

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
May 19, 2025

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, May 19, 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 Shafer, Terry Kleintop, Glenn Geissinger, and Robin Dingle

Also present were Permit Coordinator/Secretary, Amy Kahler, Solicitor, David Backenstoe, and Ott Consulting Engineering Representative, Zachary Mitchell.

APPROVAL OF MINUTES:

1. Approval of the April 21, 2025 Planning Commission Meeting Minutes-

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to table the April 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.*

Resident, Jeff Stoudt, inquired why the minutes are still not being approved. Chairman, Paul Levits, advised that Interim Manager, Nicole Beckett, will be assisting in reviewing and amending the minutes.

Motion approved. Vote 5-0.

PLANS PRESENTLY TABLED:

1. Discussion of establishing an Economic Development Committee-

Chairman, Paul Levits, requested the Commissioners to review an email from Township Manager, Paige Stefanelli, dated April 22, 2025, which reviewed various committee options and what their responsibilities should be.

Supervisor, Nolan Kemmerer, was present and advised that the Board of Supervisors only approved for himself to have an informal discussion with the parties of Green Knight Economic Development Corporation, to ascertain whether they would be interested or

have thoughts on assisting or joining with Plainfield Township on development initiatives.

CURRENT/NEW BUSINESS:

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

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

Chairman, Paul Levits, made a motion to agree to an extension of December 31, 2025. Attorney Deschler was present on behalf of RPM Metals Recycling Inc. and indicated that the date of the letter, requesting an extension, is requested to indicate May 15, 2025 rather than May 15, 2024. Attorney Deschler indicated that the proceedings are not even close to being final, but once there is an update, he will provide such an update to the Township. Commissioner, Terry Kleintop, asked Attorney Deschler if RPM Metals Recycling Inc. is planning to stay in business or if they plan to close. Attorney Deschler commented that he has no knowledge of the property owner planning to close.

ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to approve the extension request for PC-2022-010 RPM Metals Recycling Inc. Site Plan Application to expire on December 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 5-0.

2. 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

ACTION: Motion was made by Glenn Geissinger and seconded by Allen Shafer to approve the extension request for PC-2021-015 N.A.P.E.R Development Inc. Site Grading Plan/Land Development Application to expire on August 31, 2025. 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, requested that a representative from the application attend and give an explanation as to why an extension is being requested in the future.

Vote 5-0.

3. 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: July 31, 2025

Extension request received to extend to September 30, 2025.

Ms. Laura Eberly, Engineer Green Knight Industrial Park II Lot #6G, 6H, 6I, provided updates in regards to the spray irrigation system, and a reduction in the parking spaces along with truck bays, as well as the building being reduced in size. Ms. Eberly indicated that there was no traffic comments, and provided insight on the landscaping buffer as indicated on the plans. Mr. Zachary Mitchell, present on behalf of Ott Engineering, reviewed the previous comments, and stated that the applicant has complied with all comments and only minor notations to the plan need to be completed. Ms. Eberly previously requested the waiver to address scale sizing of the site plan. This was shown on the current site plans, and would like it also applied on the Land Development Plan.

ACTION: Motion was made by Allen Shafer and seconded by Glenn Geissinger to approve the addendum waiver to the Land Development Plan to reflect scale of 50 feet. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.*

Ms. Eberly reviewed the grading of the basins and indicated the applicant would not be able to meet the criteria for basin #2b due to the grading being 1% or less. Ott Engineering representative, Zachary Mitchell, suggested installing an underground drain at the location. Ms. Eberly indicated that they would be in agreement with the installation of the underground pump, and those changes will be made to comply with the waiver.

Ms. Eberly proceeded to review the comments of the Plainfield Township Fire Company review letter submitted by Alex Cortezzo. Ms. Eberly referenced some of the comments and advised that until they make final decisions on a tenant, that they would not be able to comply. Ms. Eberly reviewed a comment requesting an access road in the rear of property be 1 ½ times the building height. She indicated that if compliance of this is required that it would be encroaching into wetlands of Bushkill Township. The building size cannot be reduced any further. Chairman, Paul Levits, requested a list of buildings that do not meet the criteria of 1 ½ times the building height metric used for safe work zone. Ms. Eberly indicated that fire hydrants would be located at all 4 corners and building lights could be installed as wall pack lights pointing down to the ground. Previously, adjoiner residents requested that no lights be on the exterior of the building. Ms. Eberly indicated that all of the comments within the Hanover Engineering review letter have been addressed.

Chairman, Paul Levits, questioned that when a tenant is finally decided, how Plainfield Township will be reassured that they would comply with the building, Site and Land Development Plans and not change the loading docks to the rear of the building.

Ms. Eberly reviewed the site plan advising that there would not be enough room in the rear of the building for dock loading changes and as for the required building permit, they would need to

comply for the permit to be issued. Also, they will add a roof ladder on the south side of the building on the site plan.

Commissioner, Robin Dingle, further comments that a requirement from the tenant should be to have an Emergency Operations Plan, and confirmation that the tenant agrees and complies. Commissioner, Robin Dingle, also commented that the Ordinance, which includes tenants, should be reviewed.

ACTION: Motion was made by Allen Shafer and seconded by Glenn Geissinger to approve Conditional Preliminary/Final Land Development and Lot Consolidation Plan of PC-2022-015 – Lots # 6G, 6H & 6I, Green Knight Industrial Park II, (Formerly JVI Shell II) 45-65 Beers Way to include: Sewage Planning Module Approval and/or Exemption by the Pennsylvania Department of Environmental Protection, Notification of LVPC Approval, Notification of Northampton County Conservation District Approval, Comply with all the conditions set forth within Ott Consulting Inc.’s review letter dated May 9, 2025, Owner signature, Notarization, Improvements Agreement with adequate security, Comply with comments and corresponding conditions which include item numbers 5, 7, 9, 10, and 11. Comments number 1 through 4, and 8 will be addressed with the Building Permit, Comment #6 has been discussed and addressed by Applicant and Planning Commission members, the safety would be sufficient enough, as set forth within the Plainfield Township Fire Company review letter dated May 19, 2025, Comply with all conditions as set forth in Hanover Engineering review letter dated May 9, 2025, conditional upon Applicant obtaining a waiver for 19C of Ott Engineering’s review letter dated May 9, 2025. Said waiver subject to Applicant receiving approval from a design change, which change must be approved by Zachary Mitchell of Ott Engineering, and Comply with A.J. Olszewski II, Emergency Management Coordinator’s amended review letter dated May 19, 2025. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

OLD BUSINESS:

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Chairman, Paul Levits, requested further discussion of the property, Parcel # F8 19 2 0626, to see if we would like to move the matter to the Board of Supervisors to discuss rezoning the parcel.

Resident, Pete Albanese, questioned the reason for such discussion. Chairman, Paul Levits, advised that the property is currently zoned Commercial and maybe it would be better rezoned to accommodate other options.

ADJOURNMENT:

Having no further business to come before the Planning Commission, a motion was made by Glenn Geissinger and seconded by Allen Schafer to adjourn the meeting at 8:40pm. The motion was approved unanimously.

Respectfully submitted,

Amy Kahler
Planning Commission Secretary
Plainfield Township

These minutes were prepared with the assistance of Secretary/Permit Coordinator of the Township, Amy Kahler under the direction of the Township Manager.