

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
MAY 16, 2022**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, May 16, 2022 at the Plainfield Township Municipal Building, which is 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, Terry Kleintop, Glenn Geissinger, Robin Dingle, and Robert Simpson.

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.

Prior to the commencement of the Current Business agenda items, Chairman, Paul Levits, notified the Planning Commission members, staff, and members of the public that the following pending plot plan applications were tabled by the applicants for this evening's meeting.

PLANS PRESENTLY TABLED:

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
 - Application Received: **February 11, 2021**
 - Expires: **June 30, 2022**

2. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application
 - Application Received: **July 26, 2021**
 - Expires: **June 30, 2022**

After this announcement, the majority of the members of the public in attendance left the meeting.

APPROVAL OF MINUTES:

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

ACTION: Motion was made by Robin Dingle and seconded by Glenn Geissinger to approve the February 21, 2022 regular meeting minutes as submitted.

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 Robert Simpson abstaining from the vote.

2. Approval of the April 18, 2022 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to approve the April 18, 2022 regular meeting minutes with one minor correction, as identified.

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 from the vote.

CURRENT BUSINESS:

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

Solicitor Backenstoe provided an overview of the status of the above-referenced application, including a list of all of the review letters that were previously issued by the Township's professionals for the project. The Planning Commission had previously tabled the application during the April 18, 2022 meeting with the understanding that Graham Simmons (the applicant's attorney), Solicitor Backenstoe, and Township Manager Petrucci would formulate a list of preliminary/final conditions for the consideration of the Planning Commission members. The list of the proposed conditions has since been prepared and is ready for the consideration of official action for approval by the Planning Commission. All required waivers have been previously acted upon by the Planning Commission for a favorable recommendation to the Board of Supervisors.

Attorney Simmons recalled that there was an extensive discussion held at the last Planning Commission meeting. To his understanding, the only remaining items following the conclusion of the April 18, 2022 meeting were the radius of the driveway and outstanding comments set forth in the Lehigh Valley Planning Commission (LVPC) review letter dated October 8, 2021 concerning the gravel parking areas. The driveway issue has since been resolved as a result of the offline discussions that occurred between the Township Engineer (Ott Consulting, Inc.) and the applicant's engineer (Bohler

Engineering) in the interim time period between the April 18, 2022 meeting and tonight's meeting.

The applicant has attempted to address the comments set forth in the LVPC review letter concerning ongoing maintenance of the proposed gravel parking lot area by proposing the creation of both Vegetative and Operation/Maintenance Plans in the proposed conditions of approval. Planning Commission member Kleintop questioned whether it is the intent of the applicant to pave the entire driveway, the ADA spots, and around the building. Ms. Mary Bachert, who was the engineer present on behalf of the applicant, stated that is correct and the proposed paving areas are accurately depicted on the plan.

Planning Commission member Dingle suggested that any Vegetative Management Plan completed by the applicant should be reviewed by both Ott Consulting, Inc. and Wetlands Consultant, Jason Smith. Attorney Simmons indicated that the applicant has no issues with taking this action. Solicitor Backenstoe commented that the general concept of the Vegetative Management Plan incorporates the intent of the Township Engineer to review said Plan with the Wetlands Consultant, as necessary.

Planning Commission member Kleintop asked the Planning Commission to consider incorporating the Use Narrative Letter (with a revision date of March 28, 2022) as prepared by Bohler Engineering into the conditional approval letter. The reason he is requesting the Use Narrative Letter to be incorporated into the conditional approval letter is that the Use Narrative Letter is the only document he could locate that referenced the proposed hours of operation of the facility. Zoning Officer Pletchan indicated that the note incorporating the Use Narrative Letter is provided on sheet C3-01 of the Land Development plans. Specifically, the plan states that, "All uses to comply with Use Narrative dated 1/25/2021, last reviewed 3/28/2022".

Following the review and discussion of this application, the Planning Commission then took official action.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to recommend Preliminary/Final Conditional Approval to the Board of Supervisors for the below identified pending Land Development application:

Preliminary/Final Land Development Plans for Farmstead Realty Holdings, LLC – Proposed Winery, Distillery, Vineyard and Special Event Use, Project No. PY202049, Sheets 1-37 of 37 – dated August 30, 2021 and received by the Plainfield Township Municipal Office on August 30, 2021, last revised March 25, 2022

The following is a list of the conditions that must be met for the pending Land Development application, as per the recommendation of the Planning Commission:

1. Sewage Planning Module Approval and/or Exemption by the Pennsylvania Department of Environmental Protection (PA DEP).

- 2. Notification of Lehigh Valley Planning Commission (LVPC) Approval.**
- 3. Notification of Northampton County Conservation District Approval.**
- 4. Confirmation of the Approval of Individual NPDES Permit by the Commonwealth of Pennsylvania Department of Environmental Protection and Receipt of NPDES Permit.**
- 5. Confirmation of the Approval of a Highway Occupancy Permit by the Pennsylvania Department of Transportation (PennDOT).**
- 6. Comply with all conditions as set forth in Ott Consulting Inc.'s Township Engineer review letter dated April 11, 2022.**
- 7. Comply with all conditions as set forth within the Plainfield Township Sewage Enforcement Officer review letter dated April 11, 2022.**
- 8. Comply with all conditions as set forth within the Plainfield Township Zoning Officer review letter dated April 7, 2022.**
- 9. Comply with all conditions as set forth within the Plainfield Township Wetlands Scientist/Environmental Consultant review letter dated April 12, 2022.**
- 10. Notarization.**
- 11. Owner Signature [The applicant will execute (and where applicable, will cause the execution) of all signature blocks and upon confirmation from the Township that all Conditions of approval have been met to cause the land development plans to be recorded].**
- 12. The Plan should address all comments as set forth by the Plainfield Township Emergency Management Coordinator and the Plainfield Township Fire Chief.**
- 13. The applicant will prepare and submit to the Township a Vegetative Management Plan for Overflow Parking Area which will require regular maintenance to include mowing and trash debris removal, as well as the repair of any damaged or rutted areas following rain events by utilizing seed and straw mulch. The Vegetative Management Plan will be subject to the review and approval of the Township Engineer and Zoning Officer. The applicant will consent to allow the Township to inspect the Overflow Parking Area on an annual basis to ensure compliance with said Vegetative Management Plan.**

14. The applicant will prepare and submit to the Township an O&M Plan for the Gravel Parking Area which will require regular re-striping as conditions may require, regular maintenance and repair of any washed or rutted areas with new gravel, as well as clean-up of any migrated material into the overflow parking area, and a snow removal operation. The O&M Plan will be subject to the review and approval of the Township Engineer and Zoning Officer. The applicant will consent to allow the Township to inspect the Overflow Parking Area on an annual basis to ensure compliance with said O&M Plan for Gravel Parking Area.

15. The applicant will cause its engineer to prepare and submit all required legal exhibits for any necessary easements.

16. The applicant will execute any land development improvements/maintenance agreements and stormwater O&M agreements in a form reasonably satisfactory to the Township Solicitor. The applicant shall post the required financial security in an amount that is determined to be acceptable by the Township Engineer.

17. Payment of all final Township fees.

Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.

Supervisor, Jane Mellert, questioned why line striping is required for a gravel parking lot. She has visited many wineries and similar event-focused facilities in the area and region, and none of them required line striping for their gravel parking lots. Supervisor Mellert does not understand the reasoning for requiring painted line striping on a gravel parking lot. Zoning Officer Pletchan replied that the requirement is provided for within the Plainfield Township Zoning Ordinance; specifically, the ordinance requires the parking spots to be marked out.

Supervisor, Donald Moore, commented that the line striping of the gravel parking lot in place at the Kennel/Dog Training Facility located on Young's Hill Road does not appear to hold up for any extended duration.

Planning Commission member Kleintop stated that the proposed Winery/Distillery presents a number of opportunities for diverse uses, including food, drink and special events, and that this facility may be different from the ones that Supervisor Mellert visited. Supervisor Mellert respectfully disagreed with the sentiment expressed by Planning Commission member Kleintop.

Motion approved. Vote 5-0.

Preliminary/Final Conditional Approval for the proposed Land Development will be considered by the Plainfield Township Board of Supervisors during the Wednesday, June 8, 2022 regular Board of Supervisors meeting.

4. PC-2022-002- Colton RV- 1399-1403 Jacobsburg Road, Wind Gap, PA 18091- Site Plan Review:

Mike Santanasto (the applicant's attorney), Mike Gibson (CFO), Tom Shaughnessy, (representing the developer, J.G. Petrucci Co., Inc.), and Terry DeGroot (the applicant's engineer) were in attendance. The applicant explained that the Site Plan was submitted for review and approval to account for a temporary parking measure pending the submission of a Sketch Plan, which is also listed on tonight's agenda, and prior to the formal Land Development review/approval process.

The applicant intends to use the existing site for Recreational Vehicle (RV) parking. The parking site will feature the area that already has existing macadam (as well as stormwater facilities); additionally, the proposed RV parking area will include a new area where millings will be applied. Both of these areas were already counted as impervious coverage in the previous Land Development approvals that were obtained for the site as part of the formerly proposed Kitchen Magic use, which was abandoned.

To recap, the applicant submitted the Site Plan application to the Zoning Officer for the temporary RV parking site, and the application was subsequently denied by the Zoning Officer. The Zoning Officer identified the need for additional zoning relief, and the applicant then appealed the decision. While the appeal was pending, the applicant felt it was prudent to defer a final decision on the Site Plan until the determination of the Zoning Hearing Board was made. The Zoning Hearing Board has since ruled that the intended use did in fact meet the definition of RV sales, in accordance with the intent of the Zoning Ordinance.

Attorney Santanasto clarified that the applicant is asking for the Planning Commission to render a recommendation on the Site Plan to the Zoning Officer- specifically, on the areas of the additional parking for RV's, the installation of a fence, and the area to park RV's for sale. Planning Commission Kleintop questioned whether the applicant owns or rents the property; Attorney Santanasto replied that they are two (2) separate entities.

Zoning Officer Pletchan identified that the Site Plan currently states that the intended use is "auto recreational vehicle sales and auto service repair"- both of which are two (2) separate uses. In order to move forward with two (2) uses, the applicant would need to seek relief from the Zoning Hearing Board, as no more than one (1) principal use is permitted on a parcel. Zoning Officer Pletchan clarified that she would not be able to approve the intended use of the property as it is currently set forth on the Site Plan. Terry DeGroot clarified that the dual use was an error on their end; he clarified that the intended use is only for RV sales for the temporary aspect of the use pertaining to this Site Plan. It was also clarified that customers will arrive at the S.R. 512 area of the property (located in Bushkill Township), and they will be escorted by Colton RV personnel to the appropriate areas to view the RV's for sale.

Township Engineer Ott questioned the applicant's engineer about the extent of the millings that are being proposed to be used. Terry DeGroot replied that the intent is to

place millings in the areas of the former Kitchen Magic plan where macadam was not previously placed. In other words, the applicant would only be placing the millings in the areas where macadam was previously proposed and approved (but not yet applied).

Zoning Officer Pletchan questioned whether there was any update on the PennDOT Highway Occupancy Permit (HOP) that is required for the modification of the driveway use. Terry DeGroot replied that he will contact PennDOT to receive an update on the stats of the HOP.

Following the review and discussion of this application, the Planning Commission then took official action.

ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to render a recommendation to the Zoning Officer to approve the Site Plan conditioned upon the application meeting all requirements set forth in the Ott Consulting, Inc. Engineering review letter dated March 17, 2022, the Ott Consulting, Inc. Sewage Enforcement Officer review letter dated March 16, 2022, and the Plainfield Township Zoning Officer review letter dated February 11, 2022. In the event of an impasse between the Zoning Officer and the applicant/applicant's engineer, the Planning Commission directed the Zoning Officer and the applicant/applicant's engineer to bring the Site Plan back before the Plainfield Township Planning Commission for further review.

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.

5. PC-2022-006- Colton RV- 1399-1403 Jacobsburg Road, Wind Gap, PA 18091- Sketch Plan Review:

The applicant's attorney, Mike Santanasto, directed Mike Gibson, who is the Chief Financial Officer for Colton RV, to provide an overview of the proposed Land Development Sketch Plan and the operations of the business.

Mike Gibson stated that the business is family-owned and that there are three (3) locations in operation. Sales and services is currently located at the Bushkill Township portion of the property. A total of fourteen (14) service bays will be added to a new commercial facility, in addition to the (3) service bays that currently exist, thereby giving the entire operation a total of seventeen (17) service bays.

Terry DeGroot highlighted the fact that there are multiple lots currently owned by Colton RV. The applicant is proposing a driveway connection from the existing operation to the new operation. The fourteen (14) service bays will be located entirely in Bushkill Township. Only a small portion of the proposed commercial facility will be located in Plainfield Township.

The parking area will accommodate a total of eighty (80) vehicles. There will be an outdoor display area of the RV's; said display area will include a mix of vehicles of different lengths and configurations. The applicant seeks flexibility in the parking lot to account for vehicles ranging from nine foot (9') in length up to forty-five foot (45'). The parking lot will be configured to enhance both functionality and aesthetics with the intent of maximizing sales; it was clarified that the public parking will be striped. The design existing stormwater basins will be revised and/or relocated, as needed. New stormwater basins will also be constructed to ensure proper stormwater runoff. The proposed stormwater discharge points will remain the same as the current discharge points.

Township Engineer Ott then provided a review of the key highlights of the Ott Consulting, Inc. review letter dated May 9, 2022. Comment number 5 of the review letter identified the need for cross-access easement agreements; additionally, the existing cul-de-sac easement must be extinguished.

Terry DeGroot noted the traffic generated for the proposal by Kitchen Magic was two-hundred sixty (260) Average Daily Traffic (ADT); the proposed RV sales and service use will be one-hundred thirty-nine (139) ADT. Township Engineer Ott indicated that PennDOT will be interested in reviewing the mix of vehicles entering and exiting the site.

Review letter comment number 23 states that access drives shall not exceed thirty feet (30') in width at the street line (defined as "the limit of a right-of-way"), and shall be clearly defined by use of curbing. Neither access drive currently meets the requirements of the Subdivision and Land Development Ordinance. It was unclear to Township Engineer Ott how the former Kitchen Magic use was able to construct the driveway and cul-de-sac in its current configuration. Terry DeGroot surmised that there must have been waivers approved for the site, and he will research this matter.

In reference to comment number 15 of the review letter, Terry DeGroot questioned the Planning Commission members as to their preference on whether or not to construct curbing along the street frontage. Planning Commission member Levits postulated whether Plainfield Township should remain consistent with what is taking place in Bushkill Township. It was his preference to remain consistent with the overall level of curbing in place at the immediate vicinity of the site. Solicitor Backenstoe remarked that the decision to install curbing or not would likely be deferred to Plainfield Township, because there is a limited amount of frontage located in Bushkill Township.

Township Engineer Ott identified that there is curbing across the street from the location for the Wind Gap Logistics Center Warehouse use. Township Manager Petrucci indicated there is also curbing in front of American Lobster. Zoning Officer Pletchan questioned whether there is curbing at the existing parking area of the Pocono RV site, and Mr. DeGroot replied that there is curbing that is existing from the previous commercial entity, Kitchen Magic. Township Engineer does not believe curbing is warranted along the entire street frontage, with the exception of the driveway returns. The Planning Commission expressed the general sentiment that curbing of the overall site and along the street frontage is not recommended.

In reference to comment number 27 of the review letter, Terry DeGroot also questioned whether the Planning Commission had a preference on the installation of sidewalks at the location. Remarking that there are no existing sidewalks in the area of the site, the Planning Commission expressed the general sentiment that the installation of sidewalk is not warranted for this proposed use.

In reference to comment number 28 of the review letter (regarding lot and street lighting), Planning Commission Levits questioned whether the lot lighting will be illuminated 24/7. Mike Gibson responded that the lights will be on 24/7; however, Mr. DeGroot clarified that lighting will be dimmed during non-operational hours. Mike Gibson indicated that the normal hours of operation for both sales and service from November 1 to April 1 will be 9:00 AM to 6:00 PM, Monday to Friday. The normal hours of operation from April 1 to October 31 are 9:00 AM to 7:00 PM, Monday to Friday. The hours of operation for Saturdays are always 9:00 AM to 5:00 PM. The business is closed on Sundays. Typically, the decision for whether or not there is an identified need for street lighting is necessitated and guided by safety concerns. Township Engineer Ott remarked that he has not seen an instance where the Township would require street lighting along an existing roadway.

The Planning Commission then reviewed the Zoning Officer review letter dated May 5, 2022. In reference to comment number 4, Zoning Officer Pletchan expressed a concern about the fueling station- identifying the fact that the auto sales use in the Zoning Ordinance would not permit a fueling station. Terry DeGroot clarified that the fueling station will only be for propane. The RV sewer pump station will be directly connected to the public sewer system. It was clarified that all RV display areas will be primarily located in Bushkill Township. All outdoor storage will also take place in Bushkill Township. Zoning Officer Pletchan inquired as to what activities are taking place in the proposed overnight testing area. Mike Gibson replied that this is the area where a walkthrough orientation is performed with customers on how to use their newly purchased RV. It was clarified that this area is not to conduct repairs.

With respect to comment number 7 of the review letter, it was identified that a variance will be needed for the proposed front yard display location. Zoning Officer Pletchan questioned whether there will be grass pavers at the location. DeGroot stated they may be a need for both detention and infiltration (combined) at this time. There is a need to conduct further stormwater infiltration testing to clarify what is necessary for the scope of proposed use. Zoning Officer Pletchan was concerned about grass pavers and the possible impact of said pavers, which could limit infiltration. This issue will be reviewed with the Northampton County Conservation District.

Terry DeGroot indicated a lot consolidation plan will be completed as the applicant moves further along into the planning process. Zoning Officer Pletchan questioned whether there is any signage needed for the current temporary use versus the proposed Sketch Plan. No signage is currently being proposed for the temporary use. There is a future plan to install two (2) signs; Zoning Officer Pletchan stated that anything greater than two (2) signs will require special approval by the Zoning Hearing Board. In response

to a question from the applicant, Zoning Officer Pletchan also indicated that flag poles are not governed by the Plainfield Township Zoning Ordinance.

Zoning Officer Pletchan questioned how many employees will be working at the location, and Mike Gibson responded that there will be approximately twenty-five (25) to fifty-five (55) employees for this use. Zoning Officer Pletchan indicated that she did not have all necessary data/information to calculate the total number of required parking spaces for the site. Bushkill Township's requirements were also questioned in terms of the required number of parking spots. The number of required parking spaces will be addressed in future planning submissions, as per the applicant.

The issued letter of the Wetlands Consultant (Jason Smith of Hanover Engineering) was then reviewed. Wetlands Consultant Smith clarified that the intent of his review letter was to ensure that the use satisfies all Township requirements with respect to wetlands. Wetlands Consultant Smith is requiring that the applicant provide a report to Plainfield Township identifying any wetlands and waterways both on and near the site, including Bushkill Township. He also recommended the applicant use plant species that are native to the region for any plantings that will occur at the site. All stormwater management facilities must conform with local regulations.

No official action was required for this Sketch Plan application.

6. Forks Township Comprehensive Plan Update (January 2022 DRAFT)-
Review/Comments to Forks Township:

In accordance of the requirements of the Municipalities Planning Code, Forks Township provided Plainfield Township a copy of the Forks Township Comprehensive Plan Update (January 2022 DRAFT) for the review and consideration of the Plainfield Township Planning Commission/Board of Supervisors to submit comments, if inclined to do so. The Board of Supervisors had taken official action during the Wednesday, May 11, 2022 regular Board meeting to direct the Planning Commission to provide comments concerning this matter.

Township Manager Petrucci stated that he had reviewed the "Future Land Use Map" dated September, 2021 that was included in the draft *Forks Township Comprehensive Plan*. He commented that the proposed "Rural/Residential/Agriculture" land use area in Forks Township that directly adjoins the border of Plainfield Township is generally consistent with the current rural designated land uses set forth in the *Plainfield Township – Pen Argyl – Wind Gap Multi-Municipal Comprehensive Plan*. Township Manager Petrucci recommended that the Plainfield Township Planning Commission and Board of Supervisors should communicate that sentiment to Forks Township. The Planning Commission generally concurred with that action.

Additionally, Planning Commission member Kleintop recommended that Plainfield Township submit a comment to the Forks Township governing body communicating the need to prioritize agricultural protection in their community. Planning Commission

Levits emphasized that it was his understanding that Forks Township features some of the highest levels of soils in Northampton County, and he felt that should be brought to the attention of Forks Township officials.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Supervisor, Donald Moore, remarked that the members of the Planning Commission are doing an excellent job.

ADJOURNMENT:

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

The meeting adjourned at 8:50 P.M.
Respectfully submitted,

Thomas Petrucci
Township Manager/Township Secretary
Plainfield Township