

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
AUGUST 16, 2021**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, August 16, 2021 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

Solicitor, David Backenstoe, called the meeting to order at 7:05 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Robin Dingle, Terry Kleintop and Glenn Geissinger. Mr. Paul Levits and Mr. Robert Simpson were 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 July 19, 2021 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve the July 19, 2021 Regular Planning Commission Meeting Minutes. *Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

OLD BUSINESS:

1. N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application- Request to table:

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve an Extension of Time for the N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application through November 30, 2021. *Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

2. Act 537 Official Plan Update Revisions- Status Update:

Township Manager, Tom Petrucci, stated the committee is set to meet on August 26, 2021.

NEW BUSINESS:

1. Bub Herfurth Jr. (6092 Sullivan Trail, Nazareth, PA 18064) Site Plan Application:

The applicant's engineers, Mr. Karl Scherzberg and Mr. Austin Matase were present from Keystone Consulting Engineers. Mr. Thomas Harper, the applicant's attorney, was also present from Zator Law. Mr. Harper indicated that they made multiple changes to the resubmitted plans. Potential issues discussed previously were addressed on the submission. Parking changes, sewage with respect to the drain field, and many other concerns were corrected on the plan.

Township Solicitor, David Backenstoe, stated this business is currently legally non-conforming as the business was existing prior to the adoption of the Plainfield Township Zoning Ordinance. The ordinance allows for the reconstruction of structures. Currently, the applicant is not proposing to enlarge the structure. Currently, the applicant is seeking a positive recommendation for a Special Exception to the Zoning Hearing Board as well as a waiver for Land Development submission requirements.

Commissioner, Terry Kleintop, questioned what type of operation the facility is including the type of meats that are processed. Mr. Herfurth stated they strictly slaughter and process meats. They are currently in the business of processing whole animals and are not processing deer at this time. Mr. Herfurth indicated processing deer may be done in the future depending on their staff availability as well as an upgrade to the facility. Mr. Kleintop expressed concerns regarding the current septic system and its condition based on previous issues at the site. Mr. Herfurth stressed that all the issues with the building and property will be corrected with this plan.

Township Engineer, Jeff Ott, provided an overview of the proposed project. The Ott Consulting, Inc. Review Letter dated July 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 A". Mr. Ott stated the approximately 0.7 acre property is located to the east of Sullivan Trail (S.R. 1005, Major Collector), between Aspen St. and Fulmer Road within the Suburban Residential (SR) zoning district. The site is currently used for the Lehigh Valley Meats business. Access to the site is provided by the existing road frontage along Sullivan Trail. The site is currently served by existing public water and sewage is on-lot. Mr. Ott added the Applicant is proposing to demolish the existing 7,953 square foot building and construct a new 8,720 square foot building for the same use. In addition, much of the existing pavement along Sullivan Trail will be removed to create a defined access point, and the parking areas will be reconfigured. The existing septic system is proposed to be repaired, and it appears the existing water supply will remain unchanged.

Mr. Kleintop questioned the applicant on whether they have contacted the office of Farmland Preservation considering Mr. Brian Fulmer's property is located within an agricultural easement. He stressed that this has strict policies on what is permitted on the

property. Attorney Harper indicated that they did not contact Farmland Preservation but will move forward with contacting their office. Ms. Dingle added that there are still items to be addressed on the plan with respect to impervious coverage areas, grading, drainage, and lighting.

The Plainfield Township Zoning Officer Review Letter dated August 12, 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". Ms. Pletchan questioned about a wetland delineation and whether one was performed for the property. Mr. Scherzberg stated that an individual from their office performed an inspection and confirmed no wetlands were present. Ms. Pletchan requested a submission of a certified letter from their office stating that there are no wetlands located on the subject property. Mr. Kleintop questioned the number of possible variances needed for this application. Ms. Pletchan indicated that there is the potential for 8 variances. Solicitor Backenstoe indicated the Planning Commission does not have the authority to review variances. He added only general standards are being reviewed and discussed by the Planning Commission. Ms. Dingle questioned the reasoning for the increase in building coverage. Mr. Scherzberg indicated there are canopies being proposed around the building which is included in building coverages. He added the actual floor area is being slightly reduced. The Planning Commission questioned the height of the building at the highest point. The applicant's engineer, Austin Matase, indicated the highest point on the building is 22' at the highest.

Township Sewage Enforcement Officer, Dan Mantz, provided an overview of the proposed project. The Ott Consulting, Inc. Review Letter dated July 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". Ms. Dingle questioned whether it is the applicant's intent to keep the interior septic tank. The applicant noted the septic will be installed as one large tank.

Mr. Kleintop questioned the type of meats that are processed as well as the number of employees for the business. Mr. Herfurth indicated there are three (3) employees for his business. In addition, he processes a mix of hogs and cattle. Approximately 8-9 cattle are processed within one day and 15-20 hogs are processed the following day. In addition, new and improved water utilities will be used for efficiency. The machines to remove hair from the animals hold approximately 52 gallons of water. The contractor for the project, Vince States, indicated the business utilizes anywhere from 400 to 500 gallons of water a day. In reference to the septic tank, Mr. Fulmer indicated that the placement of the septic tank which is partly located on their property is also included within their deed of the land. Mr. Kleintop requested the applicant and Mr. Fulmer contact Northampton County in order to ensure that the current easement addresses all issues with respect to the septic system on Mr. Fulmer's property. Mr. Kleintop also requested that Northampton County confirm the agricultural easement that is currently in place for the property in question and is reflected on the plans.

Attorney Harper indicated that there are still items left to be addressed/corrected on the plan. He requested a favorable recommendation with conditions from the Planning

Commission. He noted that his client is understanding of the fact that receiving a favorable recommendation does not excuse the applicant from fixing all remaining issues on each of the review letters from the Township. Mr. Harper assured the Planning Commission that all issues will be met and addressed.

ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to recommend to the Plainfield Township Zoning Hearing Board to approve the Special Exception Use application as submitted by Mr. Bub Herfurth (Lehigh Valley Meats) provided that the applicant makes all modifications as set forth within the Engineering review letter from Ott Consulting Inc. dated August 13, 2021, Sewage Enforcement Officer review letter from Ott Consulting, Inc. dated August 13, 2021 and Township Zoning Officers review letter dated August 12, 2021 as well as an official letter from the Northampton County Farmland Preservation Board stating their office has no conflicts with an easement on the adjoining property (G8 10 8 0626F) owned by Mr. Brian Fulmer (FULMER BRIAN D ET AL as listed with Northampton County). *Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

In addition, the applicant is requesting a waiver from Land Development Plan submission requirements. Attorney Harper stated the formality and length of a land development process is not necessary for this application. He added the Site Plan review is tied to the same concerns. If the applicant were to move forward with the land development process, this project would potentially extend out another year. Mr. Harper stressed the inefficiencies of the land development process would destroy the project. The Township retains leverage of having everything addressed with the Site Plan review without the need for a land development plan submission. Commissioner, Glenn Geissinger, questioned whether there is any major change to the operation other than efficiencies under the assumption that the plan will be enhanced, as discussed. Mr. Kleintop and Ms. Dingle stressed that there are many items left to be addressed and corrected on the plan.

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to recommend the Board of Supervisors to waive the requirements for a Land Development submission for the Lehigh Valley Meats Special Exception Use/Site Plan Application. *Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public.* Motion approved. Vote 3-0.

ACTION: Motion was made by Glenn Geissinger and seconded by Terry Kleintop to recommend to the Plainfield Township Zoning Officer to approve the Site Plan submission by Mr. Bub Herfurth (Lehigh Valley Meats) provided that the applicant makes all modifications as set forth within the Engineering review letter from Ott Consulting Inc. dated August 13, 2021, Sewage Enforcement Officer review letter from Ott Consulting, Inc. dated August 13, 2021 and Township Zoning Officers review letter dated August 12, 2021 as well as an official letter from the Northampton County Farmland Preservation Board stating their office has no conflicts with an easement on the adjoining property (G8 10 8 0626F) owned by Mr.

**Brian Fulmer (FULMER BRIAN D ET AL as listed with Northampton County).
*Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.***

2. CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application:

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to table the CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072) Land Development Application. *Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.*

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Glenn Geissing and seconded by Terry Kleintop to adjourn the meeting. Motion approved. Vote 3-0.

The meeting adjourned at 8:42 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township