

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
JUNE 21, 2021**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, June 21, 2021 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Chairman, Paul Levits, called the meeting to order at 7:03 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Paul Levits, Robin Dingle, Terry Kleintop and Glenn Geissinger. Mr. Robert Simpson was excused from the meeting.

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

APPROVAL OF MINUTES:

1. Approval of the May 17, 2021 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Terry Kleintop and seconded by Chairman, Paul Levits to approve the May 17, 2021 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 3-0-1 with Robin Dingle abstaining.

NEW BUSINESS:

1. Kinsey Reagan, Jr.– 6293 Sullivan Trail- Minor Subdivision Plan:

The Applicant's engineer, Mr. David Leer, was present from Lehigh Engineering. Mr. Leer stated that this plan is proposing one new building lot. In 1989, plans were done by an engineer at Hanover Engineering. At that time, the lots were consolidated. Mr. Leer added the existing lot is indicated as Lot 1 on the plan. The Applicant is proposing to decrease from approximately 20 acres to approximately 12 acres. With respect to the Lot 3 drain field for the septic, Mr. Leer indicated the septic was last serviced in 2018.

Township Engineer, Mr. Jeffrey Ott, provided the Planning Commission an overview of the proposed subdivision. The Ott Consulting, Inc. Review Letter dated June 14, 2021 by Mr. Jeffrey Ott is hereby incorporated for reference in these minutes as though it were

more fully set forth at length as “Exhibit A”. Mr. Ott indicated the subject property is located along the west side of Sullivan Trail (SR 1005) and the south side of State Park Road (SR 1003) within the Farm and Forest (FF) and Suburban Residential (SR) zoning districts. The plan proposes to subdivide proposed Lot 3 from existing Lot 1, and to adjust the lot line between existing Lot 1 and existing Lot 2. Mr. Ott stated the area of the lot being created (proposed Lot 3) currently contains an existing dwelling, garage, barn, and existing septic drain field. Access will be provided by an existing gravel driveway connecting to both Sullivan Trail and State Park Road. Water service is provided by existing public water. Proposed Lot 1 contains an existing agricultural field and is indicated as a “Non-Building Lot”. He added that proposed Lot 2 contains an existing dwelling, garage, and existing septic drain field. Access will be provided by an existing gravel driveway connecting to State Park Road. Additionally, water service is provided by an existing well.

Mr. Leer added that Bushkill Township has already reviewed and approved the plan that was submitted to their office. Township Solicitor, David Backenstoe, questioned Mr. Leer on whether a covenant was provided on the plan with regards to Lot 1 being a “non-building” lot. Mr. Leer indicated he will add a covenant to the plan, as discussed.

ACTION: Motion was made by Robin Dingle and seconded by Glenn Geissinger to defer §22-703.3 to defer the location of all natural features on the site and within 100 feet of the site until such time a plan is submitted to Plainfield Township for development/construction. *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.

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to approve a deferral for §22-703.5 to defer the location of all existing man-made features on the site and within 100 feet of the site to be shown on the plan provided that a note be added to the Minor Subdivision Plan confirming the deferral. Compliance with all regulations is required at such time a plan is submitted to Plainfield Township for development/construction. *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.

ACTION: Motion was made by Terry Kleintop and seconded by Chairman, Paul Levits to defer §22-1008.3 until such time a plan is submitted to Plainfield Township for development/construction. *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.

In reference to line item #16 within Ott Consulting Inc.’s review letter, the placement of concrete monuments throughout the entire development area was discussed. §22-1020 requires concrete monuments to be placed in all points of the development. Mr. Ott does not believe that this requirement is necessary with the plan submitted. Mr. Leer indicated that the Applicant is willing to place concrete monuments where it is determined

necessary. It was requested to have concrete monuments placed along the roadside within the right-of-way.

ACTION: Motion was made by Glenn Geissinger and seconded by Terry Kleintop to approve a partial waiver from §22-1020 to allow for iron pins with the condition that one concrete monument be set at the intersection of proposed Lot 1, proposed Lot 3 and the right-of-way of State Park Road (SR 1003). 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.

Zoning Officer, Sharon Pletchan, provided an overview of her review letter. The Plainfield Township Zoning Officer Review Letter dated June 14, 2021 by Ms. Sharon Pletchan, is hereby incorporated for reference in these minutes as though it were more fully set forth at length as “Exhibit B”. Multiple line items requested clarifications/revisions to the site plan. All comments within the Zoning Review Letter were acknowledged by the Applicant’s Engineer.

Solicitor Backenstoe questioned whether the Applicant has completed a sewage planning module. Mr. Ott indicated that the Applicant has not done so to date as the non-building waiver, if approved, will temporary eliminate the need for a sewage planning module.

ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to approve the Preliminary/Final Minor Subdivision Plan for The Estate of Betty Reagan conditional upon compliance with all conditions as set forth within Ott Consulting, Inc.’s Review Letter dated June 14, 2021, Compliance with all conditions as set forth within the Plainfield Township Sewage Enforcement Officer Review Letter dated June 16, 2021, Owner Signature, Notarization, Submit a Non-Building Covenant for Review and Addition to the Minor Subdivision Plan, Compliance with all conditions and provisions as set forth within the Township Zoning Officer’s Review Letter dated June 14, 2021. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

2. Ordinance No. 405: Zoning Ordinance Amendment- Additional Requirements for Warehouse and Wholesale, Storage or Distribution Uses:

Township Manager, Tom Petrucci, stated that within the Township Zoning Ordinance, warehouses are permitted by right in all industrial zoning districts. Currently, the Township does not have any additional regulations in place for warehouses. Mr. Petrucci reviewed potential options for additional protection and safeguards for uses such as agricultural. Mr. Petrucci has created a draft ordinance for additional requirements for Warehouse and Wholesale, Storage or Distribution Uses. The current drafted ordinance has a requirement of a 500 foot setback for any new construction of warehouses. He noted that this drafted requirement is excessive in nature and will be minimized to a more attainable setback. Mr. Petrucci requested comments from the Planning Commission on

how to possibly address the 500 foot setback requirement. Chairman, Paul Levits, added that he is not in agreement with the installation requirement of Knox boxes.

Chairman, Paul Levits, requested that the public speak at this time for their input on the drafted ordinance.

The following individuals were present and provided public comment:

- Blake Marles, CRG Development
- Joe Zator
- Leonard Zito
- Bill Schankel- 1026 Constitution Avenue
- Aaron Repucci
- Ray Heater- 895 Constitution Avenue
- Pete Albanese
- John Starke
- Robert Cornman

The following concerns were discussed:

1. Unable to develop some lots within the Township due to the 500 foot setback requirement even though the lot allows for the use.
2. Devaluation of properties due to the proposed 500 foot setback requirement for new buildings.
3. Development of new buildings problematic in application process due to submission information requirements.
4. Precluding warehouse activity if the Township requires operation information upon a Land Development Plan submission.
5. Utility installation/hook-up concerns due to the current setback requirements

The developers present were all in agreement that this ordinance is something the Township should pursue, however, revisions are necessary for developers to be able to move forward with projects in Plainfield Township. Collaboration amongst the Township and Developers of the area were requested by Mr. Marles, Mr. Zator, and Mr. Zito. Mr. Petrucci indicated the Township is committed to open space and agricultural uses. Mr. Geissinger added that the Township has set goals for farmland preservation and residents wish to sustain the life of Plainfield Township as it is today.

Mr. Schankel, located at 1026 Constitution Avenue, has many concerns regarding warehouses in the Township as there is a facility located behind his property which generates many noise disturbances. Mr. Heater also has similar concerns with respect to warehouses.

Solicitor Backenstoe indicated that the Township is required to allow for warehouse construction within the Township. If in fact the Township does not provide for warehouses within the Zoning Ordinance, the applicant has the option of filing for

exclusionary which in turn would provide the applicant the authority to build whatever plan they have for the facility.

Mr. Terry Kleintop mentioned the possibility of a steering committee for the creation of this ordinance. Mr. Kleintop added that the public should attend these meetings if a steering committee is formed. Mr. Robert Cornman agreed that having a task force team come together to develop this ordinance would be beneficial for all parties.

Solicitor Backenstoe recommended the Township first revise the ordinance between staff based on the comments received tonight as well as input throughout the process. Mr. Petrucci will create an action plan on how to move forward with the creation of the ordinance and report back to the Planning Commission at a later date.

3. Plainfield Township- 6292 Sullivan Trail- Land Development Plan:

Township Manager, Tom Petrucci, provided an overview of the review letter by Hanover Engineering. The Hanover Engineering Review Letter dated June 16, 2021 by Mr. Jeffrey Ott is hereby incorporated for reference in these minutes as though it were more fully set forth at length as “Exhibit C”. Mr. Petrucci indicated that the Township has submitted plans for the construction of a new salt storage shed, pavilion and walkway on Township property located at 6292 Sullivan Trail. A secure bay is also being proposed for the use of the Slate Belt Regional Police. The secure bay garage would be utilized for stored vehicles that have been impounded or involved in a vehicular homicide. Additionally, the dog kennel currently located on the property will be removed in its entirety. The dog kennel is not currently in use and has been permanently shut down for some time.

Zoning Officer, Sharon Pletchan, indicated that all comments she had regarding this submission were directly related to the Township’s Engineer for the project, Mr. Jeff Ott. Ms. Pletchan has no further issues at this time. Additionally, Mr. Mike Kukles performed the stormwater calculation report. The original design for the entire complex accounted for approximately 9,000 additional square feet.

Mr. Robert Cornman questioned whether there are restrictions in place for the salt storage shed installation. Mr. Petrucci indicated that there are building code restrictions that will need to be adhered to. Mr. Cornman questioned whether there is a need for a buffer between the Township and adjoining property owners. Mr. Petrucci indicated that there is currently a 20 foot setback from the adjoining property. Additionally, existing gas pumps and fuel tanks will be included on the plan. Clarification of the lot area was also requested as there seemed to be a decrease in lot area shown on the plan. In reference to a Knox Box installation, keys will be provided, however, it is unclear whether keys can be provided for the secure bay garage. Mr. Petrucci will obtain clarification of such from Slate Belt Regional Police Chief, Jonathan Hoadley.

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to recommend approval by the Board of Supervisors conditional upon compliance with all requirements and conditions as set forth within Hanover Engineering’s

Review Letter dated June 16, 2021, Owner Signature, and Notarization. *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.*

Ms. Robin Dingle noted that fireworks have recently become a serious issue in the Township in terms on consistent noise disturbances. Ms. Dingle requested that the Township create some type of permitting process for residents who wish to set off fireworks in the Township. Mr. Petrucci indicated that state law preempts the Township, however, the Township can require submittals for setting off fireworks. Additionally, it was noted that sound decibels will be difficult to enforce.

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 4-0.

The meeting adjourned at 9:16 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township