

PLAINFIELD TOWNSHIP

PLANNING COMMISSION REGULAR MEETING

February 21, 2018

The regular monthly meeting of the Plainfield Township Planning Commission was held on Wednesday, February 21st, 2018 at the Plainfield Township Municipal Building, 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Paul Levits, called the meeting to order at 6:59 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners were present at the meeting: Chairman, Paul Levits, Vice-Chairman, Robert Simpson, Jeffrey Beavan, Terry Kleintop, and Secretary, Paige Gerstenberg. Commissioner Robin Dingle was not in attendance at this meeting.

Also present were Township Manager, Tom Petrucci, Zoning Officer, John Lezoche, Solicitor, David Backenstoe, Esq., and Township Engineer, Mike Kukles.

APPROVAL OF MINUTES:

1. APPROVAL OF THE JANUARY 15, 2018 PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to approve the January 15, 2018 minutes 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 3-1 with Chairman, Paul Levits, abstaining.

NEW BUSINESS:

1. GEORGE & MARGUERITE DARANSKY (5769 SULLIVAN TRAIL, NAZARETH, PA 18064) SKETCH PLAN REVIEW FOR SUBDIVISION OF 5769 SULLIVAN TRAIL- 3 LOTS (APPLICATION SUBMITTED JANUARY 11, 2018):

A representative from Robert L. Collura Engineering, Mr. Ryan Dentith, introduced the sketch plan to the Planning Commission. The proposal included subdividing a 5.48 acre lot into two single family dwelling lots along with a residual lot containing an existing dwelling, barns, and sheds. Mr. George Daransky noted that he submitted a sketch plan only in order to gain feedback on how the official minor subdivision site plan should be submitted. Mr. Daransky also noted that after receiving and reviewing the review letter

from Ott Consulting Engineers, there will need to be many changes made to the current sketch plan. Mr. Daransky does not plan on building any homes on the lots. He is only subdividing with the intent to sell them as buildable lots which are situated on the corner of Filetown Road and Sullivan Trail. Both of these roads are state roads.

Plainfield Township Engineer, Mike Kukles, went over the review letter that was provided to the applicant and the Township. Within the letter, there were many comments that will need to be addressed and corrected. Engineer, Ryan Dentith, also asked for the opinion of the Planning Commission as to whether a waiver could be granted for §22-1007.4 which requires the side lines of lots to be at right angles to straight streets. The members of the Planning Commission would not have any objection to this request.

Additionally, Mr. Dentith expressed concern with §22-1009.2.A which requires the applicant to provide stormwater calculations that would result in more than 5,000 square feet of total impervious cover. Mr. Daransky did not think this was necessary as he will not be submitting any building plans for these lots. Township Engineer, Mike Kukles, stated that the maximum impervious coverage is 40%. Engineer, Ryan Dentith, could add a covenant for impervious and disturbance land. The Planning Commission would like to see soil testing results first in order to determine the capacity of the stormwater. Once the testing results are shared with the Planning Commission, this matter will then be addressed in terms of requirements.

Mr. Kukles also requested clarification of whether the water supply is on-lot or public as the application and sketch plan suggest both. Mr. Daransky stated that they will all have public water supply. In terms of the Zoning comments, Mr. Kukles stated that he would like the grading plan for both lots at the same time in order to address the stormwater.

Concluding, the Planning Commission stated that feasibility should be shown through testing and the results of that testing shall be provided to the Planning Commission along with the references made previously to this sketch plan. Notes on the plan shall reference corresponding ordinances as amended.

**2. ROSELLA KACHLINE (7535 FRANKLIN HILL ROAD, BANGOR, PA 18013)
SKETCH PLAN REVIEW FOR SUBDIVISION OF 1105 MILL ROAD- 12 LOTS
(APPLICATION SUBMITTED JANUARY 15, 2018):**

The Engineer of this sketch plan, Mr. Richard Rutt, was not in attendance to represent at this meeting due to illness. Ms. Kachline's realtors were present at the meeting in order to assist with some of the questions that the Planning Commission may have. A small overview of the proposed sketch plan was discussed.

On the plan, there are a total of 16 lots shown. There are 3 lots that are preserved which included Lots #8, #13, and #14, and one lot has a preexisting farm house. Approximately 17 acres are being proposed to be subdivided into buildable lots. Members of the Planning Commission expressed concern with the possibility of farming behind the

possible homes that may be built. The selling point of these homes would not be easy. The Planning Commission recommended to the applicant that lot #13 should be reconfigured. It was also recommended that all proposed open space currently shown as lot #13 should be moved to the northern tract of land above Mill Road. The land currently shown in lot #13 could be distributed amongst lots 7, 6, 5, 4, 2, and 1 provided that the change meets all of the requirements. The commissioners strongly recommended the applicants engineer to consult directly with the Township Engineer in order to address this issue.

Commissioner, Terry Kleintop, stated that there needs to be detention basin information dictated on the plan. Mr. Rutt was reached via cell phone in order to address some of the questions from the Planning Commission. Mr. Kleintop also questioned about what will happen with stormwater. Mr. Rutt stated that the stormwater still needs to be addressed. Additionally, the Planning Commission noted that corner lot #7 does not seem to be buildable. Due to the irregular shapes of Lot #7 and Lot #13 as currently depicted on the drawings, it is the recommendation of the Planning Commission members that these lots should be reconfigured so they are not irregular in accordance with the intent of §22-1007.4 of the Code of Ordinances of Plainfield Township.

Additionally, the Planning Commission does not consider the lots that are proposed to be set aside for open space (Lot #'s 8, 13, and 14) to be contiguous. It is the recommendation of the Planning Commission that the applicant's engineer, Mr. Richard Rutt, consult directly with the Township Engineer in order to receive technical guidance in order to meet the spirit and intent of the Zoning Ordinance.

Township Engineer Mike Kukles went over the review letter from Ott Consulting, Inc. After review of the plan and the review letter, the Planning Commission does not believe that this sketch plan meets the intent or requirements of the Plainfield Township SALDO. The commission stated that there are many items that Mr. Rutt will need to address and correct before any formal site plan is submitted.

It is the recommendation of the Planning Commission that the applicant address all of the comments within the above-referenced Township Engineer review letter prior to submitting a formal Preliminary Subdivision Plan. The Planning Commission members noted that the lot numbers as shown on the plan were not clear. It is respectfully requested that the applicant's engineer re-label the lot numbers in a manner that is easy to follow prior to the submission of a formal Preliminary Subdivision Plan.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to send a letter to the applicant from the Planning Commission that memorializes the open space changes, the current proposed sketch plan does not meet the spirit of the Township Ordinance and incorporate the Township Engineers comments in letter.

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. REVIEW OF ORDINANCE 387- SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT:

Township Manger, Tom Petrucci, previously notified the Board of Supervisors on a recent land development application submission which had an issue where adjacent property owners within 200 feet were not notified of the hearing. There are two components to this amendment. The first component is relative to the sketch plans where the Planning Commission recommended for sketch plans are informal. The second component to this amendment will change the language of the notification section of the ordinance in order to add that all property owners within 200 feet of the property line will be notified of any subdivision or land development hearings.

It is the understanding of the Planning Commission that the Board members will consider the adoption of the ordinance at the Wednesday, March 14, 2018 regular Board of Supervisors meeting. Following general discussion on this proposed Ordinance, the Planning Commission members unanimously approved

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to send a letter to the Board members in support of the adoption of the proposed Ordinance No. 387. 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.

OLD BUSINESS:

There was no previous business to be addressed.

NEW BUSINESS:

Township Manager, Tom Petrucci, noted that the Plainfield Township Ordinance should be rewritten in order for there to be less confusion with the ordinances and to have a more uniform ordinance. There have been many amendments since the adoption of the current ordinance and it would be more beneficial to restructure and reword the ordinance. Chairman, Paul Levits, expressed approval of this while noting current issues with the language presented in the ordinance that should be addressed and corrected immediately. Mr. Levits also noted that rewriting the ordinance will be a timely project for the Township.

ACTION: Motion was made by Chairman, Paul Levits, and seconded by Jeffrey Beavan to recommend to the Board of Supervisors to take a look at the language issues within the Ordinance. 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.

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Vice Chairman, Robert Simpson, and seconded by Jeffrey Beavan to adjourn the meeting. Motion approved. Vote 4-0.

The meeting adjourned at 9:22 P.M.

Respectfully submitted,

Paige Gerstenberg
Planning Commission, Secretary
Plainfield Township