

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
April 21, 2025

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, April 21, 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, and Terry Kleintop. Commissioners not present: Glenn Geissinger, and Robin Dingle.

Also present were Administrative Assistant, Amy Kahler, Solicitor, David Backenstoe, and Keystone Consulting Engineers, Dave Crowther.
Staff members not present was Township Manager, Paige Stefanelli.

APPROVAL OF MINUTES:

1. Approval of the January 29, 2025 Special Planning Commission Meeting Minutes-
2. Approval of the February 17, 2025 Regular Planning Commission Meeting Minutes-

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schafer to approve February 17, 2025 Regular Planning Commission Meeting Minutes. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

3. Approval of the February 26, 2025 Special Planning Commission Meeting Minutes-
4. Approval of the March 17, 2025 Special Planning Commission Meeting Minutes

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to table the draft Special Planning Commission Meeting Minutes for January 29, 2025, February 26, 2025 and March 17, 2025. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved.

Mr. Stoudt asked if they would be ready for approval at the next meeting.

Vote 3-0.

Chairman, Paul Levits, indicated to the other Commissioners, to have any changes to Secretary, Amy Kahler.

CURRENT/NEW BUSINESS:

1. PC-2024-004 – Autumn Ridge, Parcel ID# F8 11 3 0626, Major Subdivision and *Land Development Plan*

- Application Received: **July 22, 2024**
- Expires: **March 31, 2025**

Administrative Assistant, Amy Kahler, advised that at the previous Planning Commission meeting, there was a motion to deny PC-2024-004 in reference to Autumn Ridge. The Applicant has submitted an extension to August 31, 2025, which was submitted prior to the Board of Supervisors meeting.

2. Plainfield Township Re-Zoning Request- Marino Revocable Trust- 425 Kromer Road

Solicitor, David Backenstoe, presented a letter from Attorney, Peter Layman, indicating that his clients are withdrawing their rezoning request for 425 Kromer Road.

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schafer to accept the withdrawal letter dated April 11, 2025 from Attorney, Peter Layman. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

3. PC-2025-001- BH Paving- *Land Development Application*

- Application Received: **February 5, 2025**
- Expires: **May 5, 2025**

Township Manager, Paige Stefanelli, indicated that Mr. Hicks is present, and is requesting PC-2025-001, BH Paving Land Development application to be tabled so appropriate amendments can be made to the submission. The extension is being requested until August 31, 2025.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to accept the extension request to August 31, 2025 and to table PC-2025-001- BH Paving- Land Development Plan until a completed resubmission is received from the Applicant. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

4. PC-2024-007- 1035 Blue Valley Drive- Blimpie- Special Exception

- Application Received: **March 13, 2025**

- Expires: **June 30, 2025**

Attorney Sabatine, Legal Counsel for the Applicant, advised the reason for the submission is to request the installation of a Blimpie into the Convenience Store. Attorney Sabatine advised that they own the parcel adjacent to the convenience store location and are requesting approval to utilize the adjacent parcel to meet parking standards. He is unsure if they must be combined to be utilized, per the Ordinance.

There was an open discussion which included the Applicant being required to submit a Land Development Plan. At that level, they would ask for review of both lots and a Special Exception, which would include a waiver request for the parking.

Township Engineer, Dave Crowther of Keystone Consulting Engineers, reviewed comments and concerns that included no sidewalks. Mr. Crowther is unsure if the Planning Commission would like to recommend a deferral. Other remaining comments were minor drafting issues. Solicitor Backenstoe advised Attorney Sabatine that the review process would be the same for Land Development and/or Subdivision.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to recommend to the Zoning Hearing Board to grant the Special Exception and Site Plan subject to the comments of the Zoning Officer letter dated 4/4/25, Keystone Engineering review letter dated 4/9/25, Plainfield Township Fire Company review letter dated 4/11/25, A.J. Olszewski, Emergency Managements review letter dated 4/11/25. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Vote 3-0.

5. Discussion of Establishing an Economic Development Committee

Chairman, Paul Levits, reviewed some concerns and thoughts of other Planning Commission members regarding development of the Township and agreed it would be a good idea to form a committee to assist in information and reviews. Commissioner, Robin Dingle, also indicated that having a committee formed with different members, such as a realtor, Commissioner, Supervisor, and Resident, would be beneficial.

Commissioner, Terry Kleintop, stated there was a committee at some point with the Township that assisted in reviewing items within the Township and this is when the Environmental Advisory Council was formed. Mr. Kleintop added this could also include information about the Trust Fund, and how the Board of Supervisors could handle their finances.

Solicitor Backenstoe advised that the representative of Morgan Stanley, comes to the Board of Supervisor's meeting on a bi-monthly basis, or when asked. Mr. Azzaretto answers any questions and also reviews information with the Board of Supervisors. Mr. Backenstoe said it seems like the Commissioners are asking for a Planning Committee rather than an Economic Development Committee.

Commissioner, Terry Kleintop, said when a plan/review is requested, we need to make sure that all areas are being looked at. For instance, when reviewing the Susquehanna

Report, it indicates what is happening now, however does not indicate what can be completed in the future. It did not include any new businesses that we know will be completed over the next couple of years.

Solicitor, Backenstoe, advised that you are not always able to make changes. Mr. Backenstoe provided the information of the report from Susquehanna Accounting & Consulting Solutions Inc.

Resident, Jane Mellert, reported that the study could have been requested and completed differently. Mrs. Mellert reported that the current Trust Fund has \$15 million dollars. She stated there are other alternatives to look at. Ms. Mellert described how the EAC used to be the work horse for the Board of Supervisors, the EAC did a great job and had recommend another committee be formed.

Resident, Jeff Stoudt, agreed that a Second-Class Township is very limited in what can be updated and changed at times. Mr. Stoudt expressed satisfaction with Mr. Azzaretto and his ability and tentativeness in Plainfield Township. As for the Economic Development Committee, he stated this is the Board that has denied plans due to parking lots, plans, and now are trying to be proactive. Mr. Stoudt advised that Plainfield Township knew this was coming. Perhaps some of the plans for those businesses should have been approved so that they could have been bringing in revenue to the Township would have been beneficial and secured economic security.

Chairman, Paul Levits, made a motion to table the discussion of recommending or establishing an Economic Development Committee.

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schafer to table the discussion of establishing an Economic Development Committee. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved.*

Commissioner, Allen Schafer, stated the Planning Commission is not involved with establishing an economic development nor has the authority to discuss Township Funds. This should be reviewed and discussed by the Board of Supervisors only.

Supervisor, Nolan Kemmerer, mentioned that there is Green Knight Economic Development Corporation located within the surrounding area and that we could possibly utilize their knowledge.

Chairman, Paul Levits, indicated that this Committee would be formed to discuss and make recommendations to the Board of Supervisors. Mr. Levits voiced this is due to the Board of Supervisors terminating the previous Boards. Resident, Pete Albanese, referenced that some plan submissions were given a deadline of 6 months and the owners did not want to deal with the comments and time restraints, so they walked away.

Resident, Jane Mellert, reminded the Commissioners that the Green Knight Economical Group brought in Synagro, and agreed to spread sludge on farmlands. She added

Plainfield Township children deserve better to not to incur biosolids spread on the farms, and to see mountains of trash.

Vote 3-0.

OLD BUSINESS:

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

- **Jeff Stoudt**

Mr. Stoudt indicated that he agrees with Mr. Schafer that an Economic Development Committee is not the correct Committee to move forward, and any suggestions should be presented to the Board of Supervisors to see what type of Committee would be best developed for what is being asked.

Mr. Stoudt indicated that he had come into the Township building on a matter, and started speaking with the Zoning Officer, who seemed to have some good ideas, in reviewing some Planning Commission matters that were previously denied or never completed and that she was trying to speak with the applicants to see different ways to try to move forward. Maybe this would be an idea to keep moving forward.

- **Pete Albanese**

Mr. Pete Albanese expressed concerns about why the Planning Commission members would want to recommend an Economic Development Committee since the Planning Commission has had the opportunity to approve businesses to benefit Plainfield Township and they have been denied, or applicants have dropped out due to nitpicking with the Applicants over the smallest items. The Planning Commission Board, would not approve longer than a 6 month extension and the applicant advised that they could not have this completed in that time.

Chairman, Paul Levits, asked along with other Commissioners to establish this committee due to the number of investments, and options that would be available to the Township.

- **Jane Mellert**

Resident, Jane Mellert, indicated that she believes that long range planning would be beneficial. Ms. Mellert advised that the Planning Commission has done a good job in completing recommendations.

ADJOURNMENT:

Having no further business to come before the Planning Commission, a motion was made by Allen Schafer and seconded by Terry Kleintop to adjourn the meeting at 8:13pm. The motion was approved unanimously.

Respectfully submitted,

Amy Kahler
Secretary
Plainfield Township

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