

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 18, 2019**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, February 18, 2019 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Solicitor, David Backenstoe, called the meeting to order at 6:57 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, and Jeffrey Beavan.

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

REORGANIZATION:

1. APPOINTMENT OF CHAIRMAN:

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to appoint Mr. Paul Levits as the 2019 Chairman for the Plainfield Township Planning Commission. Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

2. APPOINTMENT OF VICE CHAIRMAN:

ACTION: Motion was made by Robin Dingle and seconded by Jeffrey Beavan to appoint Mr. Robert Simpson as the 2019 Vice Chairman for the Plainfield Township Planning Commission. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. 4-0.

Mr. Terry Kleintop arrived at approximately 7:00 P.M.

APPROVAL OF MINUTES:

1. APPROVAL OF THE DECEMBER 10, 2018 SPECIAL PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve the December 10, 2018 Special Planning Commission Meeting 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 4-0-1 with Jeffrey Beavan abstaining.

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

ACTION: Motion was made by Jeffrey Beavan and seconded by Robert Simpson to approve the December 17, 2018 Regular Planning Commission Meeting 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 5-0.

TIME EXTENSIONS:

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

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a Time Extension through March 31, 2019 for Grand Central Sanitary Landfill, Inc. Slate Belt Heat Recovery Center Major Subdivision/Land Development Plan Review. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0-1 with Jeffrey Beavan abstaining.

NEW BUSINESS:

1. WERNER AND SONS WELL DRILLING (576 FRABLE STREET, NAZARETH, PA 18064) SPECIAL EXCEPTION:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve a Time Extension through April 30, 2019 for Werner and Sons Well Drilling Special Exception Review. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. ALICE FRIEND (5866 SULLIVAN TRAIL, NAZARETH, PA 180674) MINOR SUBDIVISION/LOT LINE ADJUSTMENT:

Ms. Alice Friend, along with her Surveyor, Mr. Bradford Grauel, were in attendance at the meeting. Mr. Grauel provided an overview of the project. Mr. Grauel noted that this project is only for a minor property line adjustment. There are no improvements being proposed at this time. For this lot line adjustment, there are a few waivers that will be requested as well. There are three (3) property owners that will be affected by this lot line adjustment, and all three are in agreement with the proposed changes. Mr. Grauel also provided a comment letter and a new plan to the Planning Commission for review. This comment letter is in response to the Township Engineer's Comment Letter dated February 13, 2019.

Township Manager, Tom Petrucci, questioned whether all property owners within 200 feet of the property were notified by Certified Mail. Mr. Grauel stated that he was unaware that it was his responsibility for notifying abutting property owners within 200 feet. At this time, no green cards were sent out. Due to this fact, the Planning Commission could not review the application submission in full or render an official action. A light discussion took place.

There are currently four (4) waivers that are to be requested by the applicant which include the following sections:

- a. §22-703.2.f
- b. §22-703-2.j
- c. §22-703.5
- d. §22-1008.3

Aside from the following waivers being requested, the applicant intends to comply with all other requirements. Mr. Grauel had one additional question regarding the driveway on the Curry property related to §27-703.1.g. The current proposal would make the driveway non-conforming to Plainfield Township's Zoning Ordinance. The property owner would be willing to do landscaping to separate in order to comply with the ordinance. Township Zoning Officer, John Lezoche, stated that there are two options that can rectify this issue. The first option would be to appear in front of the Zoning Hearing Board in attempt for a variance from the driveway setback requirement. He added that the other option would be to provide for screening.

Township Engineer, Mike Kukles, stated that his main concern with the plantings would be the clear sight triangle at the end of the driveway. Such alterations shall not impede on

the sight distance for the driveway. Mr. Kukles added that the ultimate right-of-way is intended to perform as a planning guide. The Township does not accept the right-of-way from state roads to Mr. Kukles' knowledge. Commissioner, Jeffrey Beavan, questioned about the lot line location between Mr. Daumer and Ms. Friend with respect to zoning. Mr. Grauel has made the changes requested in Mr. Kukles' review letter including building setbacks on the plan.

Mr. Grauel indicated that he is hesitant on going in front of the Zoning Hearing Board for zoning relief on the Curry property. Mr. Simpson noted that the Planning Commission does not have the ability to exempt Mr. Grauel from obtaining zoning relief for his clients. Mr. Grauel is willing to install a visual barrier in order to rectify the zoning issue. Mr. Kukles' main concern with the visual barrier is the clear sight triangle with the entryway and exit way of the driveway. Mr. Lezoche questioned Mr. Kukles on whether there would need to be an agreement between the property owners and the Township. Mr. Kukles does not believe that is necessary and that adding a note on the plan and recording the plan will be sufficient and reasonable.

Mr. Kukles stated that on his review letter within the first sentence, the Zoning District was incorrectly listed. The correct zoning district for this lot is Village Center (VC), which a single family dwelling is a permitted use. The applicant will need to send out the notices of the meeting via Certified Mail for the upcoming Planning Commission meeting in March 2019.

ACTION: Motion was made by Jeffrey Beavan and seconded by Terry Kleintop to table the Alice Friend Minor Subdivision/Lot Line Adjustment for the next regular Planning Commission meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

3. ASGCO MANUFACTURING (730 BANGOR ROAD, NAZARETH, PA 18064)
SPECIAL EXCEPTION:

Project Manager, Mr. James Vozar, and Project Engineer, Ms. Nicole Galio, both provided a brief introduction of the project. The proposed plan includes an 180,125 sq. ft. building on the former Nico's Polymers property. This structure will have a manufacturing use of light metal and machinery which is a Special Exception Use. The applicant's intent is to start with the Special Exception review. With respect to the green cards, the applicant did not receive three (3) out of the nine (9) cards that were sent out. Township Engineer, Mike Kukles, noted that this proposed plan does not match the former plan on this property with respect to calculations and other related information

from PennDOT. Ms. Galio added that a request has been submitted to PennDOT and the applicant should have a response from PennDOT by the end of the month to resolve any right-of-way concerns.

There are two existing driveways located on Bangor Road. The applicant is proposing to use the existing driveways. PennDOT requested an additional shoulder at the driveway and to extend the shoulder towards the property owner to the North. The applicant's Traffic Engineer, Jeff Fiore, noted that they have not submitted a formal Highway Occupancy Permit (HOP) application submission. They intend to submit a formal application once comments have been received from the Planning Commission. The applicant stated that they will comply with the standards through PennDOT and will continue to operate in a safe and sufficient manner.

Vice Chairman, Robert Simpson, questioned whether the applicant will need zoning relief. Mr. Kukles stated that he does not believe zoning relief will be required conditioned upon demonstrating the need for the two driveways on the lot which already have an existing HOP. PennDOT currently has no issues with the two driveways and their locations. Solicitor, David Backenstoe, added that the applicant may have approval without zoning relief based on the fact that they are lawfully non-conforming and possess an existing HOP.

Ms. Galio stated that they are more than willing to comply with Plainfield Township Fire Chief's review letter dated February 5, 2019. Spacing measurements for the fire hydrants are needed from the Fire Chief in order to revise the plan. Roof access is also required and the plan will be revised to show the added roof access. The applicant plans to replace and repair all fire systems on the premises. Mr. Kukles noted the fire system was not in operation at the time of the fire with the previous building that was on this property. Mr. Vozar indicated that a diesel generator and a wet system with standard density will be installed. The applicant will also look into extending the water lines on the property. The applicant requested a deferral of §27-409.3.G which is for treatment and disposal of sewage and industrial wastes and water supply. Ms. Galio noted that they do not want to defer from it completely as they do plan on submitting this information. However, the applicant wanted to receive comments from the Planning Commission first and then complete the design, especially with NPDES and the Conservation District. Essentially, the applicant will have the designs completed, although, permits will not be in their possession right away. Public water is currently being pursued. An irrigation system will also be installed south of the property with approximately two (2) down systems/irrigation heads.

There will only be one shift for employees. Some of those shifts will be extended. There will be an office section which will have standard business hours of operation. At times, there is the possibility of emergency call outs as well. In total, there will be approximately 90 employees on the premises. The center section of the building will be for manufacturing purposes. The intent of the applicant is to shut down the Allentown, PA Headquarters once the construction for this proposed building is complete. Manufacturing operations include machining, painting and assembly. Lubricants will be stored on site. Machine tools, chillers and air compressors along with other equipment will be running on site. Ms. Galio added that they will be removing the above-ground storage tank and replacing the tank with an underground tank. Precast panels will have a noise coefficient of around 40. Additionally, there will also be a spray booth and painting booth on the premises as well. Vice Chairman, Robert Simpson, requested that the applicant respond to the following comments from Mr. Kukles' review letter in a formal written submission.

On the property, there is a tree line where Township Engineer, Mike Kukles, will perform a field check to ensure this tree line is still suitable for a barrier following the fire that occurred at the previous building. With respect to the number of employees, the number of parking spaces needs to be calculated separately from the manufacturing portion and the office portion of the building. The applicant noted that there will be a space for training individuals as well which will include an additional 4 to 20 individuals on the premises. Mr. Kleintop requested that this be included on the newly submitted plans.

Members of the Planning Commission and Solicitor, David Backenstoe, noted that there is a large amount of information including environmental concerns and zoning comments that need to be addressed on the plans. Mr. Kleintop added that the Township Trail also continues to be blown out behind this parcel due to serious stormwater issues. This is another area to review for better inflow and outflow of stormwater. Recalculations also need to be addressed along with the information that was requested from PennDOT. They added that, as of now, there are many items remaining to be answered.

Mr. Vozar stated that they intend to be in compliance and understand the concerns discussed at tonight's meeting. He added that they will provide an Extension of Time to the Township for all submissions and will return at the next scheduled regular Planning Commission meeting with a more thorough response.

Chairman, Paul Levits, questioned what the ideal start day is for construction if the plan were to be approved. Mr. Vozar stated they are aiming to begin construction at the end of August or September of 2019. The deadline to complete the project is July of 2020.

ACTION: Motion was made by Jeffrey Beavan and seconded by Terry Kleintop to approve an Extension of Time through April 30, 2019 for ASGCO Manufacturing, Inc. Special Exception review. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to table the ASGCO Manufacturing, Inc. Special Exception review for the next regular Planning Commission meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

4. ASGCO MANUFACTURING (730 BANGOR ROAD, NAZARETH, PA 18064) LAND DEVELOPMENT PLAN:

ACTION: Motion was made by Jeffrey Beavan and seconded by Terry Kleintop to approve an Extension of Time through May 31, 2019 for ASGCO Manufacturing, Inc. Land Development review. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

5. CONSERVATION DEVELOPMENT ORDINANCE- DATED 1/7/19 **DRAFT:**

The Planning Commission opted not to discuss this matter at this time. This matter will be addressed at the next regular Planning Commission Meeting.

6. SYNAGRO CORRESPONDENCE- UPDATE:

Township Manager, Tom Petrucci, received an email from Synagro Project Manager, Jim Hecht, regarding the upcoming Special Planning Commission meeting. Due to the high volume of detail the applicant would like to discuss, Mr. Hecht wanted to provide the Planning Commission with an agenda. Chairman, Paul Levits, and Vice-Chairman, Robert Simpson, have no objection to giving the applicant the opportunity for an overview presentation, however, the Planning Commission expressed great interest in hearing from the Township's hired legal and environmental personnel. Members of the Planning Commission also noted that they would like all personnel representing the Township to put together a list of the outstanding items yet to be addressed by the applicant.

PUBLIC COMMENT:

1. **Robert Mohr**- Mr. Mohr currently resides at 693 Bangor Road in Plainfield Township. He questioned the applicant on potential lighting issues. Mr. Mohr stated that the previous company was fairly good with noise, however, once the building was constructed, there were no luminaires placed on the lights and it was horrible at night. The applicants Engineer, Ms. Nicole Galio, noted to the resident that lighting is not proposed on that side of the building. All light fixtures would be on the opposite side from the resident's home. Additionally, the lighting will be LED for the office which will be dimmable and can be less bright at night to accommodate neighbors.
2. **Alex Conti**- Mr. Conti is concerned with noise. He added that all of the bedrooms are located on the side facing the proposed building. He does not want the noise to disrupt his children sleeping. Other than that issue, he has no other major concerns.
3. **Don Moore**- Mr. Moore asked when operations will commence with loading trucks. Mr. Vozar stated that the major freight lines will begin to load around 8 A.M. and will continue throughout the day until approximately 4:30 P.M. Mr. Moore also questioned about the berm located on the property which has been blown out. He added that there has been major restoration work that was done in order to rectify this issue. Mr. Moore is thrilled that ASGCO Manufacturing, Inc. has purchased the property.

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 5-0.

The meeting adjourned at 9:35 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township