

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

A regular meeting of the Plainfield Township Planning Commission was held on Monday, July 18, 2022 at the Plainfield Township Municipal Building located 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, Terry Kleintop, Robin Dingle, and Robert Simpson. Glenn Geissingner was excused from the meeting.

Also present were Secretary, Paige Stefanelli, Zoning Officer, Sharon Pletchan, Solicitor, David Backenstoe, and Township Engineer, Jeffrey Ott. Township Manager, Tom Petrucci, was excused from the meeting.

APPROVAL OF MINUTES:

1. Approval of the June 20, 2022 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to approve the June 20, 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 5-0.

CURRENT BUSINESS:

1. PC-2022-007- JVI, LLC/Green Knight Economic Development Corporation (45-65 Beers Way)- Land Development Sketch Plan:

Applicant, Jim Vozar, requested to discuss this Sketch Plan application at the upcoming August 2022 Planning Commission meeting. Since this is a Sketch Plan application (with no formal action required from the Planning Commission), no official action was taken.

2. PC-2022-008- Clever Girl Winery (Tax Map Parcel ID # F9-7-20-0626) Proposed Winery and Public Special Event Accessory to a Winery Land Development Sketch Plan:

The applicant's engineer, Ryan Dentith, provided an overview of the lot and proposed project. The lot is approximately 12 acres with adequate site distance. The applicant is proposing a low volume driveway as well as keeping all operations/structures as close to

the roadway as possible. There is a large proposed metal structure for the winery use. A portion of the structure will be allocated towards a tasting room, with a patio planned for the rear of the building.

Stormwater runoff will be collected from the front parking lot into 3 separate inlets. This system will then discharge to an elongated infiltration facility behind the building towards the middle of the property; roof downspouts will also drain into the system. Another engineering firm will be designing the stormwater plan. Owner, Mr. Don Andreas, stated that he will continue the existing farming operations currently taking place on the lot. He added that he will also be seeking relief from the Zoning Hearing Board in the near future for a Special Exception to permit a Special Event Accessory-use for a weekend Food Truck use.

Mr. Andreas' existing operation features an urban winery. He currently ferments the wine in the basement of his home. The proposed pole building would have heating and air conditioning installed. The lot is in Act 319; Mr. Andreas would like to lease out the remaining portion of the land to a local farmer to maintain it in agriculture. Mr. Dentith indicated this proposed use is permitted within the Farm and Forest Zoning District. Mr. Andreas will be both producing and selling (retail only) the finished wine products on-site.

Currently, Mr. Andreas obtains his supply of juice from other parts of PA and NY. If possible, he would like to start a small vineyard on the property (if the soils permit), and be able to use the juice for wine production on site. Approximately 80% of the commercial operation is purchasing juice rather than planting and harvesting grapes. Mr. Andreas' initial 5-year plan includes planting some vines; it takes approximately 3 years from planting to get viable grapes for wine making. He explained that it takes a lot of grapes for wine making, which is why most wineries in the area purchase juice in lieu of only growing their own grapes. He currently makes about 1,500 gallons a year of wine and produces 15-16 types of varietals/products. The current operation features a tasting room in downtown Bangor, which is open Friday- Sundays. He also currently sells his wine at American Candle in Bartonsville, as well as a small convenience shop located in Wind Gap. It was stated that the Applicant would like to have a single food truck on weekends if the Zoning Hearing Board grants the Special Exception for Public Special Event Use Accessory to a Winery, which is addressed in the Township ordinance. It was stated that he envisions a smaller scale operation similar to Blue Ridge Winery in Saylorsburg.

Township Engineer, Domenick DiPaolo then went through the Township Engineer's review letter dated June 6, 2022.

Commissioner, Terry Kleintop, asked whether the Applicant has yet to speak with PennDOT concerning the access onto State Route 1011(Pen Argyl Road). The Applicant responded that PennDOT has not yet been approached; however, the Applicant's engineer has consulted with another engineering firm who is more familiar with the Highway Occupancy Permit (HOP) process to assist in this matter. A field meeting has

already occurred, and the engineer handling the HOP felt there was ample site distance. The Township Engineer discussed the importance of adequate driveway radii. Township Zoning Officer, Sharon Pletchan, pointed out that the driveway needs to be at least 10 feet from property line if screening will not be provided, in accordance with the requirements of the Township Code. Domenick DiPaolo then stated that the applicant should avoid the installation of asphalt in front of any adjoining properties.

Ryan Dentith inquired about the need for concrete curbing and attempted to gauge the Commission's general consideration for a waiver of this requirement. Domenick DiPaolo responded that curbing should be provided along the right of way. Chairman, Paul Levits, stressed that the plan should propose curbing to define the entranceway. Commissioner Kleintop asked how stormwater will be directed away from the road. Ryan Dentith responded that the roadside is rather steep upslope of the property and stormwater will continue to run downhill in that area. Commissioner, Robert Simpson, provided comment that curbing does not currently exist along Pen Argyl Road in this area. Zoning Officer Pletchan noted that per Township Code, the first 100 feet of the access drive is required to be paved so that the entrance will be well-defined. The Township Engineer recommended confirming with PennDOT what will be required for the entrance, but also indicated that a curbing waiver/deferral may be an option.

The conversation then led towards discussion concerning the cover of the proposed parking lot. Per the Applicant, the initial proposal would be to stone the parking lot with the ultimate goal of paving when finances allow. Building Code Official, Paige Stefanelli, commented that the ADA parking would need to be paved. Commissioner Kleintop, asked how the line striping would be maintained if the parking lot will be gravel/stone. The applicant responded that the lot would be painted as often as necessary to maintain the delineated parking spots.

Chairman Levits then asked if the adjacent properties are maintained in agriculture. Ryan Dentith responded that the property to the west is residential, and that the remainder of the adjacent properties are currently being farmed. Ryan Dentith moved on to indicate that the applicant will be requesting to propose concrete monuments for the front of the lot only. Chairman Levits stated that monuments should also be placed along any residential properties. Commissioner Simpson requested adequate area within the parking lot for the turnaround of emergency vehicles. Zoning Officer Pletchan added that this would most likely be a request of the Emergency Management Coordinator and Fire Chief (including adequate access to the back of the building).

It was suggested by the Commission that the Applicant discuss any potential future expansion with their engineer at this time. The project will require a NPDES permit, and it may be at the interest of the Applicant to propose the full project at this time to the Northampton County Conservation District in order to avoid permit amendments for stormwater design and/or possible delays.

Chairman Levits went on to ask what type of special events are being proposed. The Applicant responded that the event would be restricted to a weekend Food Truck use

only. He is looking for something that is classy, upscale, and quiet; he has no intentions of having an internal kitchen. However, a dishwasher would be proposed due to glasses that would need to be washed. The Applicant stated that operation is not expected to receive any deliveries on weekends, which then sparked a question from Mr. Kleintop concerning the hours of operation. Don Andreas stated that the hours of operation are expected to be Wednesday through Sunday (with the hours provided on the sketch plan); he clarified that they are not looking for this to be a night establishment. The Food Truck would only be present Friday through Sunday.

Zoning Officer Pletchan then reviewed her June 1, 2022 review letter. She noted that the proposed employees associated with the “Special Event Use” (food trucks) will need to be included with the parking calculation. Additional parking spaces are recommended to be considered in case they are required for some food truck employees. She stated that the formal Site Plan will need to address the special event use more specifically. Screening will be required at least along the side yard due to the presence of a residential property, as a 20-foot buffer yard would be required for the proposed commercial operation. Ryan Dentith question whether the buffer could just be provided towards the front of the property where the operation is proposed as opposed to the full length of the property line. Zoning Officer Pletchan stated that zoning relief may be required, but further discussion is needed. Zoning Officer Pletchan also stated that a lighting plan would be needed for any proposed nighttime operation hours. With the proposed 8:00 PM weekend closing time, the operation will be considered to be open past dusk. The Applicant responded that he may restrict the extended weekend hours to certain times of year; accordingly, there would be no need for parking lot lighting. It is his intention to stay in the character of the neighborhood.

Zoning Officer Pletchan suggested that the Applicant should discuss this project with the Emergency Management Coordinator and Fire Chief in order to receive further direction on their thoughts for an emergency service access plan. Currently, there is no access to the rear of the building, and this is a cause for concern. She also stated that revision of the current Agriculture Erosion and Sedimentation control plan or Conservation Plan in coordination with the farmer leasing the land would be required if the remainder of the land is to remain in farming practice. It was mentioned by a Commissioner that farmer, Henry Achenbach, may be a good contact, as he is active in this area.

The June 8, 2022 SEO review letter and May 26, 2022 Benchmark Engineer review letter for traffic were also brought to the attention of the Applicant; however, these were not discussed in detail.

3. PC-2022-009- Posh Properties (6669-75 Sullivan Trail, Wind Gap, PA 18091)- Land Development Application:

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to table the Land Development Application review for Posh Properties located at 6669-75 Sullivan Trail, Wind Gap, PA 18091. 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.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

None

ADJOURNMENT:

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

The meeting adjourned at 8:31 P.M.

Respectfully submitted,

Sharon Pletchan
Zoning Officer
Plainfield Township