

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
OCTOBER 19, 2020**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, October 19, 2020 at the Plainfield Township Volunteer Fire Company Outdoor Pavilion located at 6480 Sullivan Trail, Wind Gap, PA 18091.

Chairman, Paul Levits, called the meeting to order at 6:01 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

1. Approval of the September 21, 2020 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to approve the September 21, 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 5-0.

PLANS PRESENTLY TABLED:

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

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to table the Site Plan review for BS Virk, LLC. 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 5-0.

2. Joseph C. Reagle- 1211 & 1213 Blue Valley Drive- Site Plan:

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to table the Site Plan review for Joseph C. Reagle located at 1211 & 1213 Blue Valley Drive. *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.

NEW BUSINESS:

1. Ryan Cortazzo/Image Landscaping- 6191 Sullivan Trail, Nazareth, PA 18064- Site Plan Application and Special Exception Use Review:

Attorney Elizabeth Macron was present on behalf of Mr. Ryan Cortazzo. Ms. Macron stated that this proposal is for an existing construction and landscaping use located at 6191 Sullivan Trail. Attorney Macron stated there is an existing barn on the property and the applicant is proposing to utilize the barn space as an office. All existing features have been shown on the plan for the Planning Commission's review.

The applicant, Mr. Ryan Cortazzo, stated that he purchased the subject property in March 2019 from Mr. Nolan Perin. He added that this property is a contractor's facility and should be considered an existing use. This property was purchased by the Schiavone's in the 40s's. After Schiavone sold it to Mr. Perin, Mr. Perin rented the property to Mr. Casey Field and Mr. Brandon Shoup.

Township Zoning Officer, John Lezoche, stated that this application is not specifically for a change of use, rather, an alteration of an existing non-confirming use. This standard has a different criteria to go by for review.

Township Solicitor, David Backenstoe, noted that he has received a number of calls from Planning Commission members regarding tonight's meeting. Members were confused on how to move forward with the review based on the history of this case. Solicitor Backenstoe stated the applicant contacted the Township Zoning Officer in early 2019 regarding the purchase of the subject property and whether any approvals would be needed for his business. Solicitor Backenstoe indicated that the Zoning Officer stated to Mr. Cortazzo that a Special Exception would need to be applied for in order to operate his business at this location. Mr. Cortazzo then purchased the property and began to operate his full-scale landscaping business without any relief or approval from Plainfield Township.

At this time, the owner was operating his business illegally due to the lack of submitting for a Special Exception and the Township issued a Cease and Desist. The Cease and Desist provided the owner with 30 days to file for a Special Exception. An application was filed to the Township, however, the application was for an Interpretation of the Zoning Officer's Cease and Desist order that was issued. The applicant's claim was that the property was being utilized with the exact same previous use on the property. The Zoning Hearing Board ruled in the Zoning Officer's favor that a Special Exception application was needed in order to operate at this location. Solicitor Backenstoe added that based on their finding, Mr. Cortazzo filed an appeal with Northampton County Court.

Solicitor Backenstoe stated that many individuals including residents came to the Board of Supervisors to request the Board's involvement in the matter. The Board of Supervisors then filed an injunction. Shortly after, a four (4) hour hearing was held at Northampton County Court. By agreement, the Court did issue an injunction in the Township's favor. At the current ruling, the applicant, Mr. Cortazzo, may operate the business out of the barn by way of office work only which includes emails and phone calls. Machinery and trucks were removed from the premises. Another hearing was held on the Court level, however, the presiding judge, Judge Sletvold, felt it was necessary for Mr. Cortazzo to submit the proper paperwork for the Planning Commission as well as the Zoning Hearing Board for a Special Exception/Site Plan review. The parties involved in the matter reached an agreement and submitted the necessary applications to the Township. Court proceedings are on hold until the upcoming proceedings have been decided upon.

Before the Planning Commission tonight is a Special Exception request for review. Solicitor Backenstoe stated that the Planning Commission will review the Township Ordinance as well as the Ott Consulting Review Letter. The Planning Commission will ultimately make a recommendation to the Zoning Officer as well as the Zoning Hearing Board on how to proceed with the application request for the Site Plan/Special Exception. The Planning Commission will have 3 options in terms of the review. There can be a recommendation to approve the Special Exception/Site Plan, a recommendation to approve the request with conditions, and the final option would be to recommend to deny the plan. If a denial is rendered upon, reasons for the denial will be set forth within the denial letter.

Attorney Macron stated that the injunction that was filed on behalf of the Township is simply a temporary injunction. She added the order was entered until a decision is rendered and the preliminary injunction is still in place. Mr. Terry Kleintop stated that there is still a triaxle present on the property when he was on his way to the meeting tonight. Solicitor Backenstoe noted this was unfortunate, however, there should be no commercial vehicles on the property.

Township Engineer, Mike Kukles, read aloud and discussed the review letter. The Ott Consulting, Inc. Review Letter dated October 16, 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".

In reference to line item #1, Mr. Kleintop questioned whether this business is predominately a landscaping operation with the majority of commercial vehicles being triaxles. Mr. Cortazzo stated that that it is 50/50. It was questioned what will be done on the property to document storage. Zoning Officer, John Lezoche, stated to the Planning Commission that if they were to review the aerial view on Google Earth, there is a clear distinction as to where everything is being stored. Mr. Schiavone, who has since passed, was the owner of the property until 2005. There was equipment and junk on the majority

of the property. Mr. Kleintop stated that the Site Plan submitted shows a number of areas that are existing, however, he questioned at what point were these areas installed to make them existing. Mr. Kleintop indicated that it is difficult to decipher when such features became existing as what was labeled existing may have been done more recently versus by the previous owner.

Zoning Officer, John Lezoche, noted that this business on the property is a non-conforming use. The late Mr. Schiavone had the property since the 1950's. Mr. Nolan Perin, who was the owner prior to Mr. Cortazzo but after the late Mr. Schiavone, indicated to Mr. Lezoche the amount of materials on the property at its current state prior to Mr. Cortazzo taking ownership. Mr. Perin indicated there was approximately 3 acres of materials left on the property from Mr. Schiavone. Mr. Lezoche noted that when the property was sold to Mr. Cortazzo, the amount of acreage with materials does not get taken away. Such acreage previously used for a non-conforming use can be utilized for the business. Additionally, based on what is approved for the proposed Site Plan, Mr. Cortazzo may even lose some acreage for the non-conforming use if he is not utilizing what was previously used on the lot. It was requested that the impervious coverage be delineated for the lot as it currently is proposed. Mr. Kleintop added that the Site Plan is not very definitive and there is not much to work with.

Resident, Nolan Kemmerer, is located at 6169 Sullivan Trail. He provided multiple Google Earth aerial views from multiple time frames of the subject property. Ms. Brianne Kemmerer stated that the items shown on the plan were not always existing. Mr. Kemmerer stated that he moved in to his home in March 2006. From 2006 to 2009, there was no activity on the property other than a proposed residential subdivision. Chairman, Paul Levits, questioned whether all of the equipment was removed from the property in 2005. Mr. Perin indicated that the majority of the items were removed in 2006, however, some items were left on the lot on purpose in order to maintain the non-conforming use. Items that were left on the property include equipment, a clam shell bucket, dump trucks, steel beams, etc. Mr. Perin stated that approximately 1,000 tons of material was removed. Ms. Brianne Kemmerer indicated the items were removed in September of 2005.

Mr. Lezoche indicated that prior to Mr. Perin owning the property, the Plainfield Township Zoning Ordinance did not exist. The Schiavone construction company was free to utilize the property how they wished. In the year of 1971, this is when the use of the property became a non-conforming use due to the adoption of the Plainfield Township Zoning Ordinance.

Solicitor Backenstoe disagreed with Mr. Lezoche's statement as there could be an abandonment of the use for the property. An abandonment would take place if the property owner does not continue a use for one calendar year. Mr. Lezoche indicated that he does not consider this property as abandoned. Mr. Terry Kleintop questioned Mr. Nolan Perin on when the property was purchased. Mr. Perin purchased the property in 2006. Mr. Kleintop questioned whether the use of the property would have been

abandoned between the years of 2006 and when Mr. Cortazzo purchased the land. Mr. Lezoche noted that Mr. Perin never abandoned the use as there is no proof of abandonment. Additionally, the land development plan was never recorded for the proposed subdivision. Since then, the present owner, Mr. Ryan Cortazzo, has withdrawn the proposed subdivision plan with Plainfield Township.

Ms. Brianne Kemmerer stated that if Mr. Perin did continue with the non-conforming use when he purchased the property, the Plainfield Township Ordinance states that the current owner of the land needs to provide a written document to Plainfield Township memorializing the intent to continue the non-conforming use within 60 days. Ms. Kemmerer stated that she also has paperwork from EarthRes and addressed to the Plainfield Township Planning Commission dated September 13, 2005 that states that the land was cleared of all materials and equipment in 2006. Mr. Kleintop questioned the reasoning for this letter. Ms. Kemmerer indicated that the letter was to move forward with the proposed 9 lot subdivision. She added that there were samples that were needed to be done in order to ensure there were no spills on the property or other environmental issues. Mr. Perin indicated that he hired EarthRes for their services during the time of the proposed Land Development Plan.

Attorney Macron questioned the standards for evidence to the Planning Commission. Chairman, Paul Levits, stated that the Planning Commission members will review each document or exhibit that is presented. The Planning Commission will only take into account information that may be helpful to their final recommendation.

Mr. Robert Simpson questioned whether the Planning Commission will need to rule on the abandonment issue. Solicitor Backenstoe confirmed that §27-407.5.6(a) and §27-407.5.6(b) of the Township Ordinance indicates that when ownership changes on a non-conforming lot, the new owner shall re-register the use with the Township within 60 days of settlement. In the event that the use is not registered, it would be abandoned and the new use shall conform to the corresponding Zoning District. Currently, the Planning Commission is reviewing the application for a Site Plan/Special Exception request. Solicitor Backenstoe added that this is a difficult situation as the Planning Commission is not normally faced with an issue concerning abandonment. He noted that this is something that the Planning Commission may consider in their final recommendation. It was confirmed that nothing was filed on behalf of Mr. Perin when he purchased the property indicating that he would like to continue the non-conforming use.

The Planning Commission shall make a recommendation to the Zoning Hearing Board of whether the Commission feels that the application should be approved, approved with conditions, or denied. Mr. Kleintop indicated that the Planning Commission should not disregard the letter being discussed as this was a document addressed directly to the Township.

Ms. Brianne Kemmerer noted that at the December 2019 Zoning Hearing Board meeting for the Interpretation request, Mr. Perin indicated that he did not wish to continue the construction business that Mr. Schiavone once operated. The Planning Commission further discussed the issue of whether the use is considered abandoned and whether the application for the Special Exception should be that of a Variance request in its place.

Mr. Simpson questioned who the tenant of the property was during the time when the proposed subdivision was being reviewed by the Township. Mr. Kenneth Field and Mr. Casey Field were renting the property in 2018 for their own personal use of storage. The individuals rented the lot for approximately 10 years. There was no commercial use of the property during the 10 years of it being rented out. Mr. Field stated that the use was abandoned prior to Mr. Lezoche becoming the Zoning Officer. Mr. Field added that Mr. Nolan Perin indicated to multiple prospective buyers that the property was not to be used for a commercial use. Mr. Simpson questioned whether this issue was litigated at the Zoning Hearing Board level during the hearing for the interpretation. Solicitor Backenstoe stated that this matter was not discussed due to the fact that the material was not relevant to the proceedings.

Mr. Cortazzo stated that he met with Mr. Lezoche regarding the property. He noted that Mr. Lezoche did not indicate that such use would have been abandoned. Mr. Lezoche added that he did not classify the use as abandoned. Additionally, when Mr. Field rented the barn for personal storage and equipment, a Special Exception should have been filed for personal use. Mr. Lezoche stressed that just because the property was cleared by Mr. Perin does not mean that the use of the property is abandoned. It is the Zoning Officers opinion that the use of the property has never been abandoned and may continue as a non-conforming commercial use. Mr. Fields disagreed with Mr. Lezoche as the Zoning Ordinance cites something completely different and would require the use of the property to be abandoned. Mr. Casey Field added that starting in 2006, Mr. Nolan Perin cleared all materials on the property. In 2009, he and his father began renting the property. For approximately 3 years, there was no one on the property and the property was strictly vacant.

Chairman, Paul Levits, noted to the public that the Planning Commission is a recommending body only and that these concerns should also be discussed at the level of the Zoning Hearing Board. Mr. Ron DeCesare was present as the Realtor for the property at the time of sale. Mr. DeCesare stated that he was familiar with the property dating back to the 1960's. Mr. DeCesare stressed that this facility was being operated as a commercial trucking company at the time of the sale. Mr. Levits stated that the Zoning Hearing Board will make this determination. Ms. Brianne Kemmerer stated that this property was not used as commercial prior to Mr. Cortazzo purchasing the property.

Solicitor Backenstoe stated to the Planning Commission that they will be issuing a recommendation to the Zoning Officer for the Site Plan as well as to the Zoning Hearing Board for the Special Exception request.

Mr. Kleintop questioned whether Mr. Field rented the entire property or just a portion of the property from Mr. Perin. Mr. Field stated that he rented the entire property.

In reference to line item #9 of the Ott Consulting Review letter, Mr. Simpson stated that there is a buffer along all properties except for Mr. Ryan Stull located at 6201 Sullivan Trail. Mr. Stull stated that he and Mr. Cortazzo are in agreement to allow the buffer area between the two properties to grow in and become vegetative cover. Trees will not be planted in this area. Mr. Stull commented that there is no reason for a four (4) lane road/access way on the one side of the property as there is already a main entryway for the lot. Mr. Cortazzo indicated that they will eliminate this portion of the driveway for use. Mr. Nolan Kemmerer stated that arborvitae on his abutting portion is shown on the plan only going to the edge of the tree line/woods. Mr. Cortazzo stated the rest of his property is wooded which is not indicated on the plan. Mr. Simpson noted the most important items were not shown on the plan. He added that what was utilized with the previous operation should be included on the plan. Mr. Simpson questioned what was existing prior to Cortazzo taking ownership of the property including how many acres or square footage was utilized for the business.

Chairman, Paul Levits, stated that there are many missing items on the plan. Solicitor Backenstoe noted that if the Planning Commission does not feel the plan is sufficient in order to move forward, they may request that a revised plan be submitted. The application submission before the Zoning Hearing Board would also need to be extended if a new plan were to be submitted to the Planning Commission. Members of the Planning Commission requested that a revised plan be submitted which shows what was existing prior to Mr. Cortazzo taking ownership as well as what is existing currently. Additionally, if Mr. Cortazzo will not be utilizing the driveway that abuts Mr. Stull's property, then such abandonment will need to be displayed on the plan. Mr. Cortazzo's Engineer, Mr. George Collura, stated that he can also show the existing junk yard on the property, however, Mr. Cortazzo is not proposing to use this portion of the property.

Ms. Brianne Kemmerer has many concerns about the brush hog on the property and the creation of additional driveway after Mr. Cortazzo took ownership.

Also in reference to line item #9, Chairman, Paul Levits, stated that to the north, Mr. Stull does not want trees installed and would rather have the woods grow in to have a natural buffer. However, Mr. Stull does want some type of buffer present in the meantime from Mr. Cortazzo's property. Mr. Nolan Kemmerer added that he does not want any of the woods cut down in order to plant trees for a buffer on his section of the buffer.

Mr. Kukles stated that line item #10 notes many drafting issues with the plan. Mr. Cortazzo will also need to contact PennDOT in order to facilitate the driveway changes. Lighting on the property will also need to be addressed as well. Chairman, Paul Levits, questioned residents on what type of lighting they would like to see on the property, if

any lighting at all. Residents indicated that they would prefer no lighting. Mr. Cortazzo added that no customers will be present on the property. ADA compliant parking will need to be installed on the property. Mr. Petrucci noted that the current existing parking is gravel and dirt. He questioned the Planning Commission on what level of parking they would like to see for this property including striping. Mr. Cortazzo was in agreement to stripe the gravel and restripe/repaint when necessary. Attorney Macron questioned how the applicant should show the number of required parking spaces but with no delineation of parking. Mr. Levits noted that if someone were to pull in and park at the facility, parking will need to be delineated somehow. ADA has their own requirements for parking that supersede Township requirements.

Sidewalks were also discussed. Residents indicated that they are not interested in sidewalks being installed.

Ms. Brianne Kemmerer had concerns about customers coming onto the property as there was already an unmarked red Chevrolet pickup truck on September 28, 2020 that had a truck bed loaded with mulch from the property.

It was questioned whether there is a septic system on the property. Mr. Kemmerer noted that there was a pipe shown on the plan, however, no system location was indicated. Mr. Cortazzo stated that there is a septic system on the lot, however, he is not intending to use the system. Residents stated concerns with the septic system. Mr. Petrucci indicated that the Plainfield Township Sewage Enforcement Officer can look into the property and see where and what type of system was approved previously if it is on file. It was clarified that the Sewage Enforcement Officer would not be determining whether the system is functioning and adequate for use. Mr. Levits questioned what process takes place in the event that the septic system fails. Mr. Petrucci indicated that the Sewage Enforcement Officer will inspect the property and perform all Title 25 requirements. The owner will need to either remediate the issue with the system or they will need to install a new system. Traditionally, there have been septic issues along the Sullivan Trail corridor. Mr. Cortazzo stressed that they will not be utilizing the system for the commercial business. The well will be used for washing hands only. Ms. Robin Dingle requested that some type of investigation take place for the septic system on this property.

Mr. Kleintop was concerned of possible truck traffic over the current septic lines. Chairman, Paul Levits, questioned whether it would be in the Township's best interest to request that the septic lines be evaluated considering it is likely the septic lines are terracotta. Members of the Planning Commission agreed this should be necessary. One of the conditions set forth by the Planning Commission is that if the septic lines are indeed terracotta, the lines will need to be replaced with PVC with the appropriate depth and location due to triaxle traffic.

The Plainfield Township Fire Chief sent a letter to the applicant earlier today regarding the application submission. Many of the comments made in the letter have been discussed by the Planning Commission.

Ms. Dingle questioned whether storage bins will be utilized on the property for materials such as salt and mulch. Mr. Cortazzo indicated mulch, top soil, fill dirt, stone, etc. will be stored on site. As of now, these materials are not stored in bins and do not have an overhang. Ms. Dingle stated concerns regarding where the fill was received from and whether there is any contamination into the ground water. Ms. Dingle wants to avoid any environmental issues. She added that all materials will need to be properly stored and covered. She added that salt contamination was a serious issue in another municipality and stressed that no salt is to enter the groundwater. Mr. Cortazzo agreed as he does not want to see the salt get washed away as salt is very expensive. Mr. Simpson stated that all of these materials, their locations, and how they are being stored needs to be included on the revised plan. Mr. Simpson stressed that whatever the applicant plans on installing or adding to the property in the future, it must be shown on the revised plan. He added that if the plan is approved and the special exception is also approved, the Township will hold Mr. Cortazzo accountable for everything that is shown on the Site Plan. Zoning Officer, John Lezoche, added that any additional proposed structure installation would require a variance and relief from the Zoning Hearing Board. Mr. Cortazzo questioned whether a shipping container, instead of a permanent structure, would still require relief from the Zoning Hearing Board. Mr. Lezoche indicated that any type of structure, temporary or not, will require relief from the Zoning Ordinance.

A short break was held from 8:00 P.M. to 8:05 P.M.

Ms. Brianne Kemmerer stated there were 4 truckloads dumped on the property during the injunction. She added that there were many occurrences of usage of the property during the injunction.

Mr. Kleintop requested that days and times of operation for the business must be added to the plan. Mr. Cortazzo stated that during landscaping season, they are in operation from 6:00 A.M. to 7:00 P.M. He noted there are occasions where he and his employees are working at a site that is further away which will require them to be on the property earlier or arrive later. The business operates Monday through Saturday except when it rains and work is not able to be performed. On those days, it is likely that the work will be postponed to the next day which can sometimes land on a Sunday. Mr. Kleintop stressed that all of this information needs to be added on the plan. Mr. Jeff Beavan questioned what type of equipment will be on the property. Mr. Cortazzo stated there will be an excavator, a loader, a skid steer, 3 zero-turn mowers and approximately 6 triaxles. There are four full-time employees. Mr. Cortazzo added that there are multiple fuel tanks on site and one of which is off-road fuel for the skid steer. Another tank is mounted on a skid. Ms. Dingle stated that all storage tanks on the property shall have the necessary containment as well as being added to the Site Plan. Storage tanks directly on the ground

are an environmental concern due to possible leaks and contamination. The Plainfield Township Fire Chief is also requesting that this information be shown on the Site Plan. Mr. Levits stressed that for all other review letters that the Fire Chief, Mr. Cortezzo, add the standards that he is referring to. Mr. Petrucci will follow up with the Fire Chief in order to supply standard information.

Mr. Fields stressed that all fuel tanks on the lot that are existing were not existing on the property when he was renting from Mr. Perin. Mr. Cortazzo insisted that tanks were present on the property. Mr. Fields contested that any tanks on the lot prior to Mr. Cortazzo were removed.

With respect to line item #19, Ms. Robin Dingle questioned when the wetlands were delineated on the property. Mr. Collura stated that they were delineated more than 5 years ago. Ms. Dingle requested that the wetlands be delineated once more on the property in order for the plan to be accurate.

Chairman, Paul Levits, stated there is a significant amount of information that is missing on the plan. Due to the lack of information, the applicant has two options. The applicant may resubmit a revised Site Plan for the Planning Commission to review or the applicant may move forward with the vote for the plan. Mr. Levits noted a plan can be resubmitted for another review by the Planning Commission or the Planning Commission will need to deny the plan as submitted. Solicitor Backenstoe stated that this issue is up to the applicant. Solicitor Backenstoe noted the Planning Commission would like additional information and a revised thorough Site Plan. He added that because of the pending Zoning Hearing Board meeting for this matter, two (2) extensions would need to be granted by the applicant.

Mr. Cortazzo stated that they are in agreement to submit a revised Site Plan and to provide an Extension of Time to the Planning Commission as well as the Zoning Hearing Board. Mr. Petrucci recommended that an Extension of Time be provided to the Township through December 31, 2020. For the November 16, 2020 Planning Commission meeting date, it was requested that Mr. Cortazzo resubmit to the Township no later than November 4, 2020.

Ms. Brianne Kemmerer stated many concerns about the business and the property. Ms. Kemmerer provided the Planning Commission with a statement (Exhibit B), a time sheet of all violations that have taken place since the injunction was placed (Exhibit C) as well as the official transcript (Exhibit D) from the injunction hearing at the Northampton County Courthouse which is hereby incorporated for reference in these minutes as though it were more fully set forth. Ms. Kemmerer also noted that she has pictures as well as other supporting documents of each time the applicant, Mr. Cortazzo, has violated the orders of the injunction. She stressed that this is a blatant disrespect for the rules and regulations of the Township. She added that she has resided at 6169 Sullivan for 14 years and cannot let this illegal business operate any longer.

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to grant an Extension of Time through December 31, 2020 for the Site Plan Application and Special Exception Use Review of Mr. Ryan Cortazzo/Image Landscaping located at 6191 Sullivan Trail, Nazareth, PA 18064 for both the Planning Commission as well as the Zoning Hearing Board. *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 Site Plan Application and Special Exception Use Review of Mr. Ryan Cortazzo/Image Landscaping located at 6191 Sullivan Trail, Nazareth, PA 18064. *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.

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Robert Simpson and seconded by Jeffrey Beavan to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 9:03 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township