

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
JULY 20, 2020**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, July 20, 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

Meeting ID: 827 5908 3808

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 Board of Supervisors 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 Jeffrey Beavan. Robin Dingle was excused 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 February 17, 2020 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the February 17, 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. 133 Jason Terrace (Lot 6)- Driveway Waiver Request:

Mr. Jeffrey Ott, who is the applicant's engineer, was present on behalf of Anthony Builders, Inc., which is the developer/builder for Lot #6 of Janson Woods. Mr. Terry Kleintop questioned whether the need for the Driveway Waiver request was due to a contractor issue. Mr. Ott indicated that in this specific instance the need for the waiver could be viewed as a contractor issue. As the subdivision was being built out, surveys on the individual lots were performed, grading plans were submitted that received approval, and then the homes were constructed. During the course of the construction of the homes, it was discovered that there was a minor discrepancy with Lot #6. The driveway was built with a slightly steep slope above what is permitted by the Plainfield Township Driveway Ordinance. The discrepancy should be considered *de minimis*, in the opinion of Mr. Ott. The contractor was at fault for the driveway slope issue as the driveway was simply too steep than what the Ordinance allows for. Mr. Mike Kukles noted that the slope is maybe 10.2% to 10.3% maximum rather than the 10% limit. Mr. Simpson questioned whether there are any current drainage issues. Mr. Ott indicated that there are no drainage issues with the minor driveway slope issue. Mr. Jeffrey Beavan stated that he was in agreement with this waiver request as the deviation is only 1.4%.

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to approve the Driveway Waiver Request for Lot #6 (133 Jason Terrace) of Janson Woods Subdivision as per the As-Built Grading Plan for Lot #6 done by Ott Consulting, Inc. 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. Gall Farm Preserve- Phase 1A- 700 Gall Road, Easton, PA 18040- Sketch Plan:

Mr. Matthew Gallisdorfer was present on behalf of the Gall Farm Preserve project with JMT.

Mr. Gallisdorfer stated that Phase 1A is roughly 24 acres and located on the north side of Gall Road in Plainfield Township. This area will also serve as a recreation trailhead for the Plainfield Township Recreation Trail. Watercourses, flood plains, steep slopes, and existing vegetation will all be intended to be preserved as they are existing features on the

plan. Mr. Gallisdorfer added that there is one private well water system on site that is not being utilized. He added that they are still determining whether this will be abandoned or redone to make it a working well again. Also, there is an overhead transmission line. The easement for that utility will not be impacted. No amenities are proposed for Phase 1A. No other existing utilities are present in the proposed area.

Mr. Kleintop questioned whether this particular property will be contiguous to Jaindl property that was recently purchased. Mr. Petrucci indicated that the properties are in fact contiguous.

The Ott Consulting, Inc. Review Letter dated July 2, 2020 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". Township Engineer, Mike Kukles, stated per his July 2nd review letter that the nearly 158 acre property for this project consists of several tracts of land along Gall Road (TR 619, Minor Collector) and Berhel Road (TR 621, Local Road) currently owned by Northampton County. The portion to the west of the Little Bushkill Creek is within the Industrial/Business Park (I-BP) zoning district and the remaining lands to the east of the creek are within the Farm and Forest (FF) zoning district. The existing property is currently small grain agriculture with several wooded areas and steep slopes scattered throughout with the Little Bushkill Creek coursing north to south near the middle of the property. The proposed Phase 1A encompasses nearly 24 acres between the creek and the Plainfield Township Recreation Trail to the north of Gall Road. Phase 1A includes the construction of a bituminous parking lot and access drive, paved trails, a pavilion structure, establishment of meadow areas and enhancements to the riparian buffer, as shown on the above referenced plans. Access for Phase 1A will be provided by a proposed driveway from Gall Road. Water and sewer facilities in this area are typically on-lot and there are 2 existing wells on this property near the pole barn, however, the plan does not propose any utilities at this time.

Mr. Kukles questioned whether the applicant has a copy of the survey that was completed in 2002 for the property. Mr. Gallisdorfer stated that they do have the survey and will provide the Township with the survey. Regarding item #5 within the review letter, Mr. Gallisdorfer noted that they will need to work with the surveyor in order to work out some remaining issues. Additionally, a plan will be put together in order to lay everything out in its entirety. Mr. Kleintop questioned the trail width dimension. Mr. Kukles stated it is 30 feet wide.

Mr. Kukles discussed road frontage on page 3 of the review letter. He added that there may be road improvements that may be necessary with the project. Mr. Kukles believes Gall Road can handle the proposal for the first phase of this project. Later on in the project, improvements may be needed. At this time, Mr. Kukles does not recommend curbing or widening of Gall Road. Mr. Terry Kleintop was concerned that this area could potentially become a high traffic area similar to Jacobsburg Park. Mr. Beavan questioned about requesting rights to the right of way for the possible future. Mr. Kukles added that this is a good point and can be discussed. In addition, Mr. Gallisdorfer stated one building will be demolished while another barn will be dissembled and reassembled.

With respect to line item #18 and the right of way, Mr. Gallisdorfer stated that the applicant is in agreement with the 60 foot right of way to Plainfield Township; however, the cost is an issue due to their budget for the project. If adding road improvements due to the project would be required, the project would become fiscally unfeasible for the County to move forward with the project.

Mr. Mike Kukles stated that Phase 1A needs to be submitted to the Lehigh Valley Planning Commission for review. Mr. Kukles also requested that drainage easement documentation and information be supplied to the Township.

Mr. Gallisdorfer stated that there is an existing well on the property that is not currently functioning. In reference to street lights, there is no proposed nighttime use. The facility will be strictly open from dawn to dusk. Mr. Gallisdorfer stated that there is no safety concerns associated with not requiring the installation of street lighting, in his opinion.

§22-1023.4.E states that all areas within 50 feet of the top of the bank of any pond or lake shall be open space, shall be labeled, and the limits defined by bearings and distances on the plans. It was questioned whether this applies to quarry pond watercourses as well. Mr. Kukles indicated that this provision does in fact apply to other quarry pond watercourses. It was identified that the quarry ponds situated on this property had been fenced by the County in the past due to safety liability concerns.

Mr. Kukles stated slope delineations were not shown on the plans. Mr. Gallisdorfer confirmed that all missing information will be added and resubmitted for review. At the time the submission was done, the plans for the grading were not determined and therefore, were not added to the plans. Such plans for grading have now been more finalized.

Members of the Planning Commission stated that they did not see any issues with the waivers being requested. In reference to line item #5 of the review letter, the applicant will review the survey that was done in order to address comments A through D regarding property lines and locations. Mr. Kukles recommended a waiver of the recreation fee from §22-403.1.A.5.c . Open space calculations for Phase 1A appeared to be correct on the plan. Planning Commission members did not have an issue with this waiver. It was questioned whether the Planning Commission members are to make any motions during this review. Solicitor Backenstoe noted that at this time, only recommendations and comments should be made. He added that the point of a Sketch Plan submission is to provide the applicant or developer with a good sense of information and direction on how to proceed with submitting new plans and what is necessary to address.

Members of the Planning Commission confirmed that the County will dedicate the required right-of-way to the Township.

Mr. Kleintop stated he is concerned with the nasty turn on Gall Road. He questioned whether any changes could be done in the future in order to alleviate possible issues with the sharp turn- including road widening. Mr. Kleintop feels that at this time, postponing any road improvements be a smart move due to the new recent purchase of the Jaindl property. Mr. Bryan Cope, on behalf of Northampton County, added that during the course of the review of the Gall Farm Park Master Site Plan/Feasibility Study Review, they looked at the possibility of extending the trail down and away from the curve. In the future, they may have a solution for how to realign the trail system to get it away from the curve. They can bring that down to both sides of Gall Road in which the County owns. There would be no issues with reviewing this option if this is a partnership the Township would like to review and discuss.

Page 4, paragraph 7 was in reference to street lighting. Chairman, Paul Levits mentioned that because this is close to the Farm and Forest Zoning District, he does not support street lighting in this area except if there was a need in the future to have something added to the plan. Mr. Simpson agreed with this statement. Mr. Beavan added that if the hours change at all and become later at night, street lights could be added at the intersection for safety. Mr. Cope stated that all parks are down to dusk and he does not foresee a change of operation in the future.

For line item #29, Mr. Levits questioned what the thoughts of the Planning Commission were regarding street trees. This item will be deferred until a full submission is submitted to the Township. Mr. Gallisdorfer requested clarification on whether improvements with road frontage are to the north side of Gall Road or both sides of Gall Road. Mr. Lezoche, Zoning Officer, questioned what side of the road is Phase 1A located on. Mr. Gallisdorfer stated that 1A is only located on the north side. Mr. Lezoche feels that the future right of way is only subject to the area being discussed currently.

Under the Zoning section of Mr. Kukles' review letter, §27-313 states the area shown as Phase 1A is located within the Industrial/Business Park (I-BP) zoning district. The 'Open Space Park' or 'Outdoor Recreation' uses are not contained within this section as 'permitted by right', 'special exception', 'conditional' nor 'accessory' within the I/BP Zoning District. Currently, Mr. Lezoche stated this proposal requires a use variance from the Zoning Hearing Board. Township Manager, Tom Petrucci, stated that he prepared a draft Zoning Ordinance Amendment to add a Township or County Park as a permitted use in the I-BP Zoning District. This zoning ordinance amendment was sent out to the Planning Commission. The amendment will be advertised and reviewed at a public hearing which will take place during the second Board of Supervisors meeting in August (August 27, 2020). The Board has already reviewed the amendment and provided feedback that they are amendable to the content.

For parking, the grass overflow parking area will be relocated on the plan to address any parking concerns. Bus parking spaces were added on the plan as well for schools. Mr. Beavan questioned whether there is a plan to restrict parking to only parking for the trail itself. Mr. Bryan Cope stated that he does not believe the parking would restrict either or, however, it will compliment each use. New plans will be submitted once all items from

Mr. Kukles' review letter are addressed. Mr. Gallisdorfer plans to submit revised plans in the near future.

3. Atlantic Ridge- 6510 Sullivan Trail, Wind Gap, PA 18091- Site Plan:

Attorney Gary Asteak was present on behalf of Atlantic Ridge as well as the owner, Mr. Chris Stocker, and Engineer, Ryan Dentith. They submitted a site plan based on the recommendations of the Zoning Officer. This facility is located within the General Commercial (GC) Zoning District. Parking requirements as well as setback requirements have been met. The owner will be utilizing the existing building on the lot. Mr. Chris Stocker stated that Atlantic Ridge is a landscape design and build company for over 20 years. They are also a retail garden center. Employees bring in material within box storage. The general public comes in in order to discuss plans and what plants they are looking for in terms of landscaping on their property. Mr. Stocker stated that this is not your typical nursery and is more of a design build.

The Ott Consulting, Inc. Review Letter dated July 17, 2020 by Mr. Mike Kukles is hereby incorporated for reference in these minutes as though it were more fully set forth at length as "Exhibit B". Mr. Kukles stated the 7.27 acre property is located on the east side of Sullivan Trail (S.R. 1005), immediately to the north of JFR Salvage and the Plainfield Township Volunteer Fire Company. The majority of the property along Sullivan Trail is within the GC (General Commercial) Zoning District, however a small portion at the northeast corner of the property is within the PR (Planned Residential) Zoning District. Access to the site is provided by an existing paved driveway from Sullivan Trail, the site is currently served by public water and by on-lot sewer. The Applicant is proposing to utilize the existing 2,970 square foot, one-story block building, an existing gravel parking area and paved driveway for the 'Retail nurseries/supply store' use, as shown on the above referenced plan.

Mr. Terry Kleintop questioned whether residents on Sullivan trail are aware of this project. Mr. Petrucci stated that the SALDO does not require notifications for site plans. Mr. Kleintop questioned whether more of the lot would be used at a later date to allow for an expansion of the facility. Attorney Gary Asteak stated that the applicant is only looking to use the facility as it exists today.

The buffer yard is not required under §27-404.4. For the fence, the type and style will need to be noted on the plan. Aesthetic plantings for areas on plan are shown as well. Plantings will be complimentary of the area as well as being deer resistant.

Mr. Kukles read through the remaining items of the review letter. Mr. Beavan questioned about the traffic and whether any consideration is being given to the utility pole issue located in the driveway. Mr. Kukles questioned whether a portion of the driveway width will be removed as part of the display. Mr. Stocker stated that this can be done, however, they did not show this change on the Site Plan. Mr. Dentith mentioned that taking out some of this area that is already dedicated could be done if recommended including removing some of the macadam. There is approximately 20 feet of macadam from the

one side of the pole to the south. Mr. Beavan added that he is unsure of whether the pavement needs to be removed necessarily, rather the inbound and outbound should be shown clearly for incoming and outgoing traffic. The sign itself at the entryway will not change other than the aesthetics of the sign.

The retail portion hours of the facility is from 10:00am-4:00pm. Employees would not be there earlier than 10:00am. No operations would occur at night. There are appointments usually on Saturday's at the facility. Other appointments will mostly take place on site at the homeowner's property.

With respect to §27-409.3.P & Q, Mr. Dentith stated that they will resubmit the Site Plan for final review by the Engineer and Zoning Officer once the property is in the name of Atlantic Ridge. This will eliminate the need for notarization of current property owners. Mr. Kukles questioned whether any issues may arise with the ownership changing halfway through the process. Solicitor Backenstoe stated that this should not be an issue as the applicant currently has an agreement of sale with the current owners.

Mr. Kukles continued to read through the remaining portion of the review letter.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to recommend conditional approval of the "Site Plan for Atlantic Ridge Landscape Design-Build – Plainfield Township, Northampton County, PA" (6510 Sullivan Trail, Wind Gap, PA 18091) to the Plainfield Township Zoning Officer, contingent upon the applicant addressing all comments as set forth in the Ott Consulting, Inc. Review Letter dated July 17, 2020. Additionally, the Planning Commission requested that the entryway and exit of the driveway be appropriately lined and delineated on the lot to appropriately direct traffic due to the positioning of the electrical pole on the property. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.*

Mr. Terry Kleintop stated that if a buffer is placed in the back for residents, he hopes that Mr. Stocker would utilize native plantings. Mr. Stocker was amendable to this request.

Motion approved. Vote 4-0.

4. BS Virk, LLC.- 497 Mooretown Road, Wind Gap, PA 18091- Site Plan:

Township Manager, Tom Petrucci, stated that the applicant has requested to table this matter for the next available Planning Commission meeting. The applicant notified Township Manager Petrucci prior to the meeting that they are amenable to provide the Township with an Extension of Time that will cover the necessary period of time to continue the review of the submitted application.

ACTION: Motion was made by Terry Kleintop and seconded by Jeffrey Beavan to table the Site Plan Application review for BS Virk, LLC which is located at 497 Mooretown 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.

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 8:44 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township