

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING
OCTOBER 8, 2018**

A special meeting of the Plainfield Township Planning Commission was held on Monday, October 8th, 2018 at the Plainfield Township Volunteer Fire Company Banquet Facility located at 6480 Sullivan Trail, Wind Gap, PA, 18091.

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

The Pledge of Allegiance was performed.

ROLL CALL:

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

Also present were Secretary, Paige Gerstenberg, Township Manager/Alternate Zoning Officer, Tom Petrucci, Solicitor, David Backenstoe, Esq., Special Environmental Legal Counsel, John Embick, Esq., and Alternate Township Engineer, Farley Fry, P.E.

Zoning Officer, John Lezoche, Alternate Township Engineer, Robert Lynn, P.E., and Special Environmental Engineering Consultant, Michael Brunamonti, P.E., were excused from the meeting.

APPROVAL OF MINUTES:

No minutes were to be approved at this time.

TIME EXTENSIONS:

1. GRAND CENTRAL SANITARY LANDFILL, INC. (PEN ARGYL ROAD, PEN ARGYL, PA 18072) SLATE BELT HEAT RECOVERY CENTER:

An extension of time was requested by the applicant to extend the project review through December 31st, 2018.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve the extension of time through December 31, 2018. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Jeffrey Beavan abstaining.

NEW BUSINESS:

1. GRAND CENTRAL SANITARY LANDFILL, INC. (PEN ARGYL ROAD, PEN ARGYL, PA 18072) SLATE BELT HEAT RECOVERY CENTER PROPOSED LAND DEVELOPMENT PLAN:

Mr. Jim Hecht, representative of Synagro, Inc., gave a brief overview of the current status of various permits that were recently submitted on behalf of Synagro, Inc. Mr. Hecht also noted that representatives from EarthRes had a discussion with BCM on various matters. If anyone from the Planning Commission has any questions in regards to the BCM letter, Mr. Tom Pullar is present at the meeting for comment.

Synagro's Attorney, Matthew Goodrich, stated that the Supplemental Zoning Officer Review Letter will be read aloud by Township Manager/Alternate Zoning Officer, Tom Petrucci. Attorney Goodrich added that many items within the review letter will be addressed at the November 7, 2018 meeting with the Department of Environmental Protection (DEP). Moving forward, Mr. Petrucci read over the September 6, 2018 Supplemental Zoning Review Letter. The Supplemental Zoning Officer Review Letter is hereby incorporated for reference in these minutes as though it were more fully set forth at length as "Exhibit A".

Attorney Goodrich noted that with respect to Variance #1, it was indicated that the proposed entrance and exit is not located on an arterial or collector road. The applicant believes that the plan, as submitted and amended, complies with the entrance and exit requirements as stated within the Zoning Ordinance for Plainfield Township. With the original submission, the requirements of the Zoning Ordinance was not met and therefore, a variance was required. In order to comply with the Ordinance, the applicant provided an additional entrance located on Pen Argyl Road. Attorney Goodrich stated that the Highway Occupancy Permit (HOP) has already been approved for the current plans. There are truck turning exhibits as well. The applicant believes that they are in compliance at this time with the changes that were made. The current entry way is the best option as stated by the applicant based on the current traffic volumes and traffic analyses. There are now two entrances on the application.

Synagro's Traffic Engineer, Jason Shetler, noted that there are two access points delineated on the submitted plans. Pennsylvania Avenue (S.R. 512) is a minor arterial road. Pen Argyl Road is considered a collector road. By adding the delineation, the access road can be maintained. On Pen Argyl Road, there is frontage, however, there is only a 30 foot throat length. Due to the current constraints, a 50 foot throat length cannot be achieved. The primary access is currently used by Waste Management and surround businesses at this time. The joint access and cross access have been coordinated within the submission.

For the site to be consistent with the current Zoning Ordinance, the applicant will provide access to Pennsylvania Avenue (S.R. 512) along with Techo-Bloc and Waste Management. The traffic impact of the proposed site will have adequate access to State Route 512. On September 13, 2018, a study was conducted during weekday peak hours

both in the morning and in the evening. The engineer on behalf of Synagro utilized measuring techniques that are consistent with PennDOT’s guidelines. The findings of the study are shown within the chart provided below. Data was separated hourly.

Land Use	User	Weekday AM Trips			Weekday PM Trips		
		Total	Enter	Exit	Total	Enter	Exit
SBHRC	Truck	7	4	3	7	3	4
	Staff	10	10	0	10	0	10
	Contractor/Maintenance	10	5	5	10	5	5
	Visitor	2	1	1	2	1	1
	Total Trips	29	20	9	29	9	20

Mr. Shetler stated that the findings on the chart show that the site traffic is very minimal and there were no major impacts detected in the study conducted. Additionally, traffic lights are not necessary for this site given the low volume traffic in the study.

Commissioner, Terry Kleintop, questioned whether the access on Pen Argyl Road infringed on PennDOT’s right-of-way. Mr. Shetler stated that the applicant is using some of PennDOT’s right-of-way on the plans. PennDOT will need to sign off on the usage of a portion of their right-of-way. All trucks are to access the site via Pennsylvania Avenue (S.R. 512). The access way from Pen Argyl Road is intended for Emergency Vehicles only and this area will be gated off at all times.

Commissioner, Robin Dingle, questioned what kind of trucks are going to be used for this proposed facility. EarthRes, Tom Pullar, noted that based on the projected operation plan, an average of 400 tons of biosolids per day will be hauled to the proposed facility. That will be approximately 20 truckloads per day entering and leaving the facility. There will also be an additional 5 trucks per day that would be dropping off products for the facility. Mr. Shetler noted that the traffic study was done in 15 minute intervals during the course of one day. Ms. Dingle discussed her concerns with the fact that only one day was considered within the study. She added that additional days should be included for a more accurate study.

Attorney Goodrich noted that this study is empirical data only. He added that a longer study can be conducted if the Zoning Ordinance were to state a minimal period of study. The Planning Commission and the applicant are currently in disagreement with the first variance that the Township is noting is required. Goodrich stated that the current plans are in compliance with Plainfield Township’s requirements as well as PennDOT’s requirements. The second entrance/exit on the plan, located on Pen Argyl Road, was added to the plan in order to comply by the requirements of Plainfield Township’s Ordinance. This added entrance/exit will serve as an emergency route only.

Members of the Planning Commission expressed concerns regarding the additional entrance/exit way onto Pennsylvania Avenue as this would create more traffic and a more dangerous road to travel for residents. The applicant believes that the current access point on S.R. 512 (Pennsylvania Ave) will be the safer option in terms of access to the facility with respect to truck traffic. Commissioner, Robert Simpson, questioned the applicant on the current entrance and exit access ways on the plan. Ms. Dingle noted that even if Pen Argyl Road was a primary entrance and exit way, it does not currently meet the current Township Ordinance. Ms. Dingle stated that in reference to the first variance that is required, the changes made on the plans with respect to the proposed entrance/exit either on Pennsylvania Avenue or Pen Argyl Road meet the Township Ordinance. Attorney Goodrich noted that there is nothing stated within the Ordinance that would prohibit the combination of using S.R. 512 and Pen Argyl Road.

Mr. Petrucci questioned where an induvial would end up if they were to turn into the entrance/exit way on Pennsylvania Avenue. Mr. Scott Perin of Waste Management stated it would lead to the scale weighing station entrance and disposal area of the property. Chairman, Paul Levits, stated that assuming that the landfill closes at some point, he questioned who would be taking care of the access road. Attorney Goodrich noted that after landfill ceases operations, there is a 30 year post-closure maintenance agreement which details the responsibility of maintaining the access road. Mr. Petrucci is unsure of whether the agreement addresses the maintenance responsibility of the road specifically. Mr. Terry Kleintop stated when the Board of Supervisors granted access to the road that is currently there, their intention was not to have this road continued to be used by surrounding businesses for the upcoming 30 years. Mr. Perin added that there is a hauling district company, public fueling station, and then the Green Knight Energy Center that uses this access route currently. Mr. Levits questioned whether the surrounding companies in the areas are subsidiaries of Waste Management. Mr. Scott Perin stated they are. Ms. Dingle noted many concerns with respect to the trail.

Special Environmental Legal Counsel, John Embick, Esq. asked about the access agreement and requested that Mr. Scott Perin provide those agreements to Plainfield Township for review. Mr. Perin will provide these agreements to the Township, as noted.

With respect to the second required variance, Attorney Goodrich noted that the applicant believes they are in conformity with the Zoning Ordinance with respect to the 50 foot setback requirement. The newly submitted plans facilitate the 50 foot setback change from the property line to the building. Mr. Kleintop, stated that in addition to the portion of the quarry that has already been filled, it is his understanding that the applicant wishes to fill another 100 feet (approximately) of the quarry. Attorney Goodrich noted that it is the applicant's intention to modify a portion of the detention basin and that the applicant stands by the DEP's current determination of the matter. Mr. Kleintop questioned how the functionality of the quarry will be satisfied for use given that the amount of water that is held within this area is and then putting black top on top. Ms. Dingle added that there is currently no stability for the desired use that the applicant wishes to use this quarry for.

Mr. Tom Pullar noted that the area would have to be designed and maintained as it was originally intended. Ms. Dingle stated that a geotechnical study needs to be conducted in order to provide the stability and structural ability of this area for the intended use after the filling of the quarry has been completed. Currently, the intention of the quarry is to modify and fill it. There will be train trenches and vegetative swales, and inlets will be provided at the location. The applicant has submitted an application for the NPDES Permit which has been reviewed and approved with requirement comments. Mr. Pullar noted that this was a very thorough review.

Ms. Dingle noted that the fill needs to be clean certified prior to any fill being placed within the quarry. Within the area, Mr. Pullar added that there is an emergency spillway located on the plan. Mr. Simpson added that there is a connection to the basin and the ground water level. Sufficient monitoring of this area, as noted within the submission to the DEP, will be incorporated and followed through. How are you conveying your containment areas? A bridge will be used for monitoring. All stormwater will be contained and will be connected to a system which will be integrated with the product itself.

Ms. Dingle noted that the product being created is very different from the products that the local companies are producing. Such product made by Synagro will need to be regulated and taken care of in such a manner that is more strict and detailed. Vehicles will need to comply with the DEP's requirements for hauling prior to usage of the truck.

Mr. Tom Pullar added that there will be a contingency plan for haulers. Such plan will include a stormwater prevention plan. Mr. Pullar added that portions of the NPDES Permit and the General Permit addressed storage, leaking, and any other associated risks with respect to the trucks that will be used. Mr. Tom Ball, Legal Counsel for Waste Management, added that the proposed facility will need to have their own contingency plan.

Dry material produced at the site will be conveyed up into the silos located on the property. The processes of the pump station, stormwater, containment pad, dryer building, dryer systems and other related functions of the proposed facility were discussed at length for members of the Commission. Outfalls and emergency spillways were also discussed at length.

Commissioner, Robin Dingle, added that with the entire fill being placed within the quarry, this could create an issue with the connection to the groundwater. Capacity of the area will be at its limit with large storms and water accumulation. This can hinder the Township greatly. Mr. Pullar noted that professional engineers and geologists have confirmed that although the quarry will be filled and altered, impacts of filling the quarry will not hinder the Township or surrounding areas. Ms. Dingle believes that these issues should be further investigated as this can be a serious issue and is a very serious concern of the Township. Although the quarry was reviewed and approved previously, further investigation and determination, especially by a hydrogeologist, is still needed in order to accurately determine what the impact of the quarry being filled in will be to the area,

surrounding properties and bodies of water, and Plainfield Township as a whole, as stated by the Planning Commission.

Chairman, Paul Levits, called for a brief break beginning at 9:09 P.M. and the meeting continued at 9:17 P.M.

PUBLIC COMMENT:

Mr. Tom Carlo- Mr. Carlo questioned how to tell the difference between the trucks for Synagro versus Waste Management. Mr. Pullar stated that the trucks will be most likely labeled as “municipal waste” along with the permit number. Trucks that will be contracted out would not necessarily have the name of the company on the truck. Mr. Carlo also questioned about the fill within the quarry. Mr. Pullar stated that fill will be placed within the quarry until the desired grade has been met. Mr. Carlo asked if there will be wash stations located at the facility in the event that an employee touches the sludge. Mr. Jim Hecht stated that there will be a washing area located within the bathrooms at the facility. All truck traffic will be coming off of S.R. 33. Mr. Carlo asked what would happen if there was heavy traffic and a truck with the sludge was not able to arrive at the facility before 6:00 P.M. Attorney Goodrich was unsure of the procedures if this event were to occur.

Howard Klein- Mr. Klein stated concerns about the lack of labeling on the trucks. He added that there should be names of the company stated on the trucks for proper identification. Mr. Klein also mentioned about the waiver permit for stormwater basin #2. He questioned if the township has been in communication with the DEP in reference to modifying Grand Centrals Permit Application. Mr. Klein stated that the decision on continuing the waiver for Waste Management was made by Mr. Roger Bellis, Manager of the Solid Waste Division at the DEP, without the input of Plainfield Township. Additionally, Mr. Klein noted concerns of the trucks at the loading dock located at the silos when it is raining because of possible contamination. Mr. Klein also questioned what materials will be tested for at the facility on a regular basis. Mr. Tom Pullar stated they will be testing for organic contamination, ammonia, solids, PH, suspended solids, and various parameters for different measuring points. Mr. Klein stated that biosolids are considered a pollutant.

Millie Beahn- Ms. Beahn stated that she lives a few miles away from Grand Central Sanitary Landfill. She added that over the years, this area has been expanding dramatically. She stated the smell has been very bad over the years and that the contamination from this new proposed site could be very detrimental to the community. She does not approve of the products that are being used. Ms. Beahn added that the illness and cancer rate are extremely high in this area.

Attorney, Pete Layman- Mr. Layman asked about the conveyor system that will be used at the site and whether it will be enclosed. Mr. Pullar stated that the pump and conveying in the silos will be enclosed. Mr. Layman added that an application will soon be submitted by the applicant to the Pen Argyl Sewer Authority. With regard to anyone getting in contact with the biosolids product, he questioned whether there will be a washing station. Mr. Jim Hecht stated that there will be a washing system and there will be a new uniform for anyone that may need to change their clothes. Such uniforms will be hauled off site for proper cleaning and sanitizing.

Don Moore- Mr. Moore questioned whether the water quality in stormwater basin #2 is consistently being monitored and tested. Mr. Scott Perin stated that there would be continuous testing being conducted. Mr. Moore asked if the applicant could move the road in order to meet a 50 foot throat length for the road. Synagro's Traffic Engineer, Mr. Shetler, noted that it has not been analyzed but will be investigated after the meeting. Mr. Moore stated that Synagro does not need the waste heat from the Green Knight Energy Center in order to operate. Mr. Moore added that the agreement with the Landfill and the Board of Supervisors was only intended for landfill operations and that the trail would be in the possession of the Township after the landfill ceases operations.

Tarah Probst- Ms. Probst has been following the submission by Synagro for over a year now. She has learned a lot about biosolids within that time. She is the Mayor of Stroudsburg and is running for the Senate. She added that knocking on the doors in Pen Argyl, people were stating that they will be moving in the event that Synagro, Inc. is granted approval for their proposed facility. She added that residents in the area deserve better than this. Placing this facility in this Township will lower the quality of life. Additionally, the value of homes will go down and she feels very bad for the residents who have the deal with these impacts.

Bryan Joho- Mr. Joho stated that there is a strong odor from Waste Management often. He added that the fall season is when the wind pattern changes and this is when the smell gets very bad. Mr. Joho questioned the applicant on how they identify the new odor that will be emanating into the air and what recourse there will be. Township Manager, Tom Petrucci, stated that Plainfield Township, Pen Argyl, and Ms. Trudy Johnston, held a meeting together in order to discuss the creation of a plan which will handle situations such as these.

Juasti Hurtiak- Mr. Hurtiak noted that the smell emanating from Waste Management is really bad lately. He noted that identification of the smells will become a major issue in the future if Synagro is placed within the same area as Waste Management. He also requested a full study on this matter before the Township entertains the possible

placement of this facility. Mr. Hurtiak believes that the traffic study, although done correctly, is not accurate in a long term effect. The traffic study does not show the entire picture of the traffic in the area in terms of traffic volumes at all times during the week. With more than a few days of the study, it will show the true environment and traffic of the area within the community. Mr. Hurtiak also added that trucks bypass main roads because of the weight checks and those drivers will continue to do so until all roads are weight checked.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to table the meeting for the next available meeting date. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Jeffrey Beavan abstaining.

OLD BUSINESS:

There was no previous business to be addressed.

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Robin Dingle and seconded by Terry Kleintop to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 10:04 P.M.

Respectfully submitted,

Paige Gerstenberg
Planning Commission, Secretary
Plainfield Township