

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
APRIL 18, 2022**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, April 18, 2022 at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Paul Levits, called the meeting to order at 7:06 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

1. Approval of the February 21, 2022 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Glenn Geissinger and seconded by Robert Simpson to table the February 21, 2022 regular 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 4-0.

2. Approval of the March 21, 2022 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissinger to approve the March 21, 2022 regular 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 Robert Simpson abstaining.

EXTENSIONS OF TIME REQUESTS:

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application – Dated February 10, 2021 and Received February 11, 2021:

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to accept an Extension of Time request for the N.A.P.E.R. Development, Inc. Site

Grading Plan Land Development Application Dated February 10, 2021 and Received February 11, 2021 through June 30, 2022. 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. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application:

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to accept an Extension of Time request for the CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application through June 30, 2022. 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.

NEW BUSINESS:

1. PC-2022-004- David Seyfried- (Church Road, Pen Argyl, PA 18072) (Parcel ID- F8 11 3 0626) - Sketch Plan Application:

The applicant's engineer, Mr. Brian Gasda from Lehigh Engineering was present. Mr. Gasda stated the current property will utilize public water and public sewer services. The applicant, Mr. Seyfried, will comply with Township regulations. Mr. Gasda indicated his office is still working on a solution for roadway access from lot #20. Right now, the applicant wishes to have the maximum number of building lots. The total acreage for the lot is approximately 64 acres. There are currently 20 proposed building lots. All lots are proposed to have single family homes constructed. The sewer connection will be provided from parcel ID # F8 11 10B-1 0626. If public sewer cannot be serviced for this area, the lots will likely be increased in size to allow for on-lot septic systems.

Township Engineer, Jeff Ott, went through the Ott Consulting, Inc. review letter dated April 11, 2022. Mr. Ott stated the approximately 64 acre site for this project consists of 1 parcel of land between Church Rd (SR 1023, Minor Collector), and Abel Colony Rd (TR 636, Minor Collector) within the Planned Residential (PR) zoning district. He added the existing site currently contains agricultural fields and wooded areas. The plan proposes a 21 lot subdivision. 20 lots are proposed for single family detached dwellings and 1 lot is proposed as "Residual Lands". In addition, water service and sewage disposal are proposed to be public. Access is proposed via 2 proposed road connections to Church Road.

There are no open space or recreation areas shown on the plan. However, the plan shows a 24.8287 acre "Residual Lands" lot. Clarification is requested of the applicant's intention to dedicate land or pay fees-in-lieu of land per §22-1008. Mr. Gasda indicated that the residual land has been investigated and some areas were very wet in nature. Thus, the applicant will likely pay the recreation fee in lieu of that.

Mr. Gasda indicated concerns regarding the NPDES permit considering the project may take over 5 years for completion. If the project exceeds that time frame, the NPDES permit will expire. Mr. Gasda noted that this will need to be addressed further into the project.

Mr. Gasda questioned about a traffic impact study and whether that will be a requirement with respect to this project. Mr. Ott indicated that this project is located off Church Road which is a state-owned road. Thus, all permitting, and requirements will be through PennDOT. Reservations were also discussed regarding the proposed driveway installations off Church Road and the probability of PennDOT approving the number of driveways proposed. Road frontage on each side is also very minimal.

Mr. Ott questioned street lighting and whether a street lighting district may be needed/required. Curbing to assist stormwater channeling was also discussed. Roadside swales are currently being investigated for possible stormwater discharge. Mr. Ott noted swales assist with infiltration, however, inlets assist by diminishing the need for maintenance.

Plainfield Township Zoning Officer, Sharon Pletchan, went through her review letter dated April 6, 2022. Mr. Gasda questioned the minimum lot area with respect to the riparian buffers. Sharon indicated this would be located within the building envelope which ultimately may be an issue with respect to building restrictions. Mr. Ott questioned whether it would be possible for instead of showing a thru road from 15 and 16 to lot 1 and 9, would it be possible to create a cul-de-sac instead? Mr. Gasda noted it may restrict their ability for different phases, however, he will research the possibility. This option may have some negative impacts. Mr. Ott added that a double cul-de-sac may be possible as well.

Mr. Jason Smith, Plainfield Township Wetlands Consultant, stated he did not have many comments with the plan review considering a wetland study has not been conducted to date. Wetland delineations shall be shown on the plans. Such delineations must be survey located. Riparian and wetland buffers would also be reviewed at that time. In addition, some lots may be unusable depending on the results of those studies without variances. Other permitting requirements may also apply including the Department of Environmental Protection. Stream crossings are also present on the property which shall be shown on the plans. Thus, a wetland study would be beneficial to ascertain what is needed/required.

No further comments were provided at this time.

OLD BUSINESS:

1. PC-2021-010- Farmstead Realty Holdings, LLC. (968 Bangor Road, Nazareth, PA 18064)- Land Development Plan Application:

Mr. Matt Longenberger from Bohler Engineering, was present on behalf of the applicant. Mr. Longenberger noted he is in receipt of the latest review letters. He added there has not been much change to the layouts of the plans. The culvert pipe as well as drainage was altered at the road frontage. Landscaping was also specified to locally native plants. Plantings were also added within the pocket of wetlands. Mr. Longenberger added a sheet that clarified comments regarding easements, survey data, buffers, wetlands, creek location, etc.

Plainfield Township Engineer, Jeff Ott, went through the Ott Consulting review letter dated April 11, 2022. The applicants attorney, Mr. Graham Simmons, noted that for §22-503.4.D.7 & §22-503.4.D.8 & §22-503.5.D.7 & §22-503.5.D.8 & §22-1008, the applicant has requested a waiver of the requirement to dedicate open space or pay fees-in-lieu. The applicant is no longer asking for this waiver and will pay recreation fees in lieu of. Waiver request of these sections has been formally withdrawn.

Item number #17 of the Ott Consulting review letter was removed from consideration by Mr. Ott. Line item #30 was also discussed. §22-1013.4.B.1 requires an entrance radii of 20', however, the revised access drive does not provide the required entrance radii of 20'. Mr. Ott believes that this issue will likely be resolved based on the interpretation of the Township. The main issue was the applicant may run out of cover on the throat of the driveway. Mr. Ott believes this issue will be resolved.

Stormwater issues were also discussed. Mr. Ott indicated that the Lehigh Valley Planning Commission (LVPC) review letter was sent out a few hours prior to the meeting. The Township was not in receipt of this review letter. The LVPC letter stated inconsistencies on the plan that need to be addressed to their satisfaction.

Plainfield Township Zoning Officer, Sharon Pletchan, went through her review letter dated April 7, 2022. Ms. Pletchan indicated the schematics of the interior and exterior modifications to the Existing Agricultural Structure to be adapted under 27-317.3.ZZZ were provided with the resubmission as requested to support exterior appearance that resembles and is compatible with any existing agricultural building on the lot and within the character of the Farm & Forest Zoning District. She noted the proposed siding color is a light tan which appears to be in line with the property and surroundings, however, the color of the proposed roof is red which is different from the existing white roofs of the barns on the property. Ms. Pletchan requested the opinion of the Planning Commission and public on this matter. Chairman, Paul Levits, noted he is not interested in providing opinions of characteristics of this structure. Overall, the structure is within the character of Township.

Mr. Jason Smith, Plainfield Township Wetlands Consultant, went through his review letter dated April 12, 2022. Mr. Smith questioned about a 12" pipe being connected to the inlet box instead of an apron. A pipe invert cannot be located any lower than where it is currently proposed due to the wetland location.

At this time, the Planning Commission went through all waivers currently being requested by the applicant.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to recommend the Board of Supervisors to approve a waiver from §22-503.2.A to allow up to 100' scale overall plan sheets. *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 Robert Simpson and seconded by Glenn Geissinger to recommend the Board of Supervisors to approve a waiver from §22-503.2.B to allow the profiles to be drawn at a vertical scale of 3'. *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 Robert Simpson and seconded by Glenn Geissinger to recommend the Board of Supervisors to approve a partial waiver from §22-503.4.C to not show the location of all existing natural and man-made features within 100 feet from the site conditional upon the existing lot layout on the tracts between Bangor Rd and Old Bangor Rd (including the existing storm sewer system), and wetlands within 100'-300' from the site to be shown on the plans. *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 Robert Simpson and seconded by Terry Kleintop to recommend the Board of Supervisors to approve a waiver from §22-1009.7.E to allow a flat bottom detention basin bottom without a low-flow concrete channel, in lieu of the required 2%. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.*

Mr. Ott indicated the infiltration and such will be discussed with the NPDES permit

Motion approved. Vote 4-0.

ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to recommend the Board of Supervisors to approve a partial waiver from §22-1009.10.A to allow a minimum storm sewer pipe diameter of 12" for roof drain systems only as well as under the driveway access located at Bangor Road. In addition, the proposed detention basin will remain 18". *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.*

Mr. Ott noted the main concern of the Township is that dedication is provided.

Motion approved. Vote 4-0.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to recommend the Board of Supervisors to approve a waiver from §22-1009.10.D to allow cleanouts and wyes in lieu of the required manholes or inlets at changes in vertical grade and pipe intersections. *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 Robert Simpson and seconded by Terry Kleintop to recommend the Board of Supervisors to approve a waiver from §22-1013.4.A.1 to allow a non-curbed access drive.

Mr. Ott suggested that the mountable curb island at the access drive entrance shall be removed and replaced with macadam and line striping.

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 §22-1013.4.B.1, Mr. Ott is concerned of the curb for any customers in terms of the return. Mr. Ott further indicated the waiver is recommended for approval, however, the applicant's engineer will work with the Township in order to arrive at an acceptable access point of geometry. The applicant also agrees with the minimum of 10' radius on both sides. This issue was not previously resolved due to the complexity of the intersection. Resident, Millie Beahn, stated she is concerned about the traffic flows on S.R. 191. Mr. Longenberger indicated that access is not being proposed directly off of S.R. 191. Access is being provided via a cul-de-sac. Resident, Kelli Grim, stated concerns of deferring this waiver to the Board of Supervisors for their review. Mr. Petrucci indicated the plan has been reviewed by the Planning Commission on multiple occasions. Ultimately, the Board of Supervisors is the governing body for this plan review.

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to defer a recommendation to the Board of Supervisors to approve a waiver from §22-1013.4.B.1 subject to the input from the Planning Commission and upon the advice and final recommendation of the Township Engineer, Jeffrey Ott, and Traffic Engineer, Peter Terry. *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 Robert Simpson and seconded by Terry Kleintop to recommend the Board of Supervisors to approve a waiver from §22-1013.2 to allow the 152' separation as currently depicted on the plans regarding the required minimum distance between the proposed access drive and the intersection of Old Bangor Rd with Bangor Rd. *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 Robert Simpson to recommend the Board of Supervisors to approve a partial waiver from §22-1023 to allow minimum disturbance within the wetland buffer area in order to provide access to the site conditional upon additional shrubs being planted within the previously disturbed area. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.*

The Planning Commission did not have any issues with the additional proposed shrubbery.

Motion approved. Vote 4-0.

Mr. Longenberger stated the stormwater management issues can be adequately addressed. Mr. Kleintop was concerned about the commercial driveway and parking area being gravel instead of asphalt. He noted in the beginning of the review, it was proposed as asphalt, however, it is now being proposed as gravel. Mr. Kleintop added that the parking lot changed from asphalt to gravel at some point during the Zoning Hearing Board meeting. Applicant, Adam Flatt, indicated that the quote to have the entire parking area paved was astronomical and he is unable to afford paving the parking lot due to the other fees associated with the project. Mr. Flatt noted he is amendable to maintaining the gravel parking area and line striping.

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to recommend the Board of Supervisors to approve a waiver from §22-502.1 to allow a combined Preliminary/Final Land Development process. *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.*

Members of the Planning Commission discussed possible conditional approval regarding the plan review. Many of the members still had reservations regarding stormwater, parking, the Lehigh Valley Planning Commission, etc. The Planning Commission wishes to have these issues addressed prior to conditional approval.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to accept an Extension of Time through July 31, 2022 for the Farmstead Realty Holdings, LLC. (968 Bangor Road, Nazareth, PA 18064) Land Development Plan Application. *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 Glenn Geissinger and seconded by Robert Simpson to table the Farmstead Realty Holdings, LLC. (968 Bangor Road, Nazareth, PA 18064) Land Development Plan Application. *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. Draft Warehouse Ordinance Amendment- Prepared by Gilmore and Associates- Recommendation to Board of Supervisors:

Township Manager, Tom Petrucci, stated that the planner from Gilmore and Associates is recommending Plainfield Township to revise the ordinance to alter the definition of a “Small Warehouse” to any commercial structure less than 50,000 square feet. Anything above the 50,000 square foot threshold would be considered a “Large Warehouse”. Mr. Petrucci would like to move the review of the warehouse ordinance to the level of the Board of Supervisors in order to progress forward with the ordinance adoption process.

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to move forward the Draft Warehouse Ordinance Amendment prepared by Gilmore and Associates to the Board of Supervisors for their review and comment based on the March 3, 2022 buffer correspondence and the April 11, 2022 warehouse size memorandum. 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.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Resident, Kelli Grim- Ms. Grim noted concerns regarding the sizing of warehouses considering that Plainfield Township is a small town.

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 4-0.

The meeting adjourned at 10:21 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township