

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION REGULAR MEETING  
NOVEMBER 15, 2021**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, November 15, 2021 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA, 18064.

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

The Pledge of Allegiance was performed.

**ROLL CALL:**

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

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 October 18, 2021 Regular Planning Commission Meeting Minutes:

**ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to approve the October 18, 2021 Regular Planning Commission Meeting Minutes conditional upon clarifying a statement made by Terry Kleintop, 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 4-0-1 with Robin Dingle abstaining.**

**OLD BUSINESS:**

1. Farmstead Realty Holdings, LLC. (968 Bangor Road, Nazareth, PA 18064)- Land Development Plan Application- *Request for Extension of Time:*

Township Manager, Tom Petrucci, stated the applicant, Farmstead Realty Holdings, LLC. requested an Extension of Time through January 31, 2021.

**ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve the Extension of Time request through January 31, 2021 for the Land Development Plan Application for Farmstead Realty Holdings, LLC. located at 968 Bangor Road, 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.*

**NEW BUSINESS:**

1. The Estate of Carol J. Reid- 602 Sandt Road, Pen Argyl, PA 18072- Minor Subdivision:

The applicant, Mr. Edward Reid, as well as his engineer, Mr. Victor Grande, from Rettew Associates, and Attorney, Chadney Reese, were present as well. Mr. Reid indicated that he inherited the property once his parents passed away. His intentions are to subdivide the current property into two parcels. Lot #1 will remain the original home and Lot #2 will be a vacant lot for possible future development. There are currently no existing buildings and no proposed construction for Lot #2. In addition, once the subdivision is recorded, Lot #1 will be transferred to Mr. Ed Reid and Lot #2 will be transferred to his sister. Mr. Grande stated that the next resubmission will address all comments and required documents to be submitted.

Township Engineer, Jeff Ott, provided an overview of his review letter. The Ott Consulting, Inc. Review Letter dated October 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”.

**ACTION: Motion was made by Glenn Geissinger and seconded by Robert Simpson to approve a waiver request for §22-503.2.A to allow the current plan scale of 1” = 80’. 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.**

With respect to line item #15, the applicant is required to show all natural features within 100’ of the Minor Subdivision. Mr. Grande indicated that since Lot #2 will not be developed for this plan, he requested the requirements for contours be eliminated for Lot #2 only.

**ACTION: Motion was made by Glenn Geissinger and seconded by Robert Simpson to approve a partial waiver request for §22-703.3 to allow all natural features on Lot #2 to not be required to be shown on the Minor Subdivision Plan. 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.**

**ACTION: Motion was made by Glenn Geissinger and seconded by Robert Simpson to grant a deferral for the wetlands study conditional upon the understanding that all properties included within the Minor Subdivision must comply with all state and federal regulations. 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.**

**ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to approve a partial waiver request for §22-703.5 to allow the location of Existing Man-Made features on the site within 100 feet of the site to not be shown on the plan for Lot #2. 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.**

Terry Kleintop questioned about the watercourses and wetlands with respect to Lot #2. Mr. Grande indicated there were no wetlands nor watercourses found on the property. No professional certifications were performed or provided for Lot #2. The applicants engineer only utilized current maps for wetlands as well as other delineations.

Attorney Reese indicated that in order for ownership to move forward, the parcel will need to be subdivided initially. At that time, each lot will be transferred to each of the individuals without triggering rollback taxes. This is to avoid the extensive cost of rollback taxes, which would likely cost more than the property itself.

With respect to line item 22, dedication will be accepted based on the signatures being supplied on the plan and plan recording. Zoning Officer, Sharon Pletchan, indicated the second driveway was lawfully non-conforming based on old aerial views.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a partial waiver request for §22-703.5 to show the location of Existing Man-Made features on the site within 100 feet of the site for Lot #1 only. All Existing Man-Made features on Lot #2 are not required to be shown. 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.**

The Township Zoning Officer's Review Letter dated November 11, 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 requested that all non-conformities be shown on the site plan. She also requested an on-site inspection regarding junk vehicles on the lot. Mr. Reid indicated that all junk vehicles and garbage has been removed from the property.

In reference to §22-1013, the plan shows 2 existing driveways on Lot 1. The Planning Commission has requested the Applicant submit a Driveway Permit Application to the Township for review and approval in order to provide evidence of an approvable driveway location for Lot 2. This action must be completed (and determined to be satisfactory by the Township) prior to plan recording.

**ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to require the Applicant to submit a Driveway Permit Application to the Township for review and approval in order to provide evidence of an approvable driveway**

**location for Lot 2. This action must be completed (and determined to be satisfactory by the Township) prior to plan recording. *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. Simpson discussed the location of the current septic system. He indicated an issue with the location as the system is currently shown on two properties. He indicated there needs to be some type of agreement with the adjoining property owners, the Burwells. The applicants engineer discussed this matter with Township Sewage Enforcement Officer, Mr. Dan Mantz. Mr. Mantz indicated to Mr. Grande that testing will need to be performed on both lots for the installation of a septic system. A secondary location for Lot #1 will also be required. Mr. Burwell, whom was present during the meeting, requested a property survey be conducted in order to determine accurate property lines. In addition, Mr. Burwell is amendable to an agreement with the Reid's for the septic location issue.

**ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the Minor Subdivision for The Estate of Carol J. Reid located at 602 Sandt Road, Pen Argyl, PA 18072 conditional upon compliance with all conditions as set forth within Ott Consulting, Inc.'s Review Letter dated November 11, 2021, compliance with all conditions as set forth within Plainfield Township Sewage Enforcement Review Letter dated November 11, 2021, Owner Signature, Notarization, Submit and obtain a Driveway Permit from Plainfield Township for access to Lot #2, Compliance with all conditions as set forth within Plainfield Township Zoning Officer Review Letter dated November 11, 2021, Corner monuments must be set prior to plan recording, Properly identify all waivers and deferrals granted with this approval on the plan, Provide a written agreement with Darby and Cheryl Burwell (1289 Church Road, Pen Argyl, PA 18072) regarding the location of septic system to the satisfaction of the Township Solicitor and Engineer prior to recording. *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. Anthony Greggo- 1158 Mill Road, Pen Argyl, PA 18072- Minor Subdivision:

The applicant's engineer, Mr. Brian Pysher, was present on behalf of the applicant, Mr. Anthony Greggo. Mr. Pysher indicated the Greggo Farm is currently in Northampton County Farmland Preservation. There are currently three (3) exclusionary areas. Two (2) of the exclusionary areas were proposed for possible building lots in the future. The Greggo Farm has now transferred to the Rinaldi's. There were 3 lots that were included with the sale to the Rinaldi's. The exclusionary area for the existing dwelling has no future intentions of being subdivided. Mr. Pysher clarified that they are not stand-alone lots. Zoning Officer, Sharon Pletchan, indicated there may be possible variances required due to more than 2 exclusionary areas in existence. Mr. Pysher noted the lots were

preserved as three (3) separate farms which may waive the requirement for a variance to create a third lot.

Township Engineer, Jeff Ott, provided an overview of his review letter. The Ott Consulting, Inc. Review Letter dated November 12, 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". In reference to lot #2, Mr. Pysher indicated the lot will remain "as-is" as no development is being proposed.

**ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve a partial waiver for §22-703.3 to only show all natural features within 100 feet of the site and all natural features on Lot #2 are not required to be shown for this specific subdivision plan. *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.**

**ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to approve a partial waiver for §22-703.4.B & §22-1020 to only show all existing and proposed monumentation on Lot #1 and all existing and proposed monumentation on Lot #2 are not required to be shown for this specific subdivision. *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.**

**ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to approve a partial waiver for §22-703.5 to show all existing Man-Made features on the site within 100 feet of the site these features for Lot #1 only and are not required to be shown on Lot #2 for this specific subdivision plan. The requested partial waiver was approved. *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.**

The location of the parcel is located within the Official Map. Mr. Pysher indicated that no development is proposed, therefore, the Official Map requirements would not be triggered. Commissioner, Robin Dingle, questioned whether Waltz Creek will be indicated on the plan. She added that details regarding the open space plan shall be shown on the plan, therefore, the Planning Commission may identify the intent of the lots and proximity to other features. Mr. Pysher indicated they will comply and make changes to the plan, as necessary.

**ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to approve a partial waiver for §22-1004.11.A to only show Utility & Drainage Easements on Lot #1 and all Utility & Drainage Easements on Lot #2 are not required to be shown for this specific subdivision plan. *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.**

**ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to approve a waiver from §22-1009.11 to no longer require a drainage easement for Unnamed Tributary 63244 to Waltz Creek due to the property being located on a preserved farm. 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.**

The Township Zoning Officer's Review Letter dated November 11, 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 D".

**ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger approve the Preliminary Final Minor Subdivision for Anthony Greggo located at 1158 Mill Road, Pen Argyl, PA 18072 conditional upon compliance with all conditions as set forth within Ott Consulting, Inc.'s Review Letter dated November 12, 2021, Plainfield Township Sewage Enforcement Review Letter dated November 12, 2021, Owner Signature, Notarization, Plainfield Township Zoning Officer Review Letter dated November 11, 2021, and appropriately identify all waivers and deferrals on the plan.. 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 Terry Kleintop abstaining.**

3. 6615 Sullivan Trail Associates, LLC.- 6615 Sullivan Trail, Wind Gap, PA 18091- Preliminary Land Development Plan:

Attorney, Tim Charlesworth, was present on behalf of the applicant for a Preliminary Land Development Plan, located at 6615 Sullivan Trail. Attorney Charlesworth indicated the applicant has not had the chance to evaluate the review letters to date. He requested to discuss three possible waivers with respect to the Land Development Plan that they would be requesting. The applicant's engineer, Kim Fasnacht, indicated they had a pre-application NPDES meeting with the Northampton County Conservation District. The applicant will need to perform additional infiltration testing, which is scheduled for the beginning of December 2021.

The first waiver that the applicant will be requesting from the Planning Commission will be a waiver of a preliminary land development plan submission. Ms. Fasnacht indicated submitting a Final Land Development Plan without the requirement for a preliminary final submission will streamline the review process.

The second waiver the applicant intends to request is in reference to riparian buffers. They will be requesting a reduction in the buffer from 100' to 50'. Ms. Fasnacht indicated there is a wetland located along S.R. 33. She added the riparian buffer would

then filter through the stream corridor. The applicant has an upcoming meeting with the Conservation District as well as the Department of Environmental Protection to discuss the riparian buffer and Chapter 105 permitting requirements. The applicant currently does not have an offsetting plan. Severe ponding and stormwater runoff is a serious concern of Planning Commission.

The final waiver request will be for a 20' setback for improvements rather than the required 25' for the lot. Zoning Officer, Sharon Pletchan, indicated her concerns about this request as there are not many parking spaces shown on the plan as it currently stands.

**ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to approve an Extension of Time through March 31, 2022 for the Preliminary Land Development Plan located at 6615 Sullivan Trail. *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.**

Resident, Jerry Lennon, questioned whether an environmental study as well as a full traffic study will be performed. Mr. Lennon's main concern is the environment.

Township Engineer, Jeff Ott, noted concerns regarding filling in the natural floodplain with fill. Ms. Dingle questioned the depth of the proposed infiltration beds. Ms. Fasnacht indicated the first infiltration bed is 690 and the second bed is 694. Stream elevation is approximately 700. Ms. Dingle noted based on those calculations, the capacity will be limited.

Resident, Don Moore, questioned whether the waivers, if not provided by the Planning Commission, will bring the project to an end. Ms. Fasnacht indicated that they will need to perform additional studies prior to making a determination on the project.

Resident, Tom Gunderman, questioned whether all water will be going to the back of the lot or whether some will travel across Sullivan Trail. The applicant is not proposing any discharge onto Sullivan Trail. Mr. Gunderman noted he has serious stormwater issues now across the street especially since the warehouse on Jacobsburg Road was constructed. Mr. Ott indicated that if the applicant is doing MRC with PennDOT, this is not usually approved. The applicant will be discussing this matter with PennDOT.

Resident, Wayne Rissmissler, questioned what type of infiltration beds will be utilized for this project. Ms. Fasnacht indicated there will be two underground infiltration beds and one at grade level. She added that they will discuss with the applicant about possibly shrinking the size of the proposed building in order to conform to the SALDO and Zoning Ordinance. The proposed structure will not be constructed any higher than 35' in height.

**ACTION:** Motion was made by Terry Kleintop and seconded by Robert Simpson to table the Preliminary Land Development Plan for 6615 Sullivan Trail Associates, LLC. located at 6615 Sullivan Trail. *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. Act 537 Official Plan Update Revisions- Status Update

Township Manager, Tom Petrucci, indicated that the Township met with Ms. Mary Beth Peters from Entech Engineering to review the current draft Act 537 Official Plan. The outcome of this meeting was for the plan consultant to review Buss Street, Sanders Road, and Glass Street for possible installation of public sewer. Mr. Petrucci indicated that this option of extension would be technically feasible, however, it would not be financially feasible. In addition, the ARPA funds would likely assist in supplementing the costs. Mr. Petrucci added that pump and grinders would be needed in that area. However, if the CRG Land Development Plan is approved, there would be a main sewer line located along S.R. 512. The cost of sewer for residents along this corridor is also unknown. This option, however, would remove a majority of the preliminary costs. Mr. Petrucci indicated there are a lot of hypotheticals with this situation. He added that if options do not materialize, this matter will need to go the Board of Supervisors.

**ADJOURNMENT:**

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

The meeting adjourned at 9:42 P.M.

Respectfully submitted,

Paige Stefanelli  
Planning Commission, Secretary  
Plainfield Township