided by the Planning Commission pertaining to Conditional Uses, and that the matter has been placed on the upcoming Board agenda for their consideration.

2. Update on Attorney Backenstoe's review of South Whitehall's Planned Innovation, Research, and Technology (PIRT) Overlay District:

Solicitor, David Backenstoe, presented a review of the various conditional uses and associated criteria as outlined in the South Whitehall Township Ordinance. He noted that the ordinance specifically envisions a "technology campus" concept encompassing a variety of uses.

3. Update on status of Comprehensive Plan:

Township Manager, Paige Stefanelli, indicated that the Board previously tabled the matter as the Township Engineer, Mike Muffley, was not present for that meeting. Additional information was requested by the Board.

4. Update on Long-Range Planning Committee:

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to recommend the Board of Supervisors begin the meetings for the Long Range Planning Committee without the resident seat fulfillment. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.*

Township Manager, Paige Stefanelli, indicated that Board of Supervisors approval would be required in order to proceed in that manner. Ms. Stefanelli further advised against commencing meetings of the Long Range Planning Committee until all five seats have been filled.

Motion denied. Vote 2–3 with Glenn Geissinger, Allen Schafer, and Joe Colosi in opposition.

5. Review and update of Zoning Ordinance Section 27-319 – Solid Waste Processing and Disposal District [Ord. 275, 2/9/2000, § 318; as amended by Ord. 357, 12/12/2012, §5]:

No discussion took place concerning this matter.

6. Review and recommendation for proposed Ordinance No. 434

ACTION: Motion was made by Robin Dingle and seconded by Allen Schafer to recommend the Board of Supervisors adopt Ordinance No. 434, as presented. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-1 with Allen Schafer opposed.

Commissioner, Terry Kleintop, questioned Commissioner, Allen Schafer, as to the basis for his opposition. Commissioner, Schafer, expressed reservations regarding the potential impact of lowering revenue within the Township's tax base.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS :

Commissioner, Terry Kleintop, indicated that there are four bills currently before the Senate pertaining to the PUC.

ADJOURNMENT:

Having no further business to come before the Planning Commission, the motion was made by Allen Schafer and seconded by Glenn Geissinger to adjourn the meeting. Motion approved. Vote 5-0. The meeting adjourned at 9:40 pm

Respectfully submitted,

Paige Stefanelli
Township Manager
Plainfield Township