

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING  
SEPTEMBER 15, 2021**

A special meeting of the Plainfield Township Planning Commission was held on Wednesday, September 15, 2021 at the Plainfield Township Volunteer Fire Company Banquet Facility located at 6480 Sullivan Trail, Wind Gap, PA 18091.

Chairman, Paul Levits, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

**ROLL CALL:**

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

Also present were Township Manager, Tom Petrucci, Secretary, Paige Stefanelli, Zoning Officer, Sharon Pletchan, Solicitor, David Backenstoe, Township Environmental Consultant, Jason Smith, Township Traffic Engineer, Peter Terry and Township Engineer, Jeffrey Ott.

**OLD BUSINESS:**

1. CRG Management Services, LLC (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072):

**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, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.**

Attorney, Blake Marles, spoke on behalf of CRG Management Services, LLC. He stated that an overview of the project will be the purpose of tonight's meeting. He explained that CRG is a development company that constructs warehouses.

The applicant provided a presentation to the public which included aerial views of the property area. Attorney Marles stated the plan is to consolidate multiple parcels and resubdivide the parcels. There will be a roadway, called Industrial Drive, which will extend through the property and will lead to Broadway. Additionally, the land north of Industrial Drive will remain wooded. The applicant stated they have various options regarding this wooded property including a deed restriction. Attorney Marles also questioned whether the Township may be interested in taking ownership of the lot. The applicant has no desire to develop this section of land. RPM Metals will also be closed by 2022. This will eliminate the current nuisance issues with RPM Metals. The applicant is

also proposing to install a sidewalk/walkway along Industrial Drive. The applicant's engineer, Matt Chartrand, from Bohler Engineering stated this will be more safe and beneficial for the public to walk along this roadway versus S.R. 512. Due to the proximity of the Appalachian Trail, Mr. Chartrand indicated they will work either way with lighting. Resident, Joe Wilson, questioned about lighting. Mr. Chartrand indicated the lighting that will be installed will shine down on the property and should not cause nuisance concerns. Mr. Chartrand noted the Department of Environmental Protection (DEP) will be satisfied due to the applicant's remediation efforts for the property due to existing issues.

Resident, Pat Sutter, questioned how high the building will be once construction has been completed. Mr. Chartrand noted it will be under 50 feet in height which is required by the Zoning Ordinance. Resident, Christina Koshinski, questioned what type of warehouse use will be utilized for this area. The applicant is unsure of the proposed use due to the fact that they will be constructing a shell warehouse building. Once the shell has been completed, prospective tenants will be addressed at that time by the owner. The use will likely be retailers and consumers of goods and nothing hazardous. This includes storage and distribution of goods. Resident, Al Smith, questioned about the stormwater runoff and where the water will be directed. Attorney Blake Marles stated the applicant will need to submit permits for stormwater to the DEP as well as obtaining an NPDES permit. Mr. Matt Chartrand added that due to the level of disturbance, they are in fact required to submit permits to the DEP and Conservation District. Concerned residents stated that Constitution Avenue is higher in altitude compared to the proposed warehouse and are concerned about the amount of stormwater coming from Constitution Avenue. Mr. Chartrand stressed that regardless of the stormwater runoff, they will need to maintain the flow of stormwater on the property and are not able to divert the stormwater to adjoining properties. In addition, they will provide plans and documentation of how the stormwater will be maintained on the property in the near future.

Resident, Lynn Labar, questioned about the septic plans for the warehouse. The applicant noted they are in contact with Pen Argyl Municipal Authority. Ms. Linda Smith noted her main concern is truck traffic coming in and out from the warehouses during the night hours. She is also concerned about lighting. Applicant's representative on behalf of CRG, Frank Petkunas, stated that the peak hours of traffic will be from 7AM to 9AM in the morning and then 4PM to 6PM in the afternoon. It was noted that night operations will mainly occur within the building and very little will occur outside. Mr. Chartrand indicated this will be a cross doc facility where loading will take place on one side and will be dropping off shipments on the other side. Multiple residents expressed concerns of truck traffic through Wind Gap and the additional truck load that will be present on S.R. 512. Truck traffic from Techo Bloc as well as Waste Management are already a major concern and nuisance with residents. Mr. Petkunas added that they are attempting to construct a warehouse that is in compliance with all Zoning Ordinance requirements.

Mr. Rob Hoffman, Traffic Engineer from Bohler Engineering on behalf of CRG, stated there is a connector road from North Broadway to S.R. 512. They have been engaged with PennDOT for 1.5 years with respect to this project. The traffic generation was based on traffic flow on a daily basis which totaled approximately 1900 trips per day. Of that calculation, there is approximately 329 trucks per day. 200 trips will take place during peak hours. Chairman, Paul Levits, requested clarification per hour on truck traffic. Mr. Hoffman stated truck trips vary around 20-30 trips within each peak hour. Resident, Ray Heater, questioned about the intersection at Industrial Drive and Broadway. Mr. Hoffman indicated that the projected traffic volumes did not meet the required criteria to warrant a traffic signal installation by PennDOT. The applicant did request the option to install a traffic signal, however, PennDOT indicated they are not interested in installing a traffic signal in this location. Mr. Petkunas insisted that if there is some option where they are able to install a traffic light at the intersection, they will do so including covering the cost of a traffic light installation. Resident, Joe Wilson, has major concerns about Broadway due to the high level of traffic already present. He added that he also used to work in Upper Macungie where there are a lot of warehouse locations and traffic was a serious hassle and concern in that area. He is very concerned with the quality of life for residents surrounding the warehouse especially due to the proposed truck traffic.

Township Manager, Tom Petrucci, indicated that the end user for this facility is not yet determined. Based on that information, he questioned what the next steps would be in the event that the end user is not equipped and level of service degrades. Mr. Rob Hoffman stated that PennDOT will issue the permits based on what has been submitted to them for review of the current proposal. In the event that there are drastic changes to the truck traffic, the applicant will then need to go back to PennDOT to submit revised plans and traffic counts for review. Mr. Petrucci questioned who prompts the issue to be addressed and what entity is tracking the truck traffic trips per day. Mr. Hoffman indicated that this is a gray area, however, this would be based on municipal complaints. In short, the Township would receive truck traffic complaints from residents which would then be forwarded to the applicant and PennDOT for further investigation. Mr. Hoffman clarified that any truck traffic issues would be complaint based and is not something that is continuously monitored.

Resident, Tim Clow, questioned about the possibility of connecting directly to the Route 33 interchange. Mr. Hoffman indicated that this is not a plausible scenario due to the required right of way. Resident, Millie Beahn, provided multiple articles expressing concern of a warehouse installation and climate change. She is concerned that there is no known use at this time.

Attorney Marles stated industrial warehouses are in demand due to the higher need for items at quicker paces. Currently, warehouses are 40% under capacity than what is needed for the industry. He added this land has always been zoned for industrial use. He ensured the public that there will be no explosions or fires from crushing operations.

Commissioner, Terry Kleintop, questioned Mr. Hoffman as to why conversations with PennDOT regarding this project were not based on the possibility of an industrial park concept versus the construction of 2 warehouses. Mr. Hoffman stated the traffic study is strictly based on the use of the warehouses. He added PennDOT has certain requirements and the trip generation was completed based on the type of use for each of the warehouses. Mr. Kleintop is concerned of the possibility of a third warehouse or industrial use once RPM is closed and removed from the site. Mr. Hoffman indicated that the current trip counts in the traffic study includes the truck traffic from RPM. He added that if there is a new construction of a warehouse, the applicant would be required by the Township to submit a Land Development Plan which would include an additional traffic study of Industrial Drive with PennDOT.

Resident, Joe Wilson, also had many traffic concerns and stated a full traffic study is in order. Commissioner, Robin Dingle, added that S.R. 33 on and off ramps are short especially getting on 33 north. Being that the highway begins to go uphill and the possibility of a traffic back up, it could take some time for the trucks to pull out onto the highway and get up to speed with the rest of traffic. Mr. Hoffman indicated that PennDOT is aware of this issue and does not view this as a concern. Mr. Kleintop added that many traffic issues need to be mitigated with PennDOT including the main stretch through Wind Gap Borough. Commissioner, Robert Simpson, added that traffic is paramount with this project. Mr. Simpson referenced a previous submission to the Township for a Lowes which once PennDOT was fully involved, their requirements became quite extensive due the current traffic volumes in this area. There was an extensive traffic study conducted for that project. Mr. Simpson requested a presentation for the next Planning Commission meeting regarding the traffic. He noted there are serious issues with traffic during rush hour in this area. Issues including stormwater runoff and mitigation also concerned members of the Planning Commission. Mr. Simpson requested additional information on overflows and greater stormwater calculations

Mr. Levits confirmed that with a 24 hour operation, there will be a minimum of 40 trips per hour. He questioned what the peak hours will be for the operations. Mr. Hoffman stated the peak hours will be from 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M. During the night hours, there were 208 trips total. Pen Argyl Borough's Attorney, Peter Layman, presumed 1,900 trips per day is what the applicant feels is going to be industrial in nature which will be from Broadway and S.R. 512. Attorney Layman questioned the specific amount of traffic flows from each intersection. Mr. Hoffman stated to and from the north is 20% and to and from the south is 40% and to the east will be approximately 30%. Attorney Layman confirmed approximately 570 trips will be from Pen Argyl. In addition, he questioned the type of traffic classifications that will be utilized for Industrial Drive. Mr. Hoffman indicated both entry/exit ways on Industrial Drive are considered Low Volume due to the trip counts. He added PennDOT has certain footprint requirements

which this roadway is considered a local road design. Attorney Layman questioned whether this road would be offered for dedication. Applicant's Attorney, Blake Marles, stated that this will need to be something that is discussed with the Township. Resident, Linda Miller, stated the traffic flows will also negatively impact school bus routes. She added that along Constitution Avenue, no truck traffic is prohibited.

Residents, Scott Sandt and Bill Shankel are concerned with possible traffic flows during the winter months as well as pulling out from Industrial Drive to Broadway on a regular basis. Mr. Clow questioned whether school buses and normal truck traffic were included with traffic plan. Mr. Hoffman indicated the intersection of Constitution Avenue was not included in their study. Mr. Clow stressed this needs to be included. Resident, Troy Leidy, questioned whether hours can be limited for the warehouses. He noted they receive a lot of j-breaks along Broadway. He questioned how the applicant will mitigate noise and other nuisances.

Resident, Tim Clow, questioned whether any of the representatives of CRG live within Plainfield Township, Wind Gap Borough, or Pen Argyl Borough. Mr. Hoffman indicated that he does reside within the area. Chairman, Paul Levits, requested a synopsis of the type of traffic study that may be needed. Township Traffic Engineer from Benchmark Engineering, Mr. Peter Terry, stated the review letter he provided was relatively short due to the limited information he received for review. Mr. Terry requested additional information from the applicant for review. Mr. Terry also questioned the Highway Occupancy Permit (HOP) and its classification with PennDOT as well as the number of vehicles permitted. Mr. Hoffman indicated PennDOT issues permits based on the number of trips versus how they have previously done in the past. In the event trips are much greater, this can be something that the developer reviews with the tenant(s) and submit to the Township for review.

Attorney, Peter Layman, questioned on the schematic plan, whether the one parcel to the east will be a separate parcel. Mr. Petkunas indicated there will be no land development proposed with this submission. The future owner of the lot is unknown. Attorney, Dave Ceraul, who represents Tom and Michelle Calabrese located at 944 Constitution Avenue, questioned about the green areas for the Farm and Forest Zoning District. Attorney Ceraul requested confirmation that the wooded lot will not be altered in any way. Attorney Marles indicated this lot will remain as is. In addition, there will be no connection between Constitution Avenue and Industrial Drive and no breach of greenway space. Attorney Marles noted possibilities including dedication of the land to the Township, dedication of green space or some other option that provides guarantee to the Township and residents that the lot will remain as-is. It was questioned whether the paper streets will be abandoned/vacated. The paper streets will not exist as shown on previous plans and documentation.

Resident, Mike Koshinski, stated concerns regarding stormwater runoff and the great amount of underground water. He noted that when heavy rain occurs, his basement floods every single substantial storm. Mr. Koshinski questioned whether any underground channels will be connected or created. Mr. Chartrand indicated stormwater calculations will be provided to the Township for review. For the larger proposed warehouse it is approximately 18 acres in size. It was also questioned whether there will be any screening installation for around the warehouses. Mr. Petkunas noted there will be some plantings proposed. The applicant will provide rendering of plantings to show residents what will be installed for screening.

Resident, Pat Sutter, confirmed the size of the one warehouse which is 18 acres, approximately. Mr. Petkunas stated the first warehouse is approximately 760,000 square feet and the second proposed warehouse is approximately 300,000 square feet in size. He added that this site is environmentally impaired/contaminated by the PA DEP and is depicted as an Act 2 site with the PA DEP. The applicant stated they are cleaning up the property while going through the Land Development process, voluntarily.

Mr. Clow questioned whether there are any wetland delineations on the project site. Mr. Petkunas noted there are wetlands located at the project site and they have hired an environmental consultant which will provide detailed information of the wetlands that were identified. Mr. Petrucci indicated the Township Environmental Consultant, Jason Smith, is also reviewing all environmental factors with respect to the project. Mr. Chartrand indicated the Army Corp of Engineers as well as the PA DEP are aware of the trench area that was installed on the project site to redirect stormwater. In order to make any improvements or changes, the applicant must submit permits as part of Chapter 105 requirements.

Mr. Levits questioned the style of the warehouses. Mr. Petkunas indicated they will be shell warehouses that are concrete exteriors with different shading of colors. Mr. Levits also questioned the public on who would prefer lighting versus who would not. A majority of residents gave a show of hands not to install lighting for the property. Ms. Dingle questioned what the environmental remediation will entail on site. Mr. Chartrand stated that they will be demolishing the current building on site, digging and hauling out the contaminated soil, and finalize by filling and capping the property as per PA DEP. It was questioned whether there will be continuous ground water monitoring during the remediation. There are existing monitoring wells on site and once the point source of pollution is located, the remediation plan will be completed.

Mr. Kleintop indicated there was no utility information regarding PPL on the plan, however, his recollection is that there is a 100 foot easement along the property with PPL. Mr. Petkunas noted that a title search will be done for the property which will identify whether there is an easement or not. Mr. Kleintop requested to view any utility information and easements on the plan. Mr. Petkunas noted there are multiple easements

on the property and will provide that information to the Township. Mr. Kleintop also questioned what type of concept the applicant will be implementing for mitigating stormwater runoff. Mr. Chartrand noted they do not have the opportunity to infiltrate directly on site. They will be reducing the rate of flow by drawing water out slowly over a long period of time until all contaminated water has been removed from the site. He added there are numerous points of interest that they are studying. The full stormwater report will be provided to the Township once completed. Mr. Kleintop added that he is concerned with contaminated water being discharged into Bushkill Creek and questioned how the applicant will be controlling the water so it does not overflow. Mr. Chartrand indicated an NPDES permit application will soon be submitted which addresses these issues.

Ms. Dingle inquired about a 500 year storm event and whether this is something the applicant may perform a study on. She added a storm of this nature will impact a lot of developable area at the site. Mr. Chartrand and Mr. Petkunas indicated they cannot commit to a 500 year storm study. However, they are looking to address residents' concerns if this were to occur and any water runoff that may go off site. Mr. Kleintop stressed 100 year storms have become very frequent in the area. Mr. Simpson would like to see larger storms and its effect on the property and how the basins will perform. The applicant will provide this information for the next meeting however, noted that the basins will likely illustrate a failure at some point and does not want to take the stormwater calculations too far. Mr. Chartrand indicated that he will review what additional capacity the basins have beyond a 100 year storm. Ms. Dingle questioned about the proposed delayed release and what will happen in the event of two major storms and it does not drain. Mr. Chartrand noted this scenario was outlined in their report.

Resident, Bill Shankel, questioned the width of Industrial Drive. Mr. Chartrand indicated the roadway is proposed to be 40 feet in width. Ms. Linda Miller is concerned about the property being contaminated and questioned why this was not addressed by the current/previous owner. Mr. Chartrand indicated it is a voluntary clean up. Resident, Al Smith, questioned how many jobs will be created with the two new warehouse proposals. Mr. Petkunas indicated approximately 500-600 new jobs will be created depending on the use.

Planning Commission members noted the main issues of concern are landscaping/screening, stormwater, and traffic with the current proposed project which additional calculations/information were requested. This matter was tabled for the following available meeting date.

**ADJOURNMENT:**

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

The meeting adjourned at 9:24 P.M.

Respectfully submitted,

Paige Stefanelli  
Planning Commission, Secretary  
Plainfield Township