

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
DECEMBER 21, 2020**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, December 21, 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/85118320611>

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

Meeting ID: 851 1832 0611

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 November 16, 2020 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to approve the November 16, 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 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.

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

ACTION: Motion was made by Robert Simpson 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. Jonathan Lock, Sr.- 517 Clyde Street, Nazareth, PA 18064- Minor Subdivision

The applicant's engineer, Mr. George Collura, was present on behalf of Mr. Jonathan Lock. Mr. Collura noted that this project is a minor subdivision within Plainfield Township. One lot will be approximately 2 acres and the other lot will be approximately 1.5 acres of land. There will be only one building lot that will be added to the area.

The Hanover Engineering Review Letter dated December 10, 2020 by Mr. Charles Unangst is hereby incorporated for reference in these minutes as though it were more fully set forth at length as "Exhibit A". Alternate Township Engineer, Mr. Charles

Unangst stated that the plan intent is for the owner to merge tax parcels H8SE1-2-2 and H8SE1-2-5 and then subdivide the merged parcels into two (2) residential parcels. Lot 1 will have an existing dwelling and garages and Lot 2 will be an individual residential building lot.

In reference to line item #2 of the review letter, members of the Planning Commission questioned whether showing details of the area within 100 feet of the property was necessary for this project. Mr. Simpson noted he was indifferent on the matter. Mr. Beavan did not see any issues with waiving this requirement for the applicant as showing the 100 feet will not change the plan or subdivision in any way.

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to waive §22-703.3 and §22-703.5 which requires the location of natural features on the site and within 100 feet of the site to be shown on the plan and to only show these features for the area to be subdivided. *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.*

Mr. Kleintop questioned whether the center of the driveway is the property line between both properties. Mr. Collura stated confirmed that the center line of the property is delineated by the middle of the shared driveway. He added that this was also approved by the Zoning Hearing Board. Members of the Planning Commission questioned what the term “SS” meant that was labeled on the plan multiple times. Mr. Collura indicated that this term signified “septic system”. He added that the residential garage located on the main lot with the single family dwelling has their own septic system as this was already permitted previously. Mr. Collura noted that above the garage, there are bedrooms and a living space. The alleyway located off of the left of the second lot that leads onto Sullivan Trail was also discussed on whether it would be utilized for access. Mr. Lock noted that this is not a proposed access for the lot.

For §22-705.1, the applicant will need to pay all relevant recreation fees for the creation of a new building lot.

The Plainfield Township Fire Chief Review Letter dated December 9, 2020 by Mr. Alex Cortezzo is hereby incorporated for reference in these minutes as though it were more fully set forth at length as “Exhibit B”. Within the letter, Mr. Cortezzo requested that the closest fire hydrant to the property be identified on the plan. Mr. Lock stated that the closest fire hydrant is located on the corner of Clyde Street and Debbie Lane and is approximately 50’ from the shared driveway.

Township Manager, Tom Petrucci, noted that the new building lot recreation fee is \$2,500.00 and would need to be remitted to the Township. Additionally, any waivers granted by the Planning Commission will need to be added to the plan as well prior to recording.

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to grant final conditional approval contingent upon compliance with all requirements and conditions as set forth within Hanover Engineering's Review Letter dated December 10, 2020, compliance with all requirements and conditions set forth within the Plainfield Township Fire Chiefs Review letter dated December 9, 2020 with the exception of comment #5 concerning the requirement of a Residential Knox Box, payment of any and all Recreation Fees to Plainfield Township, compliance with all PA DEP Regulations and/or Sewage Planning Module as required, further depiction of the nearest fire hydrant on the Preliminary/Final Minor Subdivision Plan, Notation of Waiver and Variances approved on the Preliminary/Final Minor Subdivision Plan, Owner Signature, and Notarization. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.

Mr. Kleintop questioned whether Clyde Street has public water utility lines. Applicant, Jonathan Lock, stated that Clyde Street does in fact have public water utilities, however, he is proposing a well for the property which is depicted on the plan.

Motion approved. Vote 5-0.

2. Frick Transfer- 723 Bangor Road, Nazareth, PA 18064- Site Plan

The applicant's engineer, Mr. Ryan Dentith, from Stateline Engineering was present on behalf of the applicant, Frick Transfer. He stated that the facility is currently known as the Lehigh Pocono Warehouse. The applicant, Frick Transfer, is proposing to utilize the existing structure as a storage warehouse. Mr. Dentith noted the existing property is approximately 12 acres. Additionally, there is a parking lot in between the two existing buildings on the lot. Trucks and trailers will be parked on site. The applicant is not proposing to change any offices within the building nor to expand the warehouse in any way. The applicant is strictly proposing to utilize the warehouse as it currently exists.

The Ott Consulting, Inc. Review Letter dated December 18, 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 C". Mr. Kukles stated the roughly 11.66 acre property is located on the west side of S.R. 0191 at 723 Bangor Road, immediately to the north of Belfast Road (S.R. 1012) within the General Commercial (GC) Zoning District. Access to the site is provided by an existing driveway onto Belfast Road and both sanitary sewer and water services are provided on-lot. The Applicant is proposing to utilize the three existing buildings, paved driveway and stone parking areas and existing water and sewer facilities on the lot as well as construct a gravel truck parking lot in support of a 'Warehouse' use, as shown on the above referenced plan.

The use of the current driveway was discussed. Solicitor, David Backenstoe, questioned whether there is an easement or any other type of agreement in place between owners for the use of the current driveway. Mr. Dentith indicated that there is no easement or other agreement in place. He added that the applicants are willing to discuss these options once the purchase of the lot is finalized. Mr. Dentith added that all lots have been created and

recorded as such. Based on county records, Township Engineer, Mike Kukles, stated that he can confirm driveway was there since 1973. Solicitor Backenstoe noted that he is concerned about Frick Transfer having the appropriate access they need at all times for the lot. Mr. Kukles believes that the applicant does indeed have the appropriate access.

It was questioned what the typical hours will be for the facility. Mr. Dentith stated that they will be operating from 7:00 A.M. to 4:00 P.M. The applicant noted that they would like to maintain being a good neighbor. Additionally, the applicant indicated that on a typical day, no more than 3 trucks and trailers will be on the premises at once.

In reference to line item #9 within the review letter, it was noted that deciduous species are not preferred for a buffer. Ms. Dingle suggested having two rows of plantings that are offset in order to provide for more of a natural buffer and better density. She also suggested adding some shrubbery and taller trees instead. Mr. Dentith stated that the applicant will take those suggestions into consideration.

Additionally, the applicant will replace the current sign in its exact size and location in order to eliminate the need for a variance from the Zoning Hearing Board. Zoning Officer, John Lezoche, stressed that they can replace the sign as is, but any enlargement or other change will need further approval.

Commission, Terry Kleintop, questioned how often trucks will be coming and going from the property. The president of Frick Transfer, Mr. Derek Allen, stated that there will be approximately 2 to 3 trucks on the premises that leave in morning. They will complete their job and return back to the warehouse. Mr. Allen added that there will be less than 20 trucks a month.

In reference to §27-509 of the Plainfield Township Zoning Ordinance, Mr. Kukles requested clarification regarding the size and purpose for the LP gas tank on the north end of the site to ensure it conforms with this section. Mr. Dentith stated that it was a 600 gallon LP tank. He added that the applicants intend to keep it in place, however, if this is an issue, the tank can be removed in order to meet the provisions of the ordinance.

§27-704.2.A references loading docks and spaces and states that loading/unloading areas shall be shown graphically on the plan and shall be a minimum of 14'x75'. Mr. Kukles requested clarification on whether the loading and unloading spaces will be provided for each existing door/dock location. Mr. Dentith stated that the applicant would like to have the ability to have one entrance and be able to drive in/back in a trailer directly onto the concrete floor of the building. The applicant added that they will be notified and aware of any and all trucks coming in and out of the property and added that no trucks or vehicles will be a traffic issue on the lot because they have access to each vehicle if it needs to be moved.

Mr. Kleintop questioned what type of materials will be stored on site. Mr. Allen stated that their items for storage will mostly be from a residential setting and machinery from industrial properties. Additionally, there is potential to place some items indoors as well

as outdoors, especially depending on the weather. There are items that they may store for other companies to have them placed inside during winter months in order to protect them. Mr. Allen stressed that nothing will be stored on site that is hazardous. Also, the applicant added that they do not assemble or take apart any type of items that they are storing and are strictly storage for industrial and residential items. Such industrial items include lathes or mills, etc. Mr. Allen stressed that they are very conservative and selective on what they choose to store on site.

Mr. Dentith indicated that they were considering an underground detention system for the parking lot runoff. Mr. Kukles noted that it may be more efficient or cost effective to infiltrate the roof area rather than the stone parking lot. Mr. Kukles added that the existing downspout collection piping system may help in this regard.

Resident, Don Moore, stated that he lives in this area and commonly hears jake-brakes. He would like the new owner to keep this issue in mind. Mr. Moore indicated that he spoke with one of the neighbors of this property and stated that the inside of the warehouse would not be satisfactory to the Plainfield Township Fire Chief. Mr. Moore commended the Planning Commission on keeping neighbors in mind with adding screening to the property.

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to recommend to the Plainfield Township Zoning Officer to conditionally approve the Site Plan as submitted by Frick Transfer provided that the applicant makes all modifications as set forth within the Engineering review letter from Ott Consulting, Inc. dated December 18, 2020, the Sewage Enforcement Officer review letter from Ott Consulting, Inc. dated December 18, 2020 and the review letter from the Plainfield Township Fire Chief dated December 9, 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.

Township Manager, Tom Petrucci, noted that green cards are not required to be sent out to property owners for Site Plan submissions to the Planning Commission.

3. Nick and Whitney DePue- 1011 E. Birch Avenue, Pen Argyl, PA 18072- Site Plan

Mr. Brian Pysher from Stateline Engineering was present on behalf of the applicant, whom was also present, Mr. Nick DePue. Mr. Pysher stated that the lot is located in the subdivision Mary's Mountain Estates. The lot is approximately 10 acres with public utilities. Mr. Pysher added that the applicant is currently proposing a single family residence with a three (3) foot retaining wall due to the steep slopes of the property as well as an in-ground pool.

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 D". Mr. Kukles stated the 10 acre property is located at the eastern extent of East Birch Avenue in Pen Argyl Borough, to the north of Verona Drive in

Plainfield Township within the Blue Mountain Conservation (BMC) Zoning District. Access to the site is proposed by a new driveway extending eastward from East Birch Avenue and proposed water and sewer services will be provided by connections to existing public sewer and water in Pen Argyl Borough. He added the applicants are proposing to construct a new single-family detached dwelling, garage, covered patio and in-ground pool and stormwater management facilities in support of a 'Single-family detached dwelling-low impact' use, as shown on the above referenced plan.

In reference to line item #6 of the review letter, Mr. Kukles requested clarification on how many bedrooms the home will accommodate. Mr. DePue indicated that the home will have four (4) bedrooms.

It was noted that the applicant will also need to touch base with Pen Argyl Borough in order to ascertain whether any other requirements needs to be met with the Borough in terms of access. Secretary, Paige Stefanelli, stated that she has been in touch with the Pen Argyl Borough Zoning Officer directly regarding the application. The right of way as well as utilities will be provided and reviewed within Pen Argyl Borough. The portion of the driveway that is located within Plainfield Township will still be permitted by Plainfield Township, however, the access and right of way of the lot will be reviewed by Pen Argyl Borough directly. Within the Plainfield Township Fire Chief review letter dated December 9, 2020, it was requested to amend the plans to show the nearest existing fire hydrant to the property.

Commissioner, Terry Kleintop, questioned about the driveway and whether the Township can still enforce specific requirements for the driveway at the entryway. Mr. Kukles stated that the entry way will be reviewed by Pen Argyl Borough and stressed that Plainfield Township does not have jurisdiction for review within that area. Mr. Kleintop also questioned about stormwater issues with the driveway. Mr. Pysher added that the driveway is designed with a 2% cross slope to ensure any runoff will drain across the driveway. Mitigating the runoff from the new construction will also offset runoff from the driveway.

Mr. Pysher questioned Mr. Kukles on whether a Special Exception would be required due to the slopes. Mr. Kukles stressed that he will need to review a slope delineation plan in order to determine what will be required by the Township. Mr. Pysher added that erosion and sedimentation controls as well as the plan will not change. Mr. Pysher requested approval of the plans that were submitted for a Site Plan review.

§27-503.3.G of the Plainfield Township Zoning Ordinance requires proposed slopes not to exceed 33% (3:1) unless a geotechnical evaluation is provided and sealed by a Professional Engineer. Mr. Kukles noted he is in receipt of the slope delineation plan for this project, however, this plan was submitted 8 days after the 21 day cut off for the Planning Commission. Therefore, the plan was not adequately reviewed. He added that no determination can be made at this time. Mr. Pysher questioned if the applicant is going more than 1,000 square feet for Class B slopes, whether a Special Exception is needed. In

order to limit the disturbance of the lot, the applicant will limit tree clearing and replacing those areas with lawn.

Commissioner, Mr. Beavan, noted there may be a lot of pressure on a timber retaining wall for water runoff. Mr. Simpson added that he would like to see additional information on the slopes as well as the drainage flows for the lot. He stressed that there is a reason for flagging steep slope areas and this needs to be reviewed further. Zoning Officer, John Lezoche, added that if this plan is required to go before the Zoning Hearing Board, the plan must be cleaned up with exact measurements in order to be appropriately reviewed.

The Planning Commission requested that the applicant supply the Township with revised plans for further review. An extension of time will also need to be provided by the applicant.

ACTION: Motion was made by Robert Simpson and seconded by Jeffrey Beavan to accept the Extension of Time request through February 28, 2021 and to table the DePue Site Plan discussion 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 5-0.

4. Plainfield Township- 517 Getz Road, Nazareth, PA 18064- Site Plan

Township Manager, Tom Petrucci, stated that the Township has received a grant in order to aid in the cost for the Salt Storage Shed project for the Road Department. The current storage shed for salt is in disrepair. There is no change to egress lighting or any existing signage. No changes will be made from an operational standpoint. The Plainfield Township Fire Chief reviewed the application and determined there are no foreseeable issues with the new facility. Mr. Petrucci added that a municipal facility within the Township Ordinance requires a Site Plan review as well as a Special Exception review. The current application has not yet been submitted to the Zoning Hearing Board for review to date, however, the application will be submitted in the near future.

It was added that the same pattern of lighting will be provided for the new Salt Storage Shed. No overflow of lighting on adjoining properties will take place and will be directed within the facility itself. The entirety of the salt will be fully covered. The plan is also in conformance with the current MS4 Permit. Township Engineer, Mike Kukles stated that the salt storage shed will be moved to the East approximately 3-4 feet which will provide more room for the maintenance garage as well as the aisle for more accessibility and mobility for the Road Department employees to use machinery and operate motor vehicles within the complex. The shed will be extended by approximately six (6) feet and the height will also be minimally increased. Mr. Kukles noted that the existing traffic will be minimized with deliveries as well.

Resident, Don Moore, questioned whether this is procedurally correct. Alternate Township Engineer, Charles Unangst, stated that within his letter, he specifically identifies this project as a Site Plan/Special Exception. Zoning Officer, John Lezoche,

added that the project is marked as a Special Exception on the application as well. There are no issues with the procedure regarding this application, as stated by Mr. Petrucci.

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to recommend approval of the Site Plan as submitted to both the Zoning Officer and the Zoning Hearing Board in accordance with the Hanover Review Letter dated December 15, 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.

PUBLIC/COMMISSIONER COMMENTS:

Chairman, Paul Levits, noted that he is not in favor of the Plainfield Township Fire Chief requesting Knox Box installations on residential properties. Members of the Planning Commission were in agreement with Mr. Levits. Solicitor, David Backenstoe and Township Manager, Tom Petrucci, will speak with the Board of Supervisors regarding this issue.

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 5-0.

The meeting adjourned at 9:39 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township