

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 16, 2019**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, September 16, 2019 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Chairman, Paul Levits, called the meeting to order at 7:01 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

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

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 August 19, 2019 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to approve the August 19, 2019 Regular Planning Commission Meeting Minutes with one minor correction as discussed. *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.

OLD BUSINESS:

1. JERC Partners (550 Male Road, Wind Gap, PA 18091):

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to table the JERC Partners Land Development Plan (550 Male Road, Wind Gap, PA 18091) review to 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 4-0-1 with Jeffrey Beavan abstaining.

2. ASGCO Manufacturing (730 Bangor Road, Nazareth, PA, 18064) Land Development Plan:

Maser Consulting Engineer, Ms. Nicole Galio, gave a brief overview of the plan. Ms. Galio stated that the building is proposed to be built off of Bangor Road. Parking areas are shown on the plan for both truck traffic and employees. A spray irrigation system has been added to the plan as well. She added that they have received Zoning relief by the Plainfield Township Zoning Hearing Board for the required variances needed to move forward with the project. Ms. Galio has addressed the majority of concerns from Township Engineer, Mike Kukles', latest review letter. The applicant has also received a letter of completeness from the Conservation District. Ms. Galio has also submitted the necessary documents to the Lehigh Valley Planning Commission (LVPC), however, they have not received any correspondence in reference to that submission. A submission was also provided to PennDOT in order to obtain a Highway Occupancy Permit (HOP) for the two driveways shown on the plan.

Township Engineer, Mike Kukles, went over his review letter. The Ott Consulting Review Letter dated September 14, 2019 by Mr. Mike Kukles is hereby incorporated for reference in these minutes as though it were more fully set forth at length as "Exhibit A". In reference to §22-502.4.A and §22-602.5.A, Township Engineer, Mike Kukles, noted that comments from PennDOT have not yet been received. Numbers 6 through 14 were drafting/information matters only. Additionally, number 15 was related to drafting issues/comments.

§22-504.7; §22-604.8 and §22-1013.1 references that a Highway Occupancy Permit approved by PennDOT which is required for access to Bangor Road (S.R. 0191). The response letter indicates the Applicant submitted to PennDOT on August 20, 2019, however, Mr. Kukles noted that comments have not been received to date. It was also requested by Mr. Kukles that all copies of all correspondence with PennDOT shall also be provided to the Township.

Mr. Kukles stated that numbers 20 through 22 of his comments under the Land Development Plan section are standards which are required by a final plan. §22-1004.3.B has been recommended to be deferred to PennDOT which references where a subdivision or land development abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width and widening of the cart way shall be required. This provision shall not apply to state highways, unless the dedication or widening of the cart way is required by PennDOT.

In reference to §22-1009.7.G, the applicant intends to install a split rail fence for aesthetic purposes. Additionally, the well has not been tested to date. Mr. Vozar does not believe that there are any more pollutants considering the fire that took place on site and a number of rain storms that have occurred since the fire. A spray irrigation design system has also been added to the proposed plan which has already been submitted to the Conservation District. Ms. Galio is waiting for correspondence from the agency in order

to provide clarification for Mr. Kukles. Thermal testing will be added to the plan at the request of Mr. Kukles as well as a new drainage plan.

With respect to §22-1009.D regarding offsite discharge analysis, Mr. Kleintop noted that the review letter references the word “heavy storm” on the plan. He questioned what the applicant’s definition of a “heavy storm” is. Ms. Galio noted that this is part of the discharge analysis and there were pictures taken during a rain storm to show that there was no flow occurring. Ms. Galio added that flow never made it to the cross pipe and there was a significant amount of water located on Gall Road. Mr. Kleintop and Mr. Kukles requested the amount of rainfall (in inches) for that storm that the applicant observed on the property. Ms. Galio will attempt to obtain this information and also noted that this information is part of the NPDES permit.

Under zoning site plan comments, Mr. Kukles stated that the majority of conditions have been met. Under nuisances, letter (B) is based on the NPDES permit. Mr. Kukles questioned the type of fuel that will be stored/used for the building. He also questioned that if they are going to use diesel, whether it will be over 600 gallons. Project Manager, Mr. Jim Vozar, does not know the exact answer at this time, but indicated that it will be under the Labor and Industry (L&I) threshold. Mr. Vozar does not believe that it will support the whole building, but rather a portion of the building. The tank will be above ground as questioned by Mr. Beavan.

Mr. Kukles stated that number 8 and number 16 under zoning are very similar. Since the applicant does not know the size and types of signs that will be installed at this point in time, Mr. Kukles questioned Township Zoning Officer, John Lezoche, on whether adding a note to the plan will be suitable. Mr. Lezoche was in agreement with a note being added to the plan for a later submission of sign information. Numbers 18-24 are conditions that have been met.

Mr. Kleintop questioned whether the septic system has been tested. Ms. Galio stated that the original design flow is for almost twice of what is required for this site proposal. Mr. Vozar noted that they do not foresee any issues with the current system and a new pump is to be installed. Ms. Galio has allotted 10 gallons of water per day for each employee.

Ms. Dingle questioned about PINDI condition concerning wetlands. Mr. Vozar stated that it was determined that no wetlands are on site so this matter is no longer an issue.

Mr. Petrucci noted that a letter has not been received to date from the Emergency Management Coordinator. However, he did discuss that information concerning the knock box was something that the coordinator would request. Additionally, a list of any chemicals being stored or used on site would also likely be requested. Safety data material sheets should also be submitted as well as a business listing and contact

information for the facility. Ms. Galio stated that the knox box has been included on the plans.

Mr. Vozar noted that they are planning on breaking ground by the end of the year and plans on beginning the building process next spring. The approximate move in date will be late 2020.

ACTION: Motion was made by Jeffrey Beavan and seconded by Robin Dingle to approve the ASGCO Manufacturing Preliminary/Final Land Development Plan (730 Bangor Road, Nazareth, PA 18064) conditional upon a Sewage Planning Module Approval and/or Exemption by the Pennsylvania Department of Environmental Protection (PA DEP), Notification of Lehigh Valley Planning Commission (LVPC) Approval, Notification of Northampton County Conservation District Approval, Confirmation of the Approval of Individual NPDES Permit by the Commonwealth of Pennsylvania PA DEP and Receipt of NPDES Permit, Comply with all conditions as set forth in Ott Consulting Inc.'s review letter dated September 14, 2019, Comply with all conditions as set forth within the Plainfield Township Sewage Enforcement review letter dated August 21, 2019, Owner Signature, Notarization, an Improvements Agreement with adequate security, Plan should address all comments as set forth by the Plainfield Township Emergency Management Coordinator and the Plainfield Township Fire Chief, and PennDOT Highway Occupancy Permit (HOP) Approval. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* Motion approved.

Resident, Don Moore, noted that he was very happy to see ASGCO Manufacturing, Inc. coming into Plainfield Township for their main headquarters. He questioned whether the detention ponds shown on the plans will change/reduce the current stormwater runoff from the property. Ms. Nicole Galio noted that the basins will in fact reduce the current runoff and will improve/correct any stormwater issues currently on the property.

Vote 5-0.

NON AGENDA ITEMS:

Chairman, Paul Levits, questioned Mr. Petrucci about the Pennsylvania Hardwoods Development Council and whether this will impact Plainfield Township. Mr. Petrucci noted that it will in fact have some impact. He added that the Timber Harvesting provisions had to be removed from the proposed ordinance. The Township is under a lot of pressure in terms of what the state recommends. The ordinance was not locally well received and municipalities are under threat of getting challenged by the Attorney General.

Mr. Petrucci just received a revised copy of the Official Map for adoption. The time frame for official adoption will be in approximately a month and a half. The latest version will be reviewed by the Planning Commission for their October 2019 regular meeting. Mr. Petrucci added that the warehouse ordinance discussion is within the line of projects to do.

Mr. Levits questioned whether the Township would be liable for issues concerning knock boxes. Solicitor Backenstoe stated that assuming the Township has taken all necessary protocols and safety procedures, there should be no liability on behalf of the Township. If something were to happen to the box, this issue would be a criminal matter. Access to the keys need to be protected at the Township building.

PUBLIC COMMENT:

Don Moore- Mr. Moore stated that Mr. Charlie Schmehl has performed a lot of great work with the Environmental Advisory Council. With respect to the Appalachian Trail Ordinance, he noted that there are signs located in Forks Township that are quite bright. He noted that with this ordinance, this scenario will not be allowed in Plainfield Township.

With respect to the latest Planning Commission meeting regarding Synagro, he commended the Commission for their professionalism. He noted that when Mr. Petrucci requested to be invited to a meeting between Synagro and the Department of Environmental Protection (DEP), there were actually two agendas. One agenda was for 10:00 A.M. and the other agenda was for 11:00 A.M. Mr. Moore stated that the Township was not invited to the meeting at 10:00 A.M. He stated that representatives of Synagro really underhanded the Township. Mr. Moore believes the DEP wants this facility to be constructed in the Township. When Mr. Moore requested information/minutes from the meeting that took place with the DEP at 10:00 A.M., there were no minutes to be rendered for that meeting.

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 5-0.

The meeting adjourned at 7:51 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township