

Plainfield Township Planning Commission

6292 Sullivan Trail
Nazareth, PA 18064

Phone: 610-759-6944 Fax: 610-759-1999

Plainfield Township Planning Commission Regular Meeting February 20, 2023

A regular meeting of the Plainfield Township Planning Commission was held on Monday February 20, 2023 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth Pa 18064

Chairman Paul Levits called the meeting to order.

The Pledge of Allegiance was performed.

Roll Call.

The following commissioners answered roll call: Paul Levits, Robert Simpson, Glenn Geissinger and Terry Kleintop. Robin Dingle was absent.

Also present were Solicitor David Backenstoe, Township Engineer, Jeffrey Ott

APPROVAL OF MINUTES:

1. Approval of the January 16, 2023 Regular Planning Commission Meeting Minutes
- 2.

OLD BUSINESS:

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application
 - Application Received: February 11, 2021
 - Expires: March 31, 2023
 - Extension provided to May 31, 2023; action needed to accept
 - No resubmission received; Request to table, action needed
2. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development / Subdivision Application
 - Application Received: July 26, 2021
 - Expires: March 31, 2023
 - Extension provided to May 31, 2023; action needed to accept
 - Special Meeting still recommended, but no date provided.
 - No formal resubmission received; Request to table, action needed
3. PC-2022-015 - JVI, LLC/Green Knight Economic Development Corporation (45-65 Beers Way)- Land Development Application
 - Application Received: September 26, 2022;

- Expires: **March 31, 2023 (extension approved)**
 - Extension provided to May 31, 2023; action needed to accept
 - No resubmission received; Request to table, action needed
4. PC-2022-014 - Crossroads OXO, LLC (5664 Sullivan Trail) - Special Exception Application
 - Application Received: **September 26, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - Extension provided to May 31, 2023; action needed to accept
 - No resubmission received; Request to table, action needed
 5. PC-2022-017 – Clever Girl Winery (Pen Argyl Rd.) – Land Development Application
 - Application Received: **October 5, 2022**
 - Expires: **March 31, 2023**
 - Extension provided to May 31, 2023; action needed to accept
 - No resubmission received; Request to table, action needed
 6. PC-2022-019 – BH Paving Inc. (Pennsylvania Ave.) – Land Development Application
 - Application Received: **October 24, 2022**
 - Expires: **March 31, 2023**
 - Extension provided to May 31, 2023; action needed to accept
 - No resubmission received; Request to table, action needed
 7. PC-2022-009- Posh Properties (6669-75 Sullivan Trail)- Final Land Development Application
 - Application Received: **June 29, 2022**
 - Expires: **March 31, 2023**
 - Extension provided to May 31, 2023; action needed to accept
 - No formal resubmission received; Request to table, action needed
 10. PC-2022-022 Grand Central Sanitation MRF Building – Land Development/Subdivision
 - Application Received: *December 16, 2022*
 - Expires: **May 31, 2023(extension granted)**
 11. PC-2022-023 Colton RV – Land Development
 - Application Received: *December 16, 2022*
 - Expires: **May 31, 2023(extension granted)**
 12. PC-2023-001 – TNL Property Management LLC (812 Bangor Rd.) – Special Exception/Site Plan – temporary-use
 - Application Received: **January 20, 2023 (NEW)**
 - Expires: **March 6, 2023**
 - Extension provided to May 31, 2023; action needed to accept

CURRENT/NEW BUSINESS:

13. PC-2022-013- Plainfield Township Community Park (1280 Gap View Road) –Land Development Application – Final Plan

- Application Received: *September 13, 2022 (FINAL PLAN SUBMISSION)*
 - Expires: **March 31, 2023**
14. PC-2022-010- RPM Metals Recycling (701 N. Broadway, Wind Gap, PA 18091)-
Special Exception/Site Plan
- Application Received: **July 7, 2022**
(RESUBMISSION FOR RECOMMENDATION TO ZHB)
 - ZHB Hearing scheduled: February 22, 2023
 - Expires: **March 31, 2023 (extension approved)**
15. PC-2022-011- Daniel Zavala (1799 Pen Argyl Rd.)- Change of Use/Site Plan
- Application Received: *August 30, 2022*
(RESUBMISSION FOR RECOMMENDATION TO ZONING OFFICER)
 - Expires: **April 30, 2023 (extension approved)**
16. PC-2022-012- WTDWG, LLC (271 E. 1st St. and 1564 Church Rd.)- Minor Subdivision
- Application Received: **August 30, 2022**
(RESUBMISSION; WAIVER REQUESTS)
 - Expires: **March 31, 2023**
 - **Extension provided to May 31, 2023; action needed to accept**
17. PC-2022-021 – Sencan Car Dealership (Blue Valley Drive) – Land Development
Application
- a. Application Received: **November 18, 2022**
 - b. Expires: **March 31, 2023**
(EXTENSION TO MAY 31, 2023 REQUESTED BUT NOT RECEIVED)
 - c. No resubmission received but requested to discuss Ott Consulting’s review letter
18. Winery Definition – The commission reviewed the definition as had previously submitted. Due to the late time, it

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

ADJOURNMENT:

Next regular meeting scheduled for March 20, 2023 at 7:00PM the Plainfield Township Municipal Building