

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
JANUARY 18, 2021**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, January 18, 2021 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/87930392398>

**Meeting ID: 879 3039 2398**

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

*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.*

Solicitor, David Backenstoe, called the meeting to order at 7:01 P.M.

**ROLL CALL:**

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

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

**REORGANIZATION:**

1. Appointment of Chairman/Chairperson:

**ACTION:** Motion was made by Robert Simpson and seconded by Terry Kleintop to appoint Mr. Paul Levits as Chairman of the Planning Commission. *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. Appointment of Vice Chairman/Chairperson:

**ACTION:** Motion was made by Chairman, Paul Levits, and seconded by Robin Dingle to appoint Mr. Robert Simpson as Vice Chairman of the Planning Commission. *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.

### **APPROVAL OF MINUTES:**

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

**ACTION:** Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the December 21, 2020 Regular Planning Commission Meeting Minutes with one minor name change as discussed. *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.

### **OLD BUSINESS:**

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 Robert Simpson and seconded by Terry Kleintop 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. Nick and Whitney DePue- 1011 E. Birch Avenue, Pen Argyl, PA 18072- Site Plan

**ACTION:** Motion was made by Robert Simpson and seconded by Terry Kleintop to table the Site Plan Review for Nick and Whitney DePue New Single Family Dwelling

located at 1011 E. Birch 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 5-0.*

**NEW BUSINESS:**

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

Mr. Michael Jeitner from Bohler Engineering was present on behalf of CRG Acquisition, LLC./N.A.P.E.R. Development Corporation. Representative, Mr. Frank Petkunas was also present on behalf of CRG Acquisition, LLC.

Chairman, Paul Levits, noted that the Planning Commission received correspondence from the applicant today just before the meeting. Mr. Levits stressed that any information for the meeting must be provided 21 days prior. Additionally, with the information submitted, he did not have ample time to review the documents. Mr. Jeitner stated that the rendering was simply that of the sketch plan which was submitted back in October 2020.

Mr. Kleintop added that the aerials the Planning Commission received today from the applicant has a much better representation of the application submitted in October. He also questioned about the Notice of Remediation that the Township received and whether the 30 day comment period begins 30 days from the day the letter was received. Mr. Petrucci confirmed with the developer that the 30 day comment period begins at the time of notification. Additionally, the Board of Supervisors took action on this matter at their last meeting and had no formal comments at this time. The Act 2 land recycling process will be followed. Mr. Petrucci requested that the Township be copied on all correspondence and confirmed that the developer will be following through with all PA DEP remediation requirements. Mr. Mike Jeitner stated that is their intent and reassured Mr. Petrucci that the Township will be copied on all correspondence. Mr. Kleintop questioned whether this notice has appeared in the Pennsylvania Bulletin. Mr. Jeitner noted this publication is forthcoming and they have just begun the process on Act 2. The Township will be notified once this has been completed.

The Ott Consulting, Inc. Review Letter dated November 13, 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 that the roughly 153 acre property for this project consists of several tracts of land along the north side of Pennsylvania Avenue (S.R. 0512, Arterial) between the Boroughs of Wind Gap and Pen Argyl. Portions along S.R. 0512 are within the Commercial/Industrial (CI) zoning district, a portion further north is within the Farm and Forest (FF) zoning district, a sliver at the northern end near Constitution Avenue is within the Suburban Residential (SR) zoning district and a portion of the western end of the property extends into Wind Gap

Borough. The existing properties currently contain a construction company, an auto recycling facility with a detention basin, several abandoned industrial buildings and rail sidings, areas of steep slopes and wooded portions to the north.

Mr. Kukles added that the plans propose the consolidation of several parcels into one large tract and then subdividing the tract into 4 different lots. Lot 1 consists of roughly 72 acres along the frontage of 512, Lot 2 includes about 9 acres at the western end of the property and extends into Wind Gap, Lot 3 contains about 19 acres at the eastern end near Speer Avenue, and Lot 4 covers roughly 42 acres at the northern end of the property. To create the 4 lots, the plans propose the construction of roughly 6,700 lineal feet of roadway labeled 'Industrial Drive' from S.R. 0512 at the landfill entrance to Broadway (S.R. 1007) within the Borough of Wind Gap.

Additionally, the plans further propose the development of Lot 1 and Lot 3. Lot 1 will contain 2 warehouse buildings of 786,000 sf and 308,000 sf, along with loading areas, car and truck parking and stormwater management facilities. Lot 3 is proposed to contain a 19,200 sf office and shop to relocate the existing NAPA Development Corp., Inc. that currently occupies a portion of Lot 1, as shown on the above referenced plans. Water and sewer facilities in this area are a combination of on-lot and public, however, the plans do not show any proposed utilities at this time.

The developer has met with PennDOT with regards to the scoping application. The developer is currently performing their due diligence with the access. There is an existing PPL easement through the driveway behind the proposed development. Wetlands are also being investigated on the site. Mr. Jeitner noted that he does not believe wetlands will be present in the area of proposed development.

Ms. Dingle questioned how many lots this area will be subdivided into. Mr. Jeitner stated that they are intending to subdivide off the RPM lot. Then, to east, lot #1 is the main lot which is where the proposed industrial buildings will be located. This lot is approximately 2 acres. Another lot will be for Napa which they will be relocating their building as well. The last lot will remain wooded, as it is shown on the plans. Mr. Jeitner added that it is possible for the proposed subdivision to change as well, as this is only a Sketch Plan.

Mr. Kleintop questioned whether N.A.P.E.R. will have enough space with their operations and the proposed acreage. Mr. Jeitner stated that they will have ample room for their building and respective operations. Parking and other information will be provided on the land development plan application. Regarding lot #4, Ms. Dingle questioned whether this is going to be identified as a conservation easement or no-build area on the plans. Mr. Jeitner noted that they are not yet at that stage in the development process. Within the sketch plan application, he stressed that they are not proposing development on the wooded lot.

Mr. Jeitner also noted that they are in the process of securing and reviewing designs for a possible 4-way intersection in the area of the proposed development. Mr. Robert Simpson questioned about Industrial Drive which was once a roadway that was supposed to be installed some time ago. Solicitor Backenstoe stated that Northampton County did a sponsor program, however, this was before his time as Solicitor for Plainfield Township.

Mr. Kleintop noted that the idea was to use the roadway "Industrial Drive" to make a connection with the Plainfield Township Recreation Trail. That road would serve as the path to go over Broadway and connect with 8<sup>th</sup> Street. He added that this was in heavy discussion when Lowes and Walmart were proposed for this property. Mr. Kleintop requested that Mr. Petrucci review historic archives regarding Industrial Drive. Solicitor Backenstoe added that he does not believe the Land Development Plan was ever approved previously for this lot with the previous proposal. Mr. Simpson was unsure of whether it was approved as well, however, he stressed that Industrial Drive was agreed upon on the Planning Commission level.

Mr. Nolan Perin stated that the previous proposal went through to Conditional Final Approval. From that point, the plan was never recorded within Northampton County. He added that the original proposed plan never moved forward due to a letter from the Planning Commission that was written to PennDOT with regard to the project. The letter specifically requested PennDOT not to approve any waivers for the project. Mr. Perin added that in 2005, Walmart representatives reviewed the letter from the Planning Commission sent to PennDOT and withdrew the plan. Additionally, the construction of Industrial Drive was going to cost approximately 7 million dollars. Wind Gap Borough was not in favor of connecting Broadway to Industrial Drive. Mr. Simpson stressed that the construction of Industrial Drive would be extremely beneficial to this area.

In reference to line item #2 of the Ott Consulting review letter, Mr. Kleintop questioned what the correct acreage was for the entire lot due to a discrepancy between the sewage enforcement officer letter and the engineering review letter from Mr. Kukles. Mr. Kukles stated that the sketch plan specifically states the site is 153 acres. Mr. Jeitner added that a new survey has been done on the site and they will be updating the plans accordingly.

Mr. Kukles requested that all property owners be updated on the plan as they are currently out of date.

For §22-403.1.A.5(b), Mr. Kukles indicated that the tables are provided on Sheet C-1 that indicate the requirements and proposed values for lot area, maximum impervious ratio, and yard requirements. The following items within the tables shall be addressed:

- a) There is no specific requirement for minimum lot depth and the row shall be removed.
- b) The tables are broken down by zoning district, however, the data for each lot is the same for each district.

- c) The proposed value of 65.0% impervious for lot 1 is incorrect due to the discrepancies noted with the property boundaries and would exceed 65% as presented. Clarification is requested regarding the notation of (ENC) within the table and request a footnote be added for clarity.
- d) Several blocks indicate 'not applicable' for building setbacks of existing and proposed lots, however, the setbacks are shown graphically on the plan.

Stormwater discharge was also discussed in reference to line item #12 of the review letter. Mr. Kukles noted that there is an existing separate pipe system that was installed with RPM. This pipe system must be taken into account as this will likely impact the proposed plan. In reference to the previously discussed Industrial Drive roadway, Mr. Nolan Perin stated that RPM opened in 2007. Because Industrial Drive was not constructed, there were items that needed to be cleaned up. He added that he was unsure whether piping for stormwater was improved or updated on the RPM site. Mr. Kukles stated that he will confirm the status of the existing stormwater piping.

In reference to scaling on the plans, Mr. Kukles will work with the applicant's engineer. Mr. Jeitner added that they are currently limited to the existing cross pipes that are existing on the lot. This will be part of the stormwater management detailing. Additionally, there is a break for the watershed at the top of the mountain within lot #4. Mr. Kukles added that there is a large amount of stormwater that needs to be addressed within the plan.

§22-403.2.A.1(c) referenced wetlands. Mr. Kukles stated that some wetlands are shown on the sketch plan, however, there were other areas of wetlands previously delineated on these properties in 2004. A wetland presence/absence study and delineation shall be submitted with the Preliminary Plan. In addition, all wetland boundaries shall be bounded by bearings & distances and tied to the property boundary in two locations. Wetlands were not shown on plan. Concerned with other wetlands that were previously delineated in 2004, Ms. Dingle stressed that all wetlands will need to be delineated prior to any approval.

Zoning Officer, Sharon Pletchan, noted under line item #5 under "Zoning", that the stormwater management facilities may not meet setback requirements. The applicant shall also schedule a Northampton County Conservation District pre-application meeting for the NPDES permit and invite Plainfield Township officials to attend said meeting; this was agreed upon by the applicant's representatives. She added that the Township and the Northampton County Conservation District have an active Memorandum of Understanding (MOU) which requires the Township to attend pre-application meetings. Ms. Pletchan noted that since there is an Act 2 clean up, any earth disturbance taking place will need to be reflected within a modified NPDES permit. This is an issue that must be discussed with the PA DEP as other requirements may also be required. Ms. Pletchan indicated that the proposed Waste Management relation was not shown on the sketch plan. She questioned whether the Waste Management project will move forward

regardless of the outcome of this proposal. Mr. Jeitner noted if the plan does not move forward, the project for Waste Management will likely not move forward but has not been confirmed at this time.

Chairman, Paul Levits, stated that with respect to the previous Walmart project for this lot, Industrial Drive was proposed to run from this area straight to S.R. 33. He stressed that currently, there are many alarming traffic issues through Wind Gap. Mr. Levits questioned on how this traffic issue will be mitigated or minimized. Mr. Jeitner stated that they are currently doing a traffic analysis with PennDOT. Ms. Dingle questioned whether the applicant is planning to have the design direct traffic to the North from 33 or direct traffic from the South to the Wind Gap junction of S.R. 33. Mr. Jeitner noted that there is a possibility it will be directed to go S.R. 33. Ms. Dingle also stressed concerns related to traffic as S.R. 33 has a very narrow and short ramp. She added that it is very unsafe as it stands currently.

Township Manager, Tom Petrucci, questioned Mr. Kukles on whether there is an Act requirement with the Township. Mr. Kukles stated that the Township has not had a lot of these scenarios where the estimated ADT is over 300. Mr. Petrucci questioned how traffic impacts can be mitigated. Mr. Kukles stated that the Township Ordinance requires traffic mitigation due to development. The traffic study for this site will be through the Department of Transportation. Mr. Kukles added that while the Township has the ability to comment, the extent of that is somewhat limited based on the current Ordinance. PennDOT has main jurisdiction on the matter considering all roads are state owned roads that are located within this proposal. Ms. Dingle also noted concerns regarding noise and air at the facility. Mr. Kukles noted these issues would be addressed through Zoning. Mr. Kleintop questioned whether there is any chance that PennDOT would not consider putting in a southbound interchange up at the top of the mountain so all traffic is directed Northbound. Mr. Kukles added that PennDOT will likely not consider that.

Chairman, Paul Levits, questioned whether the proposed roadway would be either public or private. Mr. Jeitner noted during the scoping application discussion with Wind Gap Borough, they were currently not in favor of a public road. Mr. Levits stressed that this roadway should be public as it may alleviate many serious traffic issues in the area.

Commissioners questioned what the building height would be for the proposed building. Mr. Jeitner stated it is proposed to be around 50 feet, however, it depends on the pitch of the roof. Mr. Levits stated that he has not been pleased with the cosmetic features of the current warehouses in Plainfield Township. Zoning Officer, Sharon Pletchan, stated that there is a 35 foot height limitation for zoning. Anything above this height would need additional relief from the Zoning Hearing Board. Mr. Kukles added that within the Commercial Industrial Zoning District, a building height of 50' is a permitted use. Chairman, Paul Levits, noted that if additional height beyond 50' is required, he is not in favor of approving anything greater.

Mr. Petrucci indicated the need for a staircase feature for fire access similar to the one installed located at 1380 Jacobsburg Road. He added that the Plainfield Township Fire Company has previously requested this feature with other similar buildings. The fire company does not have an adequate ladder truck to respond to larger structure fires. Mr. Jeitner stated that he will bring this issue to the applicant's attention.

§22-403.1.A.4(b) requires all plan scales shall be either 1"=50' or 1"=100', unless a waiver of this section is requested. Ott Consulting would not support a waiver for 250' or 150' scale plans as presented due to the lack of clarity. However, Mr. Kukles stated that there would be objection to providing a waiver for plans at 1"=60', as a preferred alternative to the general use of 100 scale plans. Members of the Planning Commission were also in agreement with this request.

Mr. Jeitner acknowledged that the applicant will be issuing green card mailers to all properties within 200' once the application for a Land Development has been submitted to the Township.

Mr. Kleintop questioned how undersized the detention ponds are currently. Mr. Kukles stated that it is difficult to make a determination on this issue as it stands. Currently, it seems quite substantial, however, this is more precautionary. Mr. Kukles added that is also depends on how the applicant intends to mitigate this issue. It is unclear whether there will be further requirements due to the Act 2 clean up. Additionally, with the large amount of acreage of woodlands to the north of the proposed site, this area may assist with further mitigation efforts with respect to water runoff.

Mr. Kleintop questioned whether Plainfield Township has a restriction on the maximum size of warehouse construction. Ms. Pletchan stated there is a 65% maximum of impervious coverage which is in the Plainfield Township Ordinance. It was noted this requirement is already being exceeded on lot #1. Revisions to the plan will need to be made or additional approval may be needed. Mr. Kukles was in agreement with this remark. Mr. Jeitner stated that will he return to the Planning Commission with more accurate numbers prior to submitting preliminary plans to the Township.

### **ADJOURNMENT:**

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

The meeting adjourned at 9:04 P.M.

Respectfully submitted,

Paige Stefanelli  
Planning Commission, Secretary  
Plainfield Township