

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 16, 2020**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, November 16, 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/87956963505>

Call-In #: 1-877 853 5247 US Toll-free

Meeting ID: 879 5696 3505

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, 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 October 19, 2020 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to approve the October 19, 2020 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 5-0.

PLANS PRESENTLY TABLED:

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

ACTION: Motion was made by Terry Kleintop 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.

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

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to table the Site Plan review for 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.

3. CRG Acquisition, LLC./N.A.P.E.R. Development Corporation, Inc.- 905 Pennsylvania Avenue, Pen Argyl, PA 18072- Sketch Plan:

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to table the Sketch Plan review for CRG Acquisition, LLC./N.A.P.E.R. Development Corporation, Inc. located at 905 Pennsylvania Avenue, Pen Argyl, PA 18072. *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.

NEW BUSINESS:

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

Mr. Bill Erdman from Keystone Consulting Engineers was present on behalf of the applicant, Mr. Arie David, who was also present on the Zoom Call. Mr. Erdman stated that they have recently submitted new HOP plans to PennDOT for review and approval. Mr. Erdman is expecting an approval for the HOP in the beginning of December 2020. The existing septic system on the lot is currently being investigated. Mr. Erdman believes this system will be sufficient for the use of the property.

The Ott Consulting, Inc. Review Letter dated November 12, 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 the nearly 7.8 acre property is located on the north side S.R. 0512 at 497 Moorestown Road, immediately to the west of the Route 33 (S.R. 8011) southbound exit ramp & east of Blue Valley Lanes within the HI (Highway Interchange) Zoning District. Access to the site is proposed by adjustments to the existing driveway from S.R. 0512 under a PennDOT highway occupancy permit and the revised plan includes a future access drive for the adjoining property to the east. Mr. Kukles stated the site is within an area served by public water from PA American, public sewer from the Wind Gap Municipal Authority & the site is included on the Zoning Map as 'properties to abandon wells'. The Applicant is proposing to utilize the existing 18,919 square foot, one-story block building, existing stone parking areas and driveway for a 'Warehouse/Wholesale Trade' use, as shown on the above referenced plan.

With respect to §27-409.3.D, existing gravel driveways and proposed car and truck parking areas are shown as well as 2 off-street loading the north and east sides of the building. Mr. Kukles requested clarification considering the fact that loading/unloading at the doors on the west side or at the 12' wide doors near the southern side of the building would block the access aisle. Mr. Erdman spoke to Mr. David and in this particular instance, drivers will be backing the trailers into the building approximately 20-25 feet. Therefore, the access aisle will not be blocked by deliveries/shipments. Mr. Kukles questioned whether this goes for all parking spots shown on the plan including the two spaces shown at the front of the building. Mr. Erdman noted this was correct and the changes will be made to the plan to indicate as such. All trucks will be backing in the same distance and there will be no traditional docking area. Mr. David stated there will be a concrete stage for the trucks when they are backing into the building. The height will be that of the trailer beds for the trailers. Mr. Kukles is amenable to these changes and requested that all information be placed on the plan.

Mr. Terry Kleintop questioned how many employees will be present on the property. Mr. Kukles stated the plan indicates 22 employees. Mr. Erdman added that the 22 employees include the individuals coming and going for deliveries and shipments. There will typically be 5-6 employees present on the property during normal business hours. Chairman, Paul Levits, questioned whether employees will be arriving and leaving the site all at once as he is concerned of the possible traffic. Mr. Erdman stressed this would not be the case and the 22 parking spaces shown on the plan are for the requirements based on the Township Ordinance only. The number of spaces do not indicate the amount of individuals that will be present/parked on the property at once.

In reference to line item #17 and §27-410.5, Mr. Kukles requested clarification regarding potential traffic issues with left turns onto 512 North. Turning left at this intersection would be very difficult. Mr. Kukles cautioned Mr. David that the truck traffic turning left from the Route 33 North Exit Ramp onto S.R. 512 is often difficult and could contribute

to additional delays and traffic back-up during the peak hours. Mr. Kukles added that with the proximity of S.R. 33, he is unsure of how this plan will work from an operational standpoint. Mr. Erdman stated that there is a medial curve down the center of the roadway which makes it difficult for drivers to make a left-hand turn out of the facility. A “No-Left Turn” sign will be installed on the median in order to direct traffic to the right. There is another road further down that the truck drivers may turn on in order to turn around to get onto S.R. 33. Mr. Erdman added that PennDOT is recognizing that they created an issue with placing a median in this area. Mr. Kukles noted he still has reservations about the operational portion with respect to traffic. Mr. Erdman stated that they are amenable to adding a standard on the plan if the HOP is in fact approved by PennDOT. The HOP will also be sent to the Township once it has been approved.

Ms. Robin Dingle confirmed that no outdoor storage is proposed for this facility. She requested that a note be placed on the plan stating “No Outdoor Storage is permitted unless submitted and reviewed by the Township for approval”. Mr. Erdman will add this note to the plan, as requested.

Plainfield Township Fire Chief, Mr. Alex Cortezzo, stated that he did not get a chance to thoroughly go through the plan with the Emergency Management Coordinator. He added that transportation with handling should be satisfactory. Zoning Officer, John Lezoche, questioned whether any signage is proposed for this site. Mr. Erdman added that there are no immediate plans for signage; however, if Mr. David does in fact move forward with any plans on signage, he will contact the Township directly in order to obtain the necessary permits for approval. Mr. Lezoche added that directional signage will likely be needed for the site. Any proposal will need to be reviewed by Plainfield Township prior to installation.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to recommend to the Plainfield Township Zoning Officer, Mr. John Lezoche to approve the Site Plan as submitted by BS Virk, LLC. (497 Moorestown Road, Wind Gap, PA 18091) provided that the applicant makes all modifications as set forth within the Ott Consulting, Inc. Engineering review letter dated November 12, 2020 as well as the Ott Consulting, Inc. Sewage Enforcement Officer review letter dated November 11, 2020. 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. Kurt Amann/Henry’s Generator Service, LLC.- 634 Bangor Road, Easton, PA 18040-Site Plan:

The Ott Consulting, Inc. Review Letter dated November 12, 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 the 3.32 acre property for this project is between Bangor Road (SR 0191) and Gall Road (T619) within the I-BP (Industrial/Business Park) Zoning District. The site address is 634

Bangor Road, Easton, PA 18040. Access to the site is provided by an existing access drive from Bangor Road & the site is served by an existing well and existing on-lot septic. The previous use was a storage facility with associated garages, stone and paved parking areas, and a paved/stone access drive from Bangor Road. Mr. Kukles added that there is also an existing stormwater detention basin on the eastern side of the property from the previous subdivision that created this lot. The Applicant is proposing to utilize the existing features on the site in support of a 'Generator Service, Repair & Sales' use, as shown on the above referenced plan.

With respect to §27-409.3.A, Mr. Kleintop questioned what the hours of operation would be for the facility. The applicant, Mr. Kurt Amann, stated this facility will be nothing more than storage. There will be approximately one or more service trucks entering the lot for supplies and they will promptly leave the site. Additionally, there will be no nuisances in relation to exterior noises. Mr. Amann stated 90% of the work is remote. They currently serve many companies including the State Police Barracks located on Bangor Road. Mr. Amann stressed that this will be more of a "warehouse" use for their company.

§27-409.3.C references the requirement for a buffer on the lot. Ms. Dingle questioned how the buffer will be addressed with respect to the trees and whether they will be native to the area. Mr. Kukles noted the current proposal is the installation of Evergreen Trees. Mr. Amann questioned where the Planning Commission would like the plantings to be installed. A buffer must be installed on each side of the driveway for the facility. Ms. Dingle added that Mr. Amann may get better density for a visual screening if he were to install native shrubbery rather than native trees.

Mr. Amann stated that there will not be any company vehicles on the property. There will only be a 16-foot open car trailer stored at this location. He noted that if this were to be an issue, he has the ability to store the trailer in the warehouse itself. Mr. Kukles added that for parking tabulation purposes, Mr. Amann will need to indicate on the plan that there are no car company vehicles to be permanently parked on the property in order to ensure the tabulation is correct.

Line item #7 of the Ott Consulting, Inc. review letter, §27-409.3.E references signs. It was questioned whether any signage is being proposed for this facility. Mr. Amann stated that he is not currently interested in installing any signage. In the event that he does, he will contact the Township directly for the proper permitting requirements prior to installation. Additionally, the current signage is located on the daycare property. Members of the Planning Commission noted that all structures for this facility that are located on adjacent properties should be addressed.

Mr. Kleintop questioned who is responsible for the holding tank for this property. Mr. Amann indicated that the property owner is responsible for the holding tank. Mr. Amann is the lessee of the property and noted his only obligation is to cover up to \$250.00 in

maintenance costs. Any maintenance cost exceeding \$250.00 will be the responsibility of the owner. Solicitor Backenstoe noted prior to the issuance of a Certificate of Occupancy, an agreement between Plainfield Township and the property owner is required as well as posting security with the Township in regards to the holding tank located on the property. The subject property must be in compliance with all applicable provisions Chapter 18 (Sewers and Sewage Disposal) (B) (Holding Tanks) of the Code of Ordinances of Plainfield Township, as confirmed by the Sewage Enforcement Officer and Township Manager.

Mr. Kukles requested clarification on the capacity, character and purpose of the fuel storage tanks adjacent to the parking area in order to determine compliance with §27-509.1. Mr. Amann stated all tanks are above ground. Behind the building, there is a 500 gallon highland fuel tank which is for the heating system of the building. Mr. Kukles noted that these tanks will need to be clarified on the plan directly. Ms. Dingle questioned how many tanks are present on the property. Mr. Amann indicated that there is only one tank on the property for the heating system. The other tanks are not related to the property. Mr. Kleintop stressed that anything located on the property should be shown on the plan. Anything that is not related or going to be utilized should also be specifically noted on the plan.

Mr. Jeffrey Beavan questioned whether retail sales will take place on the property. Mr. Amann indicated there will be personnel present in order to assist in the loading of trucks/vehicles. Additionally, there is potential for customers to be present on the property, however, this business is not considered a “walk-in” facility for retail sales.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to recommend to the Plainfield Township Zoning Officer, Mr. John Lezoche to approve the Site Plan as submitted by Kurt Amann/Henry’s Generator Service, LLC. (634 Bangor Road, Easton, PA 18040) provided that the applicant makes all modifications as set forth within the Ott Consulting, Inc. Engineering review letter dated November 12, 2020 as well as the Ott Consulting, Inc. Sewage Enforcement Officer review letter dated November 11, 2020. *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 Robin Dingle and seconded by Terry Kleintop to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 8:14 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township