

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
AUGUST 17, 2020**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, August 17, 2020 via Telephone Conference Zoom Meeting Call-In Number: (888) 788-0099 (US Toll Free)

**CALL IN INFORMATION:**

**Zoom Meeting Link**

<https://us02web.zoom.us/j/82759083808>

**Meeting ID: 827 5908 3808**

**Call-In #: 877 853 5247 US Toll-Free**

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In accordance with Governor Wolf's ongoing COVID-19 pandemic emergency declaration by the Commonwealth of Pennsylvania, Plainfield Township officials are holding this regular meeting utilizing the Zoom authorized telecommunication device platform only. Remote meetings are permitted under the provisions of Act 15 of 2020 (Health Care Cost Containment Act). The Planning Commission will not be physically present at this meeting. This public meeting will be recorded. We kindly ask that all interested parties participating via the dedicated conference call line to only speak during the sections of the meeting that are specifically reserved for public comment or when prompted by the Chairman and to also state your name each time you are speaking. Members of the public and all interested parties will have the opportunity to comment via the telephone conference call prior to any official action taking place and during the Citizen's Agenda/Non-Agenda portion of the meeting. Anyone intentionally disrupting the meeting will be promptly muted and/or ejected from the call.

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: Paul Levits, Robert Simpson, Terry Kleintop and Robin Dingle. Jeffrey Beavan was excused from the meeting.

Also present were Township Manager, Tom Petrucci, Secretary, Paige Stefanelli, Solicitor, David Backenstoe, and Township Engineer, Mike Kukles. Zoning Officer, John Lezoche was not present for the meeting.

## **APPROVAL OF MINUTES:**

1. Approval of the July 20, 2020 Regular Planning Commission Meeting Minutes:

**ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the July 20, 2020 Regular Planning Commission Meeting Minutes. 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.**

## **NEW BUSINESS:**

1. BS Virk, LLC.- 497 Moorestown Road, Wind Gap, PA 18091- Site Plan:

**ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to table the discussion for the BS Virk, LLC. Site Plan review located at 497 Moorestown Road, Wind Gap, PA 18091. 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.**

2. Chapter 27 Zoning Ordinance- Township or County Park Zoning Ordinance Amendment:

Township Manager, Tom Petrucci, stated that the Gall Farm Preserve project was previously discussed at the last Planning Commission meeting for a sketch plan of Phase 1A of the project. The Zoning Use for a park is not clearly defined within the Industrial Business Park (IBP) Zoning District. Mr. Petrucci added that while this use is permitted within the Farm and Forest (FF) Zoning District, IBP does not specifically reference a park use.

Mr. Petrucci has developed a draft ordinance to allow for a park use within the Industrial Business Park Zoning District. This will promote recreation uses as well as being consistent with Open Space and the Comprehensive Plan. Parks are a permitted use throughout all other Zoning Districts within the Township except for the IBP Zoning District. This amendment would allow the use to be consistent with all other Zoning District with respect to parks. The Board of Supervisors will review the amendment as well. The Lehigh Valley Planning Commission is currently reviewing the amendment.

Solicitor David Backenstoe stated that he worked directly with Mr. Petrucci on the draft amendment and he has no issues with the current draft. Township Engineer, Mike Kukles, also had no comment at this time for the draft amendment. Mr. Kleintop questioned how much of the project for Gall Farm Phase 1A is located within the IBP Zoning District. Mr. Petrucci stated the IBP Zoning District portions are closer to the ASGCO Land Development as well as the newly purchased Jaindl property which then transitions into the Farm and Forest Zoning District.

**ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to recommend the Township or County Park Zoning Ordinance Amendment to the Board of Supervisors for 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.**

Chairman, Paul Levits, questioned about the current operations of 688 Jones Hill Road. Township manager, Tom Petrucci, stated that the Township is currently monitoring the situation. This project has been reviewed by the Farmland Preservation Board. Mr. Petrucci will touch base with the Zoning Officer in order to ascertain where the applicants are at in the process.

**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 4-0.

The meeting adjourned at 7:26 P.M.

Respectfully submitted,

Paige Stefanelli  
Planning Commission, Secretary  
Plainfield Township