

PLAINFIELD TOWNSHIP

PLANNING COMMISSION REGULAR MEETING MINUTES

Monday, June 19, 2023

A meeting of the Plainfield Township Planning Commission was held on Monday, June 19, 2023, at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman Paul Levits called the meeting to order at 7:24 PM. The Pledge of Allegiance was performed.

ROLL CALL: The following Commissioners answered roll call; Terry Kleintop, Paul Levits, and Glenn Geisinger. Also present were Solicitor, David Backenstoe, Township Engineer, Jeff Ott, Township Manager, Jeff Bartlett, and Township Secretary, Kelly Unangst. **Commissioners not present;** Robert Simpson and Robin Dingle.

APPROVAL OF MINUTES:

1. *Approval of the April 17, 2023, Regular Planning Commission Meeting Minutes.*

A motion was made by Commissioner Kleintop and seconded by Commissioner Simpson to approve the April minutes. Chairman Levits gave the board and audience the opportunity for questions or comments. No comments or questions. Vote 3-2 (absentees)

2. *Approval of the May 15, 2023, Regular Planning Commission Meeting Minutes.*

A motion was made by Commissioner Levits and seconded by Commissioner Kleintop to approve the May minutes. Commissioner Simpson abstained as he was not present at the May meeting. Chairman Levits gave the board and audience the opportunity for questions or comments. No comments or questions. Vote 2-0. 1 Abstained

OLD BUSINESS:

1. PC-2021-015-N.A.P.E.R. Development Inc. Site Grading Plan Land Development Application

Application Received: **February 11, 2021,**

Application Expired: **May 31, 2023**

Extension Requested & Approved

New Expiration Date: **September 30, 2023**

No action needed at this time.

2. PC-2021-009-CRG Services Management LLC. (905 W. Pennsylvania Ave. Pen Argyl, PA 18072) Land Development/Subdivision Application

Application Received: **July 26, 2021,**

Application Expires: **August 31, 2023**

No action needed at this time.

3. PC-2022-015-JVI LLC/Green Knight Economic Development Corp. (45-65 Beers Way) Land Development Application

Application Received: **September 26, 2023** Application Expires: **September 26, 2023**

No action needed at this time.

4. PC02022-017-Clever Girl Winery (Pen Argyl Rd.) Land Development Application

Application Received: **October 5, 2022** Application Expires: **August 31, 2023**

No action needed at this time.

5. PC02022-019-BH Paving Inc. (Pennsylvania Ave.) Land Development Application

Application Received: **October 24, 2022** Application Expires: **September 30, 2023**

No action needed at this time.

6. PC-2022-021-Sencan Car Dealership (Blue Valley Drive) Land Development Application

Application Received: **November 18, 2022** Application Expires: **September 30, 2023**

No action needed at this time.

7. PC-2022-022-Grand Central Sanitation MRF Building Land Development/Subdivision

Application Received: **December 16, 2022** Application Expires: **August 31, 2023**

Planning Commission has given their Preliminary/Final Conditional Approval. Review went before the Board of Supervisors on June 14, 2023.

8. PC-2022-023-Colton RV Land Development Application

Application Received: **December 16, 2023** Application Expires: **December 31, 2023**

The applicant had requested to be tabled for this evening's meeting and has requested an extension until September 30, 2023. A motion was made by Commissioner Kleintop and seconded by Commissioner Geissinger. Chairman Levits gave both the board and audience opportunity for comments and questions. No comments or questions. Vote 3-0

9. PC-2022-010-RPM Metals Recycling (701 N. Broadway) Special Exception/Site Plan

Application Received: **July 7, 2022** Application Expires: **December 31, 2023**

The applicant is tentatively scheduled for the August 21, 2023, Planning Commission Meeting. No action needed at this time.

10. PC-2023-003-5735 Kesslersville Road Lot Line Adjustment

Application Received: **April 21, 2023** Application Expires: **July 21, 2023**

Attorney on behalf of Mr. Lutz presented. Mr. Lutz via his attorney has submitted plot plans and plans. They have notified the appropriate agencies according to Plainfield Twsp Ordinances.

They have supplied the required documentation via certified mail to the Slate Belt Regional Police Department (SBRPD), Pennsylvania Department of Environmental Protection (PA DEP), Pennsylvania Department of Transportation (PennDOT), Northampton County Conservation District, and Lehigh Valley Planning Commission (LVPC). The green response card from sending certified mail was only received from LVPC. Per Plainfield Township's SALDO ordinance, all of Mr. Kessler's neighbors were made aware of his plans as well. There were three of Mr. Lutz's neighbors whose letters were returned undeliverable. Mr. Lutz provided his attorney with a letter stating that Mr. Lutz agrees to this application being submitted by his attorney on his behalf since the Lutz's are unavailable this evening. A copy was provided to township Solicitor Backenstoe. The applicant received a review letter from Ott Engineering as well as from the township SEO. They haven't had the opportunity to prepare a complete response to these letters as of yet.

Chairman Levits gave the board opportunity to ask Mr. Lutz's attorney questions. Commissioner Kleintop asked for verification on the land acreage/size.

Township Engineer, Jeff Ott, reviewed the letter he submitted to the applicant.

Chairman Levits requested a motion to grant a waiver for 22-701.1.C which is plan scale, and waiver 22-703.1. D, which is a variance for distances since Mr. Lutz's property is up against a large lot. A motion was made by Commissioner Geissinger and seconded by Commissioner Kleintop. Chairman Levits gave the board and audience the opportunity to ask questions.

Audience member, Candy Evans, asked for an explanation as to why she and several of her neighbors received a letter stating that there were going to be warehouses placed on the Kessler farmland which borders up to Mr. Lutz's property. Audience members Rose Pisher and Janine Pastrascowitz stated they also received the same letters, certified because they had to sign for them. Solicitor Backenstoe reassured the audience members that there is no portion of Mr. Lutz's property that is large enough to develop any warehouse. Solicitor Backenstoe gave the audience the history of why Mr. Lutz is applying for the lot line adjustment. Audience member Kelly Clark asked if this lot line adjustment is going to be in her backyard. Solicitor Backenstoe stated that additional land is being added from the Kessler's to the Lutz's current land. This line adjustment will not affect any other landowners except Kessler's and the Lutz's. With no further questions, the Planning Commission voted on granting waivers for sections 22-701.1.C and 22-703.1. D. Vote 3-0.

Solicitor Backenstoe reviewed a checklist of requirements needed from the applicant. Mr. Lutz met all the requirements. Solicitor Backenstoe presented a motion for the board to vote upon. A motion was made by Commissioner Kleintop and seconded by Commissioner Geissinger. There were no further comments or questions from the board or audience. Vote 3-0

CURRENT/NEW BUSINESS: Having no current or new business Chairman Levits proceeded to the public comment portion of the meeting.

PUBLIC COMMENT—AGENDA & NON-AGENDA ITEMS: An audience member commended the Planning Commission on approving meeting minutes.

ADJOURNMENT: Having no further business, Chairman Levitz requested a motion to adjourn the Planning Commission meeting for June 19, 2023. A motion was made by Commissioner Geissing and seconded by Commissioner Kleintop. No questions. Vote 3-0

The meeting adjourned at 8:12 PM.

Respectfully Submitted,

Kelly Roth Unangst

Township Secretary