

PLAINFIELD TOWNSHIP

PLANNING COMMISSION MEETING

April 20, 2026

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, April 20, 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, Commissioner, Allen Schafer, and Commissioner, Joseph Colosi. Commissioner, Terry Kleintop, and Commissioner, Glenn Geissinger, were absent.

Also present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, and Township Engineer, Mike Muffley. Zoning Officer, Elizabeth Amato, was absent.

APPROVAL OF MINUTES:

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

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to table 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 3-0.

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

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to table 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 3-0.

CURRENT/NEW BUSINESS:

1. PC-2025-001- BH Paving – Preliminary/Final Land Development/Lot Consolidation Plan:

ACTION: Motion was made by Joseph Colosi and seconded by Allen Schafer to accept an Extension of Time for PC-2025-001- BH Paving – Preliminary/Final Land Development/Lot Consolidation Plan through June 30, 2026. *Prior to the vote,*

Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

1. PC-2026-003- 856 Constitution Avenue- *Special Exception Recommendation to ZHB:*

Applicant's Engineer, Bryan Pysher, presented the matter regarding one of the remaining two lots, noting that there is a covenant on the plan that requires a special exception. He also noted that there is a potential variance, as the house is being placed in a different location. The applicant is seeking a recommendation to the Zoning Hearing Board from the Planning Commission for a special exception.

Engineer, Mike Muffley, presented his review letter dated April 15, 2026. He noted that this is a historic subdivision plan and that under zoning, a site plan review is required. Engineer, Mike Muffley, noted that Comment 2 will be addressed by the erosion and sedimentation control plan. He explained that the Zoning Ordinance describes all of the different zones of slopes within the Township, and that there are portions of the driveway that exceed 25%, which is classified as Zone A. He noted that if the applicant can demonstrate that the disturbance is under 1,000 square feet, they can proceed without relief. He indicated that this should likely be acceptable if the work remains within the limits of the patches of the driveway. If not, this is something that the Zoning Hearing Board can consider while the applicant is before them for the special exception, as it can be incorporated into that proceeding.

Chairperson, Robin Dingle, stated that she sees this matter differently, noting that the layout for this lot is minimized due to the relocation, and that this is why the special exception is required. Engineer, Mike Muffley, and Zoning Officer, Liz Amato, confirmed that this is why the applicant is before the Planning Commission. Engineer, Mike Muffley, continued his review of the steep slopes, noting that all of the disturbance is over 1,000 square feet, though he was not certain whether the disturbance exceeds that threshold in all areas. Regarding stormwater, Engineer, Mike Muffley, noted that there was limited information available and raised the question of whether a seepage pit is necessary, and whether all other stormwater facilities were installed per the plan. Applicant's Engineer, Bryan Pysher, indicated that everything is in place per the plan based on what they can observe on site.

Chairperson, Robin Dingle, asked whether the entire limit of steep slope disturbance encompasses the whole lot. Engineer, Mike Muffley, clarified that Class A is where the restriction applies, and that Class B and Class C slopes do not require relief and can be developed. Applicant's Engineer, Bryan Pysher, noted that the current proposal is less impactful than previous plans, though the overall disturbance is likely still over the 1,000 square foot limit. He noted that this proposal involves one driveway instead of two and indicated that a second sheet will be added and revisions will be made.

Chairperson, Robin Dingle, raised the woodland plan, noting that it was not mentioned and was not referenced in the comment letter. Engineer, Mike Muffley, clarified that the woodland study was part of the previous plan set and was addressed during the land

development process, and that not all documents from that plan set are before the Planning Commission tonight. He noted that the current proposal is significantly less impactful than what was previously approved. Applicant's Engineer, Bryan Pysher, asked what specifically they are not in compliance with. Chairperson, Robin Dingle, noted that tree removals need to be limited. Applicant's Engineer, Bryan Pysher, indicated that they believe they are within reason on tree removal and questioned the need for two driveways given the sensitivity of the steep slopes.

The property owner explained that the area had already been somewhat cleared and that they are looking to maintain a minimal amount of yard with less mowing and would like access to both the front of the property and the garage. Chairperson, Robin Dingle, noted that there is a significant amount of grading proposed with new elevations, which will likely result in additional tree removals. She noted that the applicant kept all slopes at 3:1, as a 2:1 slope would require a geologist, which is considerably more expensive. Chairperson, Robin Dingle, noted additional items in the ordinance that the applicant will need to comply with.

ACTION: Motion was made by Joe Colosi and seconded by Allen Schafer to recommend the Zoning Hearing Board approve the Special Exception subject to complying with all comments set forth within the Hanover Engineering review letter dated April 15, 2026 and any other applicable zoning ordinance requirements within Section 27-503. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

2. PC-2026-004- 106 North Franklin Street – Preliminary/Final Lot Line Adjustment Plan:

Applicant's Engineer, Bryan Pysher, presented the matter, noting that it is very straightforward. There is an existing lot line running through a building, and the applicant is simply correcting the plan so that the building is located entirely on one lot. Engineer, Mike Muffley, indicated that he has no issue with the waiver being requested, as the site is already established, and recommended that the easements remain in place.

The existing easements shown on the proposed plan are more consistent with the zoning district's building setback lines. Easements adjacent to the boundary lines where the required building setback is greater than 10' are proposed to be 15' wide. Easements adjacent to boundary lines where the required building setback is equal to 10' are also proposed to be 10' wide. Easements along proposed lot lines are shown as 20' wide, centered on said lot lines. Easements adjacent to the ultimate right-of-way are proposed to be 10' wide.

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to approve a waiver request from §22-1004.11.A.1 requiring utility and drainage easements to be a minimum width of 20'. Prior to the vote, Chairperson, Robin

Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

ACTION: Motion was made by Allen Schafer and seconded by Joseph Colosi to approve PC-2026-004- 106 North Franklin Street – Preliminary/Final Lot Line Adjustment Plan subject to all comments within the Hanover Engineering’s review letter dated April 15, 2026. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

3. PC-2025-001- BH Paving- Preliminary/Final Land Development/Lot Consolidation Plan:

Commissioner, Joseph Colosi, asked why an extension was approved. Solicitor, Dave Backenstoe, indicated that the extension is needed for at least two months in order for both the Planning Commission and the Board of Supervisors to act on the matter appropriately.

Applicant's Engineer, Brian Ritter, of JENA Engineering, presented the proposal, describing it as an asphalt pavement and maintenance facility. The applicant is proposing to construct a pole building with one employee on site. The facility will require a 200 gallon septic system, with both a primary and secondary system to be tested. Chairperson, Robin Dingle, asked what the principal use of the property would be. Zoning Officer, Liz Amato, indicated that the Zoning Ordinance classifies the use as a construction company. Chairperson, Robin Dingle, asked whether any other approvals were required for the construction of the building. Zoning Officer, Liz Amato, confirmed that all other necessary approvals have been obtained. Chairperson, Robin Dingle, noted that for future applications it would be helpful to have a summary of this information included in the review letter. Zoning Officer, Liz Amato, acknowledged the request and noted that this information was also provided in the previous review letter.

Engineer, Mike Muffley, addressed a comment from the stormwater plans, noting that it is apparent there are no wetlands on the site. He indicated that the Township would conduct a study to certify that there are no wetlands present. Chairperson, Robin Dingle, asked Solicitor, Dave Backenstoe, whether this would put Plainfield Township at risk. Engineer, Mike Muffley, clarified that the Township's wetlands consultant is certified to conduct this work. Chairperson, Robin Dingle, requested that the consultant place their sign and seal on the plan. Engineer, Mike Muffley, confirmed that this can be done. Engineer, Mike Muffley, presented his review letter dated April 15, 2026, noting that there are no outstanding issues. He noted that the waiver is a formality, and that the item could even be classified as exempt under line item number five, but that he would like to formalize it for the record.

Chairperson, Robin Dingle, asked Township Manager, Paige Stefanelli, whether there are any known stormwater issues or complaints in the area of Route 512. Township Manager, Paige Stefanelli, indicated that there are known areas of concern on Route 512, but that they are located further up from the subject property and are a direct result of a property owner in that area.

Chairperson, Robin Dingle, noted that Sheet 6 of the plan contains comments regarding sinkholes and asked whether any are present in the area. Applicant's Engineer, Brian Ritter, confirmed that there are none and that a simple plan note is all that is required, which is typical for all plans. Chairperson, Robin Dingle, also asked questions regarding the pole barn, and Applicant's Engineer, Brian Ritter, noted that those details would be addressed during the building permit stage. Chairperson, Robin Dingle, noted that there is no legend on Sheet 7. Applicant's Engineer, Brian Ritter, acknowledged this and indicated that a legend will be added to the plan. He also noted that sediment and erosion control matters will be coordinated with Hanover Engineering.

Returning to the matter of waivers, Solicitor, Dave Backenstoe, indicated that there is a distinction between a deferral and a waiver and asked how the Planning Commission would like to proceed.

ACTION: Motion was made by Robin Dingle and seconded by Allen Schafer to grant a deferral of Section 22-1005 and 22-1015 requiring concrete curbs and sidewalks until such time that the Township deems such installation is required. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

ACTION: Motion was made by Allen Schafer and seconded by Robin Dingle to grant a deferral of Section 22-1009 and Section 23 until such time that the Township deems it is required. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

ACTION: Motion was made by Joseph Colosi and seconded by Allen Schafer to grant a waiver from Section 22-5001.a, 22-5036.8, 22-1013.4.a.1, 22-1013.4.b.3 and 22-1013.4.a.1. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

ACTION: Motion was made by Allen Schafer and seconded by Joseph Colosi to approve PC-2025-001- BH Paving- Preliminary/Final Land Development/Lot Consolidation Plan approval subject to complying with all conditions set forth within the Hanover Engineering review letter dated April 15, 2026 and include a legend on sheet 7 of plan set. Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

4. PC-2026-005- 968 Bangor Road – *Special Exception Recommendation to ZHB:*

Applicant's Engineer, Chris Moyer, presented the matter on behalf of applicants, Alyssa and Kyle Kerr, who are currently under agreement of sale for the property at 968 Bangor Road. He noted that the Kerrs currently own and operate a business in Washington Township where their home is also located. The business involves the sale of farm equipment. In addition to the farm equipment sales, the applicants are also looking to operate a seasonal deli on the property. He noted that the agreement of sale is contingent upon receiving the necessary approvals. No new buildings are proposed, as the applicants intend only to renovate the existing structure. The applicants do not intend to reside on the property.

Chairperson, Robin Dingle, noted that the applicants are not the current owners of the property. Engineer, Mike Muffley, clarified that this is not a land development review and is simply a review for the proposed use of the property. He noted that the principal use is agricultural, and that the farm related business would be considered an accessory use. Chairperson, Robin Dingle, confirmed that the use of the property as a farm would be continuing, and noted that the applicants are also looking to preserve the property. Engineer, Mike Muffley, noted that the property is located in the Farm and Forest Zoning District and that a special exception is being sought due to the farm equipment sales business. He noted that the main consideration is how large this use can become, and that while there is no issue with the use from a zoning standpoint, the question is what limits apply to the scope of the proposed use. Engineer, Mike Muffley, presented his review letter dated April 15, 2026.

Chairperson, Robin Dingle, asked Zoning Officer, Liz Amato, about the three acre limit. Zoning Officer, Liz Amato, indicated that the applicants will need to meet the requirements of that section in its entirety, referencing Section 27-318.M, and confirmed that the applicants will ensure compliance. Engineer, Mike Muffley, also noted that there are buffer yard requirements and raised the question of whether the required distance applies to the equipment as well, noting that the requirement is 100 feet. He acknowledged that it does not need to be a physical barrier but noted that some equipment is closer to the road than 100 feet, which makes sense given that the equipment is intended to be on display. Chairperson, Robin Dingle, referenced Section B.3 and noted that this provision only applies to the dwelling and that there are no neighboring properties in close proximity. Zoning Officer, Liz Amato, agreed, noting that the section references non-agricultural uses and does not really apply to this scenario, but that the Zoning Hearing Board can weigh in on the matter if needed.

Engineer, Mike Muffley, noted that under Comment Number 3, the applicants should be prepared to discuss the equipment they intend to bring to the site and how it will be managed. He also noted that there is no traffic study specifically designed for this use. Commissioner, Joseph Colosi, asked whether the surface would be paved or gravel. Applicant's Engineer, Chris Moyer, confirmed that it would be gravel only.

Commissioner, Joseph Colosi, asked about the number of parking spaces. Applicant, Alyssa Kerr, explained that gooseneck trailers will be dropping off equipment, and that much of the equipment can be hauled off by customers themselves. She noted that the inventory consists largely of cattle equipment, which is very versatile. She also noted that no new grading or site disturbance is proposed.

Chairperson, Robin Dingle, asked about dimensions on the plan, noting that Applicant's Engineer, Chris Moyer, did not include road frontage or other dimensions. She noted that equipment should be kept out of the required setbacks, and that while the ordinance does not specifically address this, it is likely not applicable but would be up to the Zoning Hearing Board to determine. Chairperson, Robin Dingle, asked whether all driveways are gravel. Applicant, Alyssa Kerr, indicated that the second driveway is grass.

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to recommend the Zoning Hearing Board approve the Special Exception for PC-2026-005- 968 Bangor Road subject to the applicant complying with all comments within the Hanover Engineering review letter dated April 15, 2026. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

GENERAL BOARD DISCUSSION :

5. Long Range Planning Committee Appointments:

ACTION: Motion was made by Allen Schafer and seconded by Robin Dingle to recommend appointment of Robin Dingle and Glenn Geissinger to the Long Range Planning Committee. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

6. Review and update of Ordinance No. 428 as it relates to Zoning Ordinance Section 27-503.3 "Steep Slope Overlay District, General Provisions":

Chairperson, Robin Dingle, reported that she reviewed the entire overlay district and noted that it is well written and does not require significant modifications. She brought to the Planning Commission's attention that Section 3.B already contains existing exemptions, and that Section 3.C states that all activities and uses shall be within the provisions of this part, referencing specifically federal and state laws. Chairperson, Robin Dingle, stated that she does not feel the exception added for landfills is necessary and requested that it be removed.

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to recommend the Board of Supervisors to repeal and amend Ordinance No. 428 as it relates to Zoning Ordinance Section 27-503.3 "Steep Slope Overlay District, General Provisions". *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

Commissioner, Joseph Colosi, indicated that he was not following Chairperson, Robin Dingle's, reasoning. Commissioner, Allen Schafer, asked whether this is specific to Waste Management. Chairperson, Robin Dingle, clarified that it applies to all landfills within the Solid Waste Zoning District. Commissioner, Joseph Colosi, noted that landfills would not be able to rely on the under 1,000 square foot exemption, as a landfill is significantly larger than that threshold, and therefore would be going against the ordinance. Chairperson, Robin Dingle, confirmed that landfills would need to comply with the ordinance.

Commissioner, Joseph Colosi, seconded the position. Engineer, Mike Muffley, stated that he is not aware of any landfill that is subject to DEP regulations pertaining to slopes, and noted that the DEP does not regulate slopes.

Motion approved. Vote 2-1 with Allen Schafer in opposition.

7. Review and update of Zoning Ordinance Section 27-320 – Conditional Uses [Ord. 275, 2/9/2000, § 319; as amended by Ord. 323, 9/12/2007, §§ 1-6]:

Chairperson, Robin Dingle, asked whether all Planning Commission members had reviewed the information from South Whitehall Township and the impact statements related to the environmental and social aspects of the uses. Chairperson, Robin Dingle, indicated that she would like to pull the approved language from South Whitehall Township and tailor it to Plainfield Township. Solicitor, Dave Backenstoe, noted that the 15 day time frame is not sufficient to digest the transcripts and provide the necessary documentation, and requested 45 days instead.

Commissioner, Joseph Colosi, and Solicitor, Dave Backenstoe, indicated that they did not receive the information. Township Manager, Paige Stefanelli, stated for the record that the information was sent to the Planning Commission, Zoning Officer, Engineering, and Solicitor on March 25, 2026 at 1:03 P.M.

Chairperson, Robin Dingle, reviewed all of the items in the conditional uses section and proposed that a Section 5(L) be added to include Landfills, Data Centers, Solar Farms, Warehouses, and Industrial Uses. The proposed language is as follows:
Such uses shall require the submission of a Community and Environmental Impact Statement to be reviewed by the Township Board of Supervisors and Planning Commission, as well as any other Township Boards, Commissions, Councils, or consultants deemed necessary.

The Community and Environmental Impact Statement shall include, but not be limited to, the following:

[a] A narrative description of the nature of the proposed on-site activities and operations, anticipated hours of operations, anticipated frequencies and types of vehicle trips generated, and anticipated types of materials and equipment stored on site.

[b] An evaluation of potential temporary and permanent impacts of the proposed use, both positive and negative, upon: Emergency Services and Fire Protection, Water Supply, Sewage Disposal, Solid Waste Disposal, School Facilities and School District Budget, Municipal Revenues and Expenses, Traffic, and Public Health.

[c] An evaluation of potential environmental impacts and proposed mitigation strategies if necessary, on the following: Air Quality, Sensitive Resources including protected species, wetlands, streams, prime farmland, and steep slopes, Surrounding Soil Quality, Surrounding Water Quality, Groundwater Sources, and Wildlife Habitat.

Chairperson, Robin Dingle, also requested that information be added under the general standards section, and that traffic be added under Section 4 indicating general standards. Solicitor, Dave Backenstoe, indicated that he will draft an amendment incorporating the language as proposed. Chairperson, Robin Dingle, provided Solicitor, Dave Backenstoe, with her materials for reference.

ACTION: Motion was made by Robin Dingle and seconded by Joseph Colosi to recommend the Board of Supervisors approve the Solicitor to draft amendments, as discussed, for the Conditional Use Ordinance. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

8. 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].

ACTION: Motion was made by Robin Dingle and seconded by Allen Schafer to table the review and update of Zoning Ordinance Section 27-319 – Solid Waste Processing and Disposal District pending Solicitor Backenstoe's review of South Whitehall's PIRT overlay district and associated zoning language. *Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Chairperson, Robin Dingle, expressed concern that zoning reviews included in the comment letters are all combined together and indicated that it would be clearer to have them separated. Commissioner, Joseph Colosi, agreed that the reviews should be separated.

Chairperson, Robin Dingle, also expressed concern regarding Engineer, Mike Muffley, conducting wetland reviews for applicants that come before the Planning Commission. Engineer, Mike Muffley, noted that in other townships he has encountered situations where applicants falsified wetland information, claiming wetlands were not present, and that he was able to confirm their absence. Chairperson, Robin Dingle, indicated that she does not feel comfortable with this practice, as she believes it could legally put the Township at risk. Engineer, Mike

Muffley, noted that there is no conflict of interest. Chairperson, Robin Dingle, stated that she would simply like applicants to submit their wetland information separately, noting that the current practice made it appear as though the Township was completing the applicant's data points on their behalf. Engineer, Mike Muffley, indicated this is not the case.

Chairperson, Robin Dingle, also discussed proposed amendments to the October Planning Commission meeting, indicating that the matter should wait six months.

ADJOURNMENT:

Having no further business to come before the Planning Commission, the motion was made by Allen Schafer and seconded by Joseph Colosi to adjourn the meeting. Motion approved. Vote 3-0.

The meeting adjourned at 9:25 pm

Respectfully submitted,

Paige Stefanelli
Township Manager
Plainfield Township