

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
AUGUST 19, 2019**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, August 19, 2019 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Chairman, Paul Levits, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

1. APPROVAL OF THE JULY 11, 2019 SPECIAL PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve the July 11, 2019 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 3-0-1 with Jeffrey Beavan abstaining.

2. APPROVAL OF THE JULY 15, 2019 REGULAR PLANNING COMMISSION MEETING MINUTES:

ACTION: Motion was made by Jeffrey Beavan and seconded by Robin Dingle to approve the July 15, 2019 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 4-0.

TIME EXTENSIONS:

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

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to grant an Extension of Time through September 30, 2019 for the Grand Central Sanitary Landfill, Inc. Slate Belt Heat Recovery Center Proposed Land Development Plan. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0-1 with Jeffrey Beavan abstaining.

NEW BUSINESS:

1. TACO BELL LAND DEVELOPMENT PLAN; 6695 SULLIVAN TRAIL, PEN ARGYL, PA 18072- REVISED LANDSCAPING PLAN:

Taco Bell Representative, Mr. Joe DePascale, stated that all tenants will be out of building by the end of August. He added that PennDOT required part of the HOP (Highway Occupancy Permit) application to physically show sight triangles for the future driveway location. This required Mr. DePascale to prove the site triangle will be correct. Mr. DePascale assumed the contractor would only be removing the trees/shrubbery necessary within the sight triangle, however, he removed all trees shown on the plan entirely, except for the tree that was required to be removed. Mr. DePascale stated he will install all of the trees once again that were removed if the Planning Commission requires such.

Township Engineer, Mike Kukles, noted that he briefly reviewed the plan and there were trees removed by the intersection and close to the utility pole. The previous trees were Red Maples. The tree requirements are located within the zoning portion of the ordinance. There is a provision exemption that provides exemption for trees growing on or within a right-of-way. New locations and species of trees are being proposed. The applicant is proposing to replace the removed trees which were Red Maples with Halka Thornless Honeylocust trees. With respect to the plan approval, Mr. Kukles was not sure if any action was required on the matter. Both Mr. Kukles and Zoning Officer, John Lezoche, agreed that the new locations of the trees on the plan are in better locations especially for utilities and site distance. Ms. Dingle questioned how tall the new trees will be. Mr. Kukles noted that the plan shows 10-15 feet high.

Mr. DePascale added that there were 5 total trees, and 4 of which were not supposed to be removed. The sizes referenced on the plans refer to the root ball size. Mr. Kukles stated that a majority of the measurements contradict each other on the plan shown within the landscaping schedule. Members of the Planning Commission requested that the schedule be redone and clarified for a better understanding. The Planning Commission

expressed their approval of the new location of the trees and requested to change the Honeylocust trees to all Red Maple trees. A revised landscaping schedule was also requested.

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to acknowledge and accept the new locations of the replacement trees, to deny the proposed species of trees on the plan, install (8) Red Maples as opposed to (1) Red Maple and (7) Halka Thornless Honeylocust with a minimum of 15 feet in height and a 2-3 inch minimum caliper and to submit a new landscaping schedule to Plainfield Township. 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.

Chairman, Paul Levits, stated that their conditional approval expiration date is approaching. Mr. Levits questioned whether the applicant will be meeting all conditions by the deadline. Mr. DePascale noted to Mr. Petrucci that an Extension of Time will be needed. Mr. Petrucci recommended a year from November for the extension. Mr. DePascale will submit the necessary forms for an Extension of Time through November 2019. Additionally, Mr. DePascale noted that they will be conducting an asbestos study during the demolition of the existing building.

OLD BUSINESS:

1. APPALACHIAN TRAIL ORDINANCE NO. 393- APPALACHIAN TRAIL PROTECTION PROVISIONS- DATED 7/30/2019 DRAFT:

Township Manager, Tom Petrucci, provided a brief overview of the current draft. He noted that the Planning Commission has reviewed this ordinance multiple times. Mr. Petrucci noted that the only change made was the removal of the Timber Harvesting provisions. The ordinance includes topics such as mineral and water extraction, gas pipelines, billboards, etc. Mr. Petrucci added that with respect to conservation rights, this ordinance conforms the Zoning Ordinance to the Northampton County program with agricultural easements and farmland preservation. Currently, there is a conflict with the county program and Plainfield Township's Zoning Ordinance. The Township requires 5 acres for a subdivision in the Farm and Forest Zoning District, however, the county program only requires 2 acres. The second issue is that farmers are receiving compensation for the easements, but are not compensated for the acres that are pulled out. In short, the farmer/owner of land would be compensated for more land if the Township were to only require 2 acres instead of 5 acres with respect to farmland preservation. This new ordinance allows you to take up to 2 parcels of a minimum of one acre each to perform a subdivision provided that the applicant meets all other aspects of the Plainfield Township Zoning Ordinance.

Township Zoning Officer, John Lezoche, questioned whether one acre is sufficient for the building coverage/septic/well placement requirements. Mr. Petrucci noted that would

be the responsibility of the applicant to be in conformance with such requirements. Lot coverage is addressed within the Plainfield Township Zoning Ordinance currently and does not need to be restated within this proposed ordinance. Township Engineer, Mike Kukles, noted that with respect to the 250 minimum road frontage requirement, this will create oddly shaped lots in the Township.

Township Manager, Tom Petrucci, stated that the ordinance is not perfect, and it does not address every possible issue at hand, however, if a change is needed at a later date, a change can be made to modify the ordinance.

ACTION: Motion was made by Terry Kleintop and seconded by Jeff Beavan to move the Appalachian Trail Ordinance No. 393 forward to the Board of Supervisors for their 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.

ADJOURNMENT:

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

The meeting adjourned at 7:56 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township