

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
OCTOBER 15, 2018**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, October 15th, 2018 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Chairman, Paul Levits, called the meeting to order at 6:58 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Chairman, Paul Levits, Vice Chairman, Robert Simpson, and Terry Kleintop. Commissioners, Robin Dingle and Jeffrey Beavan were excused from the meeting.

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

APPROVAL OF MINUTES:

1. APPROVAL OF THE SEPTEMBER 6, 2018 PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the meeting minutes dated September 6, 2018 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 3-0.

2. APPROVAL OF THE SEPTEMBER 17, 2018 PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the meeting minutes dated September 17, 2018 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 3-0.

NEW BUSINESS:

1. JERC PARTNERS LII, LLC.; PROPOSED WAREHOUSE- MALE ROAD AND ROUTE 33 (SKETCH PLAN):

The applicant is proposing the construction of a new warehouse that is approximately 333,125 square feet. Other details provided on the plan included a parking lot, two proposed access ways, and an infiltration basin. Mr. Matthew Chartrand from Bohler Engineering stated that there are additional engineering details to still be determined. Approximately 9 acres are being utilized in Wind Gap and 14 acres in Plainfield Township. The first access point being proposed is located on the far western side of the lot along Male Road and would be utilized for car traffic only. The second access point is located on the eastern side of the lot and will be near S.R. 33 interchange and will be used for trucks only. Final details on stormwater will be part of the Land Development Plan submission. Mr. Joe Correia from J.G. Petrucci added that the applicant has received a review letter from Ott Consulting notating various comments about the sketch plan.

Commissioner, Terry Kleintop, noted that the application had stated that 32.9 acres are being used, although, the plan says 22.9 acres. Additionally, the parcel numbers on the application do not match what was provided on the plan. Mr. Chartrand stated that this information was mistyped on the application and will be corrected for the new submission. Commissioner, Robert Simpson, questioned whether there were any soil tests done to the site. Mr. Correia noted that the applicant has conducted some geotechnical testing. Currently, the applicant is in the process of completing the final layout of the plan. Mr. Simpson said this is an aggressive lot for this proposal as there are deep cuts that need to be made.

Mr. Kleintop questioned whether the existing building currently located on the property would be taken down. Mr. Correia confirmed that this will be removed from the site. Additionally, a portion of the infiltration will have some level of recharge on the property. Mr. Simpson questioned where the main truck traffic will be coming from to the proposed site. Mr. Correia stated that most of the trucks will be will be coming from the highway (S.R. 33) and will drive down Male Road. Chairman, Paul Levits, asked whether this will be a spec building. Mr. Correia stated that currently, the applicant is not anticipating to build on spec as they previously did with the spec building located at 1380 Jacobsburg Road in Plainfield Township. However, an occupant for the proposed building has not been obtained at this time.

Mr. Kleintop added that with the previous submission for 1380 Jacobsburg Road, there were many parking spots installed for the building. At this point in time, Mr. Kleintop stated that only around 20-30 spots were being occupied at the site. Mr. Kleintop does not want to see the same outcome with this proposed site as there are currently over 100 parking spots being proposed. Township Manager, Tom Petrucci, questioned how the applicant will address water issues on the property. He added that there was water on the one corner of the property that was sitting very high which is a public safety issue. Mr. Chartrand stated that additional information on water issues will be addressed with the Land Development Plan submission.

Mr. Simpson asked Township Engineer, Mike Kukles, whether a traffic study will need to be conducted for this property. Mr. Kukles stated that based on current calculations, a traffic study will need to be done. Chairman, Paul Levits, questioned whether the applicant presented their sketch plan to the Wind Gap Planning Commission. This matter was put before the Wind Gap Planning Commission a week prior to the Plainfield Township Planning Commission. Members of Wind Gap's Planning Commission expressed similar concerns and comments. Kleintop mentioned possible traffic hazards where the entry/exit ways are currently located. He added that anyone making a right hand turn out of the facility is at risk because of the sight distance of oncoming traffic. Truck turning exhibits will be provided with the Land Development Plan submission.

Township Engineer, Mike Kukles, read over the main comments on the review letter from Ott Consulting, Inc. dated October 10, 2018. Mr. Kukles noted that numbers 1 through 3 were drafting issues only. Number 4 was in reference to zoning requirements. With respect to number 12 under "Sketch Plan", Mr. Kukles stated that any and all sewer lines, wells, septic lines, water lines, culverts, stormwater drains and any other pipes or utility lines need to be included on the plans.

In reference to number 17 under "Sketch Plan", the stormwater management facilities that are shown on the plan are going to be undersized based on the current impervious coverage being proposed. Mr. Kukles asked the applicant to have both Wind Gap's Engineer and himself (Plainfield Township's Engineer) correspond on the plan together with any future submissions.

Under the "Zoning" section of the review letter, the proposed height of the building needs to be shown on the plan. Mr. Correia stated that they will be approaching this in the same manner as the previous submission which was 1380 Jacobsburg Road. The applicant will be requesting the same variances with the newly proposed warehouse. The building will be approximately 45-50 feet high.

Chairman, Paul Levits, noted that he was not pleased with the height of the previous spec building. Mr. Kleintop added that on the east side of S.R. 33, a part of Little Bushkill Creek is located there. Mr. Kleintop will be looking for no degradation when the Planning Commission gets the Land Development Plan submission. Mr. Levits questioned Mr. Kukles of whether the Planning Commission can offer input on the traffic study once the traffic study is completed. Mr. Kukles stated that the Commissioners will have input through Plainfield Township's Ordinances.

Solicitor, David Backenstoe, stated that during the review, the Township will need to review Wind Gap's traffic regulations. Wind Gap's Planning Commission expressed concerns with traffic issues that may occur and the maintenance of the bridge that is located near the preexisting shopping center. Township Manager, Tom Petrucci, brought

up the façade of the building and questioned whether the applicant make it more pleasing to the eye. Mr. Kleintop noted that he is concerned if the useful life of the building ends, what the applicant will do with the building. Mr. Correia noted that they will need to raze the building and redevelop the site.

Mr. Chartrand concluded by stating that they will take the Planning Commission's comments into consideration for their Land Deployment Plan Submission. They are aware that traffic and stormwater are two major issues that were brought up throughout the meeting. The applicant is unsure of whether they will continue with a resubmission of a sketch plan or submit a Preliminary Land Development Plan once all comments have been addressed and requested information has been finalized.

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Robert Simpson and seconded by Terry Kleintop to adjourn the meeting. Motion approved. Vote 3-0.

The meeting adjourned at 7:37 P.M.

Respectfully submitted,

Paige Gerstenberg
Planning Commission, Secretary
Plainfield Township