

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
MARCH 21, 2022**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, March 21, 2022 at the Plainfield Township Volunteer Fire Company Fire Hall located 6480 Sullivan Trail, Wind Gap, PA 18091.

Chairman, Paul Levits, called the meeting to order at 7:06 P.M.

The Pledge of Allegiance was performed.

**ROLL CALL:**

The following Commissioners answered roll call: Paul Levits, Terry Kleintop, Glenn Geissinger, and Robin Dingle. Mr. Robert Simpson was excused from the meeting.

Also present were Secretary, Paige Stefanelli, Zoning Officer, Sharon Pletchan, Solicitor, David Backenstoe, and Township Engineer, Jeffrey Ott. Township Manager, Tom Petrucci, was excused from the meeting.

**APPROVAL OF MINUTES:**

1. Approval of the February 21, 2022 Regular Planning Commission Meeting Minutes:

**ACTION:** Motion was made by Glenn Geissinger and seconded by Terry Kleintop to table the February 21, 2021 regular 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 4-0.

**WITHDRAWAL REQUEST:**

1. 6615 Sullivan Trail Associates, LLC.- 6615 Sullivan Trail, Wind Gap, PA 18091- Preliminary Land Development Plan- WITHDRAWAL REQUEST:

**ACTION:** Motion was made by Terry Kleintop and seconded by Robin Dingle to approve the withdraw request for the Preliminary Land Development Plan submission for 6615 Sullivan Trail Associates, LLC. located at 6615 Sullivan Trail, Wind Gap, PA 18091. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

**NEW BUSINESS:**

1. Colton RV- 1403 Jacobsburg Road, Wind Gap, PA 18091- Site Plan Review:

Plainfield Township Engineer, Jeffrey Ott, questioned the adjacent property to 1403 Jacobsburg Road and how the process will work when customers want to view or purchase RV's on the additional lot. The applicant's attorney, Mike Santanasto, indicated the customers will go to the main office located on Bushkill Plaza Lane and will be escorted to the other property. The customers can be driven through the parking lot or they make walk around to view the additional RV's for sale.

**ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to table the Colton RV Site Plan Review located at 1403 Jacobsburg Road, Wind Gap, PA 18091. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

**ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to approve an Extension of Time for the Colton RV Site Plan Review located at 1403 Jacobsburg Road, Wind Gap, PA 18091 through May 30, 2022. If an Extension of Time from the applicant is not provided, this Site Plan submittal shall be deemed denied. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

2. Male Matador Billboard Land Development Plan (F7-11A2-0626)- Consideration of Review Delegation to Wind Gap Borough:

Plainfield Township Building Code Official, Paige Stefanelli, indicated that the application provided to Wind Gap Borough for the Male Matador Billboard Land Development Plan provided an incorrect address. The address provided was 1036 S. Broadway which is incorrect. An address assignment is needed for this parcel. Commissioner, Terry Kleintop, noted the location of the Appalachian Trail should be taken into consideration for the new proposed placement. Resident, Don Moore, provided insight on the Plainfield Township Appalachian Trail Protection Ordinance enacted in 2019. In addition, Mr. Moore noted the proximity of the billboard and that it would be visible from the bridge. He requested a recommendation by the Planning Commission to respectfully request that Wind Gap Borough implement the Plainfield Township Appalachian Trail Protection Ordinance for regulatory items such as lighting.

**ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to provide Wind Gap Borough with a written letter of recommendation regarding the Male Matador Billboard courtesy Land Development Plan to incorporate the Plainfield Township Appalachian Trail Protection Ordinance with their formal review. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

3. Posh Properties- Coffee Shop with Drive-Thru- 6669-75 Sullivan Trail, Wind Gap, PA 18091- Site Plan Review:

The applicant's attorney, Mr. Erich Schock, was present on behalf of the applicant, Posh Properties. Attorney Schock indicated that the drive thru component for the proposed Starbucks located at 6669-6674 Sullivan Trail is required to obtain a Special Exception. He added the infrastructure is already existing. Instead of the current retail space, Posh Properties is proposing a Starbucks in this location. Trash containers will be screened. Landscaping will be proposed as part of the existing approved plan. Signage regarding a pre-sale board and regular menu board will require a variance from the Zoning Hearing Board. Attorney Schock requested guidance from the Planning Commission on the proposed loading area. He added their largest deliveries will be completed by a box truck during off-peak hours. Regular operating hours will be from 5:00 A.M. to 9:00 P.M. He questioned the Planning Commission of whether a variance would be required for the loading dock. Zoning Officer, Sharon Pletchan, indicated the loading space being discussed is not provided on the plan submitted to the Township for review. In order for this item to be reviewed, such features shall be shown on the plan. Attorney Schock noted the plans for drainage, etc. will be provided at a later date to Plainfield Township for a formal review.

Zoning Officer, Sharon Pletchan, went through her review letter dated March 9, 2022 at length. Various changes are needed on the plan including parking reconfiguration due to inadequate ingress and egress in terms of safety. Township Engineer, Jeffrey Ott, provided a brief overview of his review letter dated March 17, 2022. He indicated most comment items are related to drafting. He added other comment items can be resolved with the submission of a Land Development Plan. Mr. Ott added that the proposed parking in the southeast corner, has two (2) spaces that are back-to-back, which may create an issue as well. All items will be addressed within the provided review letters with a Land Development Plan submission.

**ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to Recommend approval of the Special Exception Site Plan as submitted to both the Zoning Officer and the Zoning Hearing Board conditioned upon the applicant complying with all conditions and comments set forth within the Ott Consulting, Inc. review letter dated March 17, 2022, the Ott Consulting, Inc. Sewage Enforcement review letter dated March 16, 2022, the Plainfield Township Zoning Officer review letter dated March 9, 2022, and the Plainfield Township Fire Chief's review letter dated March 14, 2022. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.**

Mr. Don Moore questioned the menu signs for the proposed Starbucks. Owner stated that the signs are electronic only. All signs will be turned off once the facility is closed.

**Motion approved. Vote 4-0.**

**OLD BUSINESS:**

1. CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application:

The applicant's engineer from Bohler Engineering, Mr. Matthew Chartrand, referenced their Waiver Request Letter dated July 26, 2021.

**ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to recommend a waiver from §22-503.1.B(1) to allow 30"x42" plan sheet sizes in lieu of the required 24" x 36" size. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.**

**ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to recommend a waiver from §22-503.2.A to allow 60' scale plan sheets for individual plans and 250' scale for overall property plans. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.**

**ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to recommend a waiver from §22-503.4.B. to allow a location map of the subject property at a scale larger than 1" = 1,000'. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.**

A partial waiver from §22-503.4.C was requested to not show the location of existing natural and man-made features within 100 feet from the site. Zoning Officer, Sharon Pletchan, indicated the possible location of wetlands on the site which may require buffering. Mr. Chartrand indicated the applicant has no issues with providing additional detailing around wetland and stormwater areas. Ms. Dingle expressed reservations regarding their request and stressed the Planning Commission should review the waiver request after the Planning Commission feels they have all necessary documentation and information with respect to the site.

**ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to table the partial waiver from §22-503.4.C to not show the location of existing natural and man-made features within 100 feet from the site. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.***

Resident, Jerry Lennon, was concerned about the property notifications and possible trespassing. Mr. Chartrand indicated Plainfield Township enacted an ordinance that requires the applicant to go on neighboring properties for a survey of adjoining properties within 100 feet of the site. He added that they are requesting the Township to remove that requirement.

**Motion approved. Vote 4-0.**

In reference to §22-1004.6.A and §22-1004.6, Mr. Chartrand indicated the roadway will be built to or above Township standards. He added the right of way would end up bifurcating the entire site. Mr. Chartrand indicated the only portion that a waiver is being requested is to not provide a 60 foot right of way on a private drive. Township Engineer, Jeff Ott, stated the Township met with the applicant and their legal and engineering personnel to discuss the matter for a better understanding of what is being requested of the Township.

Mr. Ott indicated this road serves more than 2 parcels. The applicant is proposing a 40 foot easement instead of the required right of way. The applicant's attorney, Blake Marles, noted multiple concerns. He stated the applicant is requesting a waiver as there is no public purpose for access. Mr. Kleintop is concerned about the easement request with respect to the Trail. Mr. Marles indicated that with any trail connection, the applicant has no issue with providing an easement to the Township and believes this issue can be resolved by providing Plainfield Township with a cross-access easement. Zoning Officer, Sharon Pletchan, questioned the public access due to the use of lot #1 and lot #3 are still unknown to date. She further questioned whether the lack of public access will change due to any future potential Land Developments. Chairman, Paul Levits, questioned how many additional buildable lots are present for the site. Attorney Marles indicated there could be a potential of 4 commercial buildings, but there are three (3) lots all together. Mr. Marles stressed in the event of bankruptcy by the owner, the developer will always obtain any obligations moving forward as well as the roadway will be closed.

Plainfield Township Attorney, David Backenstoe, stated the current proposed driveway would be for private use only. As the plan stands, the applicant must conform to Township standards with a 60 foot right of way due to the construction of two (2) industrial buildings. Mr. Kleintop questioned the current position of Wind Gap Borough on the matter. Attorney Marles noted their only discussion with Wind Gap Borough was during the meeting with PennDOT. Nothing has been provided by Wind Gap Borough in writing regarding this issue. Mr. Chartrand indicated Wind Gap Borough has verbally requested the roadway be private only. At this time, the applicant has not made an official Land Development submission to Wind Gap Borough, however, a courtesy copy has been supplied to their jurisdiction.

Mr. Kleintop questioned whether RPM Recycling, Inc. will be closed by the end of 2022. Mr. Nolan Perin, stated that the property is currently under agreement with Northampton Farms. The property is scheduled to go to closing later this year. If the closing goes through, he will no longer have input on whether RPM Recycling, Inc. remains at the site. At this time, Mr. Perin is surrendering his ownership interests. Mr. Perin also indicated that in the event the closing falls through, he is not willing to eliminate RPM

Recycling, Inc. operations if the current plan submittal does not follow through. Solicitor Backenstoe indicated that he does not believe the easement would bifurcate lot #2 and create two separate lots.

**ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to table the waiver requests from §22-1004.6.A and §22-1004.6. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.**

Mr. Don Moore indicated if the applicant supplied an easement rather than a right of way dedication, the applicant would no longer have setback requirements. Mr. Moore added a 60-foot easement could also be supplied, if necessary.

**Motion approved. Vote 4-0.**

**ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to recommend a waiver from §22-1009.10.A. to allow a minimum roof drain pipe size of 12" in lieu of the required 18". Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

**ACTION: Motion was made by Robin Dingle and seconded by Glenn Geissinger to recommend a waiver from §22-1009.7.C to allow the top or toe of basin embankments within 5' from any property line conditional upon the waiver only applying to the eastern most detention basin. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

Mr. Chartrand indicated the MRC basin will be the primary basin for the site. The other basins will have some plantings around the outside edges. He added they are attempting to maximize storage with the MRC basin having the bulk of stormwater runoff. Township Engineer, Jeff Ott, indicated he does not have an issue with the 1% slope on bottom of the basin especially with the proposed meadow mix installation. However, some ponding may occur. Commissioner, Robert Simpson, indicated additional information and input is needed prior to a formal recommendation.

**ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to table the waiver request from §22-1009.7.E. to allow a detention basin bottom slope of 1% without a low-flow concrete channel. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

Mr. Chartrand noted with respect to the proposed driveway, the applicant does not anticipate public use. The applicant is currently requesting a waiver of §22-1013.4.A(1) due to the width of the truck turn radius. With a 30 foot driveway, the trucks will be

hitting the curbs. Township Engineer, Mr. Ott, recommended line striping at the entry and exit ways to further delineate the areas. Ms. Pletchan questioned whether this is for lot #3 as well. Mr. Chartrand indicated they will likely need a waiver for lot #3 as well but the applicant must come back to the Planning Commission with Land Development Plan at that time. This condition would be for lot #2 only.

**ACTION: Motion was made by Glenn Geissinger and seconded by Terry Kleintop to recommend a waiver from §22-1013.4.A(1) to permit a 40' wide access driveway in-lieu of the required 30' maximum with curbing for lot #2 only. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

In reference to a waiver request from §23-307.9, Township Engineer, Jeff Ott, recommended the Planning Commission wait for the review letters from the Lehigh Valley Planning Commission and Northampton County Conservation District review prior to making a determination on this waiver request.

**ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to table the waiver request from §23-307.9 to permit a 1.8" diameter orifice within the MRC basin in-lieu of the minimum required 3 inches. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

Mr. Chartrand stated the applicant is looking to defer the installation of curbing. Zoning Officer, Sharon Pletchan, questioned whether this would increase the current proposed impervious coverage and whether the curbing is already factored in to the current proposal of coverages. In addition, she questioned stormwater runoff and whether the basins will allow for the additional runoff due to the installation of curbing. Mr. Chartrand stated curbing and sidewalk would impact the stormwater runoff and infrastructure. With this deferral, the property owner would be responsible for curbing and any other related site improvements. Ms. Dingle stated residents of both Constitution Avenue and Speer Avenue will be impacted. Resident, Tom Calabrese, indicated he does not wish for curbing and sidewalk installation.

**ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to recommend a deferral from §22-1005.1 to not install curb along frontages of Route 512, Speer Avenue, and Constitution Avenue and to defer §22-1015.1.A to not install sidewalk along Speer Avenue/Constitution Avenue if required by the Board of Supervisors both conditioned upon the applicant, contractor and their assigned agreeing to be legally bound by to install improvements at the sole discretion of the Plainfield Township Board of Supervisors sometime in the future. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.**

**ACTION:** Motion was made by Glenn Geissinger and seconded by Robin Dingle to recommend a waiver from §22-703.1.A to allow for 30"x42" plan sheet sizes in lieu of the required 24" x 36" size and a waiver from §22-703.1.C to allow 60' scale plan sheets for individual plans and 250' scale for overall property plans. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

**ACTION:** Motion was made by Glenn Geissinger and seconded by Robin Dingle to table a partial waiver request from §22-503.4.C to not show the location of existing natural and man-made features within 100 feet from the site. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

2. Ordinance 412- Proposed Subdivision and Land Development Amendment- Review in accordance with Municipalities Planning Code requirements:

**ACTION:** Motion was made by Robin Dingle and seconded by Glenn Geissinger to recommend the Board of Supervisors approve the proposed Subdivision and Land Development Amendment Ordinance 412, as presented. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

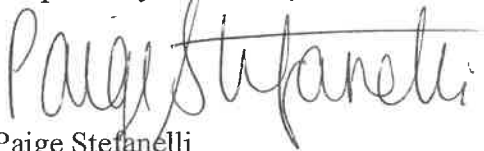
**PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:**

**ADJOURNMENT:**

Having no further business to come before the Planning Commission, motion was made by Glenn Geissinger and seconded by Robin Dingle to adjourn the meeting. Motion approved. Vote 4-0.

The meeting adjourned at 9:57 P.M.

Respectfully submitted,



Paige Stefanelli  
Planning Commission, Secretary  
Plainfield Township