PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
September 21, 2026

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday September 21, 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, Vice Chair, Glenn Geissinger, Commissioner, Allen Schafer, Commissioner, Joseph Colosi, Alternate Commissioner, Jonathan Itterly, Commissioner, Terry Kleintop was absent.

Also present were Solicitor, David Backenstoe, Zoning Officer, Elizabeth Amato, Township Engineer, Mike Muffley and Administrative Coordinator, Amanda Haney.

APPROVAL OF MINUTES:

1. Approval of the July 20, 2026 Planning Commission Meeting Minutes – DRAFT

   ACTION: Motion was made by Allen Schafer and seconded by Joseph Colosi to approve the July 20, 2026 minutes. ***Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.*** **Motion approved 4-0, with Jonathan Itterly abstaining.**

2. Approval of the August 17, 2026 Planning Commission Meeting Minutes – DRAFT

   ACTION: Motion was made by Jonathan Itterly and seconded by Joseph Colosi to approve the August 17, 2026 minutes. ***Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.*** **Motion approved 5-0.**

TIME EXTENION REQUEST:

No time extensions were requested.

CURRENT/NEW BUSINESS:

1. PC-2024-008 – The Estates at Shady Lane – Preliminary/Final Major Subdivision and Land Development Plan:

The Commission discussed establishing a homeowner's association to maintain the development's detention basins. Chair, Robin Dingle, expressed concern about long-term maintenance and potential legal costs to the Township if the association failed to fulfill its obligations. Township Solicitor, David Backenstoe, recommended a recorded homeowners association agreement establishing maintenance responsibilities, with corresponding language in the deeds for all 11 lots. He also recommended that the developer remain responsible for maintenance for two years after the last home was sold, as well as the developer remain responsible for maintenance for two years after the last home was sold. The applicant's attorney indicated that LTS Homes agreed with the proposed framework, including recorded notice to purchasers and the eventual transfer of maintenance responsibilities to the association. The Commission discussed corrective action deadlines, protection of neighboring properties, access easements, and responsibility for basin failures. Township Solicitor, David Backenstoe, stated that enforcement and corrective action provisions would be addressed in the agreement. Township Engineer, Mike Muffley, explained that construction verification and permit closeout requirements would ensure that the basins were constructed according to the approved design. Mr. Muffley further stated that the plans would not be signed until the outstanding requirements, including the homeowner's association agreement, were satisfied.

ACTION: Motion was made by Robin Dingle and seconded by Allen Schafer to recommend preliminary/final conditional approval of the Estates at Shady Lane Subdivision and Land Development Plan, PC-2024-008, to the Board of Supervisors, subject to the conditions recommended by Township Solicitor, David Backenstoe, as well as the homeowners association agreement to be completed and reviewed before plans are signed. ***Prior to the vote, Chairperson, Robin Dingle, asked if there were any comments from the governing body or the public.*** **Motion carried 5-0.**

During public comment, Paul Levits expressed concern about the ability of an 11-home development to sustain an active homeowner's association and questioned whether the Township could ultimately become responsible for detention basin maintenance. He also raised concerns about maintenance costs and restoration of property damaged by a basin failure. Vice Chair, Glenn Geissinger, similarly questioned whether a small association could consistently find homeowners willing to manage its affairs. Township Solicitor, David Backenstoe, explained that the recorded agreement and deed provisions would document the homeowners' obligations and support enforcement. He stated that failure to maintain the basins could result in use of the escrow funds and legal action against the association and individual property owners. Township Engineer, Mike Muffley, explained that the association would connect the responsibilities of the lots served by the shared stormwater facilities. Steve McBrearty, Landcore Consulting described how recent design revisions consolidated individual stormwater systems into larger basins and discussed potential resale disclosure requirements, noting that the applicability of the Uniform Planned Community Act to a development of this size would need to be

verified. Chair, Robin Dingle, emphasized the importance of resolving the maintenance arrangements before the plans were finalized.

GENERAL BOARD DISCUSSION:

1. Update on status of Comprehensive Plan:

   The Commission received an update regarding the status of the Comprehensive Plan.

2. Update on status of Long-Range Planning Committee:

   The Commission received an update regarding the upcoming work of the Long-Range Planning Committee.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS :

There was no public comment.

The Commission discussed the proposed Autumn Ridge two-lot minor subdivision. Members discussed the adequacy of the applicant's recent submission, which included only pages three through six of a nine-page document. Withdrawal and resubmission of the application were recommended during the discussion. Township Engineer, Mike Muffley, stated that the Township could reject an incomplete submission.

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 5-0.

The meeting adjourned at 8:10 pm.

Respectfully submitted,

Amanda Haney

Amanda Haney
Planning Commission Secretary