

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
JUNE 20, 2022**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, June 20, 2022 at the Plainfield Township Volunteer Fire Company Fire Hall located 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, Terry Kleintop, Glenn Geissinger, Robin Dingle, and Robert Simpson.

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

APPROVAL OF MINUTES:

1. Approval of the May 16, 2022 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to table the May 16, 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.

EXTENSION OF TIMES:

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 Robin Dingle to accept an Extension of Time through August 31, 2022. 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. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application:

ACTION: Motion was made by Robert Simpson and seconded by Terry Kleintop to accept an Extension of Time through August 31, 2022. 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-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application:

The applicant's attorney, Mr. Blake Marles, presented new traffic information to Planning Commission members. He indicated that new intersections have been added to the HOP application. Attorney Marles indicated the intent of the applicant is to review staff letters provided from the Township.

Township Engineer, Jeffrey Ott, provided a brief overview of his review letter dated June 13, 2022. He noted there are three (3) separate portions that were reviewed as part of this project. Mr. Ott indicated the first portion was lot consolidation. Attorney Marles expressed the applicant had no concerns with this section. He added that within the agreement, the paper streets have no bearing in this development. Paper streets will not be touched. Mr. Ott proceeded through the second section of his review letter pertaining to the major subdivision portion of the application.

Comment #19 of Ott's review letter stated "§22-1004.3.B & §22-1007.8 – Where a subdivision or land development abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width and widening of the cartway shall be required in conformance with Table 22-1004.1 and §27-405. This provision shall not apply to state highways, unless dedication or widening of the cartway is required by PennDOT. This site abuts 2 Township roads (Constitution Ave and Speer Ave). The existing right-of-way width for Speer Ave is shown as 60' which complies. The existing right-of-way width for Constitution Ave is shown as 46'; Table 22-1004.1 requires 60'. Clarification is requested regarding the SR 512 right-of way. Ultimate rights-of-way shall be shown on the plans and the lot areas calculated accordingly. The Township should discuss whether dedication will be required for Constitution Ave." Attorney Marles questioned whether the Township is interested in expanding the right of way on Constitution Avenue to 60 feet. He noted the applicant is willing to provide the right of way to the Township if required. Commissioner, Glenn Geissinger, stated that he would like to see the proposed right of way shown on a map for clarity. Township Engineer, Jeff Ott, indicated if the Township takes the dedication, the 60 foot right of way would only be provided for along Constitution Avenue. No other homes/properties would be included in this dedication as this action cannot be requested. Any dedication would be for the sole purpose of utilities and widening of the road. Members of the Planning Commission expressed support with respect to the dedication of right of way. Attorney Marles indicate the plans will be corrected accordingly.

In reference to line item #24 of Ott's review letter, Attorney Marles questioned the Planning Commission on whether they are requiring planting strips where there is frontage. Mr. Ott indicated the installation of screening may create a potential security issue. The option of street trees in lieu of thick planting screening was also discussed. The Planning Commission requested that the applicant provide updated plans showing the proposal of appropriate planting plans for review.

§22-1019 references street tree installation. Attorney Marles indicated there is a wooded area along the proposed Industrial Drive. He noted that the wooded area would need to be removed based on current code requirements. He questioned whether the Planning Commission would require the removal of the wooded area that currently exists. The woods come right up to the proposed street on the North side. Planning Commission members were not interested in the removal of the wooded area, so as long as this does not create any hazards.

The Applicant has requested a deferral from §22-1015.1.A which is to defer the installation of sidewalk along Speer Avenue and Constitution Avenue frontages. It appears the section should be §22-1015.1.B. Mr. Ott stated the Township may wish to require/defer sidewalk along Lot 3's S.R. 512. He indicated that typically, there is a covenant on the deferral. The buyer would then be required to pay for the improvements. Mr. Ott stated that whoever the current owner is of the property, if the Township wants to pursue sidewalks, the owner would be responsible for the cost of the installation. Planning Commission members agreed.

Attorney Marles requested discussion of the waivers. Members of the Planning Commission stated the proposed plans need to be cleaned up and the review letters need to be minimized for them to take action on the requested waivers. Mr. Ott questioned whether any review letters were generated by Wind Gap Borough. Mr. Marles indicated no review letters have been received to date and the applicant will not be providing an extension for Wind Gap Borough to review the plans.

Attorney Marles questioned the Planning Commission on whether sidewalks should be installed along the North side of Industrial Drive. If so, the applicant would need to remove trees. Sidewalks are currently proposed on one side of Industrial Drive. Mr. Kleintop stated that the trail is still an outstanding issue. Mr. Petrucci indicated the Lehigh Valley Planning Commission addressed this issue in their original review letter. Nothing to date has been received from Lehigh Valley Greenways. Mr. Ott stated on the south side, there is a retaining wall directly next to it. Mr. Ott had concerns with the proposed retaining wall location and stressed the need for relocation. Planning Commission member, Glenn Geissinger, requested the applicant and/or Plainfield Township speak with Northampton County as well as Lehigh Valley Greenways to ascertain a possible future plan for the trail and discuss those options with the applicant and address the plans accordingly.

In reference to line item #56 of the Ott Consulting, Inc. review letter, Attorney Marles questioned whether the Planning Commission or the public had any other

recommendations for a road name other than Industrial Drive. Mr. Moore recommended the applicant research the history of the area to ascertain whether there is a more fitting name for the roadway.

Planning Commission member, Robin Dingle, stated the basin shall be at least 5' away from property line. The applicant stated they will not be requesting a waiver for this section. Mr. Kleintop questioned whether the private road will be the same width between Plainfield Township and Wind Gap Borough boundaries. The applicant stated there will be two (2) 12' lanes and an 8' shoulder. 40' width total with a 60' right of way. Attorney Marles indicated the Wind Gap Borough Engineer has been delayed on their review letter based on the submitted plans. In reference to stormwater, the applicant's engineer, Mr. Seth Gahman, indicated that Lot #1 stormwater improvements are required for the improved roadway. Ownership of BMP's will remain the same to whomever the owner will be. The on-lot sewer system will be private. All sewer improvements on-site will be private. The sewer will become public from S.R. 512 and on. It was questioned whether Pen Argyl will take ownership of the pump station. Mr. Simpson asked about the traffic impacts and requested to see a live proposal of the traffic flows. Mr. Gahman indicated PennDOT is not requiring the applicant to add additional intersections to the traffic study. Mr. Petrucci stressed that the Township has not received any correspondence from PennDOT to date. Attorney Marles will obtain correspondence from PennDOT regarding this determination, as requested. Ms. Dingle questioned whether there are any wetlands located on the property. The applicant stated no wetland studies have been done to date, however, the consultant is working on it now. Any additional features will be added to the plan accordingly to be discussed during the August 2022 Planning Commission meeting.

Township Manager, Tom Petrucci, read through the Zoning Officer review letter dated May 31, 2022. For stormwater concerns regarding review letter, Attorney Marles noted they are intending to divert stormwater from roadway. He also indicated that the applicant provided scaled drawing to Zoning Officer as requested. In relation to the NPDES permit, the applicant is waiting to complete the environmental work. Once complete, a new submission will be made for the NPDES permit application. The existing fill is "Class C" and will not require Zoning relief. Attorney Marles stressed that the proposed open space area will not be used for construction. He added that if the Township wishes to utilize this lot in any way, this can be discussed at a later date.

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to table the review of the Land Development Application for CRG Services Management, LLC. Located at 905 W. Pennsylvania Avenue, Pen Argyl, PA 18072. 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. PC-2022-005- Grand Central Sanitary Landfill- 910 W. Pennsylvania Avenue, Pen Argyl, PA 18072- Preliminary/Final Land Development Plan (Relocation of Commercial Structure):

Applicant, Scott Perin, stated the previous sorting line for recycling was closed approximately 20 years ago. Since then, they have been running operations outdoors which ultimately had a negative impact and was messy. Around 2005-2006, the applicant received relief for a motor freight terminal for a recycling facility at the current facility. Mr. Perin stressed the previous presentation and intent as in 2005-2006 remains the same as today. The only difference between the two is that the new proposal will be on a different lot from the original approval. Solicitor Backenstoe indicated that the use specifically will be determined by the Zoning Officer. If the applicant finds the zoning officers determination is not acceptable, the applicant may appear to the Zoning Hearing Board for an Interpretation. Solicitor Backenstoe added that in the decision, it listed a recycle area, but at the end says motor freight terminal except for 25% area for truck maintenance. He indicated the use sounds as though it is strictly motor freight terminal rather than a recycling center. Regardless, this use will be discussed by the Zoning Officer. Mr. Perin stated that in the beginning of the decision, the opinion lists the specifics to the terminal which included a recycling facility. Mr. Perin feels the use is the same.

Applicant's Engineer, Seth Gahman, stated with the proposed commercial facility, there will be no increase in traffic flows. They are currently working with the PA DEP, Conservation District, LVPC, PA American Water, and the Pen Argyl Sewer Authority. Mr. Kleintop questioned whether spray irrigation would be used. Mr. Gahman stated it would be used, however, they are awaiting geotechnical recommendations. The applicant is currently working on their first NPDES permit application submission.

Township Engineer, Jeff Ott went through his review letter dated May 9, 2022. The approximately 198 acre property for this project is located along the south side of W. Pennsylvania Ave (SR 0512, Arterial) between Wind Gap Borough and Pen Argyl Borough within the Commercial Industrial (CI) zoning district. He added the property currently contains facilities related to the landfill located on the adjoining property to the southeast. The specific project area for this proposal is approximately 5 acres and is located along the north side of the landfill's access road. The project area is currently mostly gravel and used for outdoor storage. The plan proposes the construction of a 9,937.5 square foot building, along with paved areas, parking, retaining walls, utilities, and stormwater management facilities. In addition, water service and sewage disposal are proposed to be public via extensions of existing facilities. Access is proposed via improvement/extension of an existing access drive to the landfill's access road, which ultimately accesses W. Pennsylvania Ave (SR 0512).

The applicant went through the requested waivers for the Planning Commission's consideration. §22-1016 references street lighting. The Planning Commission members indicated they are not interested in the installation of street lighting. In reference to line item #52 of the Ott review letter, the Planning Commission wished to wait for the input from the Zoning Officer.

The applicant is requesting a waiver from §22-1015.1 to not install sidewalks & curbing along the access road. Clarification is requested as curb is regulated by §22-1005. Mr. Ott also discussed line item #47 of his review letter and stated that this item is likely not required as it is not reasonable.

ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to recommend a waiver from §22-1015.1 to not install sidewalks & curbing along the access road. *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 applicant is requesting a waiver from §22-1009.7.E to allow a detention basin bottom slope of 0% without a low-flow concrete channel in lieu of the required 2% basin bottom slope. The Planning Commission indicated they had no objection to this waiver if the applicant is utilizing infiltration.

ACTION: Motion was made by Glenn Geissinger and seconded by Terry Kleintop to recommend a waiver from 22-1009.7.E to allow a detention basin bottom slope of 0% without a low-flow concrete channel in lieu of the required 2% basin bottom slope contingent upon the BMP being an infiltration basin. *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.

A partial waiver is being requested by the applicant from §22-503.4.C to not show the location of existing natural and man-made features within 100' from the site. Due to the small size of this project relative to the entire property, Ott supports this partial waiver request provided all other comments are addressed in their review letter.

ACTION: Motion was made by Robert Simpson and seconded by Glenn Geissinger to recommend a partial waiver from §22-503.4.C to not show the location of existing natural and man-made features within 100' from the site. *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 Terry Kleintop to recommend a waiver from §22-503.2.A to allow 40' scale plans. *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 Robin Dingle to recommend a waiver from §22-302.1.C. to allow the plans to be processed as Preliminary/Final. *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.

Township Manager, Tom Petrucci, went through the Zoning Officer review letter dated May 5, 2022. The applicant stated they will comply with the provided review letter and

provide all information requested. Mr. Petrucci, proceeded to review the Benchmark Engineering review letter by Peter Terry dated May 5, 2022.

Planning Commission member, Terry Kleintop, discussed potential trail linkage in this area in the rear of Techo Bloc. He stressed there is an element of consideration and drew attention to latest LVPC review letter. Mr. Petrucci agreed that this item should be reviewed with respect to the trail.

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to table the review of the Preliminary/Final Land Development Plan (Relocation of Commercial Structure) for Grand Central Sanitary Landfill located at 910 W. Pennsylvania Avenue, Pen Argyl, PA 18072. *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 Robin Dingle to accept an Extension of Time request through August 31, 2022. *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.

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

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to table the review of the Land Development Sketch Plan for JVI, LLC/Green Knight Economic Development Corporation located at 45-65 Beers Way, 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.

4. 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:

ACTION: Motion was made by Terry Kleintop and seconded by Robert Simpson to table the review of the proposed Winery and Public Special Event Accessory to a Winery Land Development Sketch Plan for Clever Girl Winery (Tax Map Parcel ID # F9-7-20-0626). *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. Recommendation to Board of Supervisors: Ordinance No. 413 – Subdivision and Land Development Ordinance (SALDO) Amendment Revising Plan Submission Deadline from Twenty-One (21) Days to Twenty-Eight (28) Days:

ACTION: Motion was made by Glenn Borger and seconded by Terry Kleintop to recommend the Board of Supervisors to adopt Ordinance No. 413 amending the

Plan Submission Deadline from Twenty-One (21) Days to Twenty-Eight (28) Days. 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:

CRG Public Comment-

Don Moore- Mr. Moore indicated that he heard PennDOT may approve a traffic light at the intersection of 512. The applicant stated they cannot speak on behalf of PennDOT. Mr. Moore questioned whether there is any potential that the developer would be proposing to redirect Alpha Road to intersect with Industrial Drive. The applicant stated this option is in the preliminary discussion stages, but it has potential to be a future proposal.

Jerry Lennon- Mr. Lennon questioned whether the applicant needs approval from the Sewer Authority prior to connecting sewer lines. Attorney Marles stated this was mandatory. Mr. Lennon wanted clarification on the piping size. The applicant stated there will be a 4” maximum main pipe. Stormwater is handled separately.

Tom Carlo- Mr. Carlo indicated he still has remaining traffic concerns regarding S.R. 33 with respect to the proposed plan.

Mike Koshinski- Mr. Koshinski is concerned with the proposed landscape screening as his property adjoins the proposed warehouses. He requested more dense screening in the rear of his yard. He questioned about lighting and whether there is any zoning ordinance that addresses that. Ms. Stefanelli indicated lumens are not individually regulated, however, there are codes in place to regulate spillage of glare/lighting beyond a property line.

Joseline Gartland- Ms. Gartland is concerned about the trees directly behind her property and them being removed. The applicant indicated they will add tree plantings to their proposal to provide a more sufficient buffer.

Grand Central Public Comment-

Tom Carlo- Mr. Carlo questioned whether any fencing will be installed. Mr. Perin stated that all recycling activities will take place in the commercial building prior to being sent to a sorting facility.

Don Moore- Mr. Moore questioned whether the truck will be washed for recycling. Mr. Perin stated the trucks will not be washed on site. Mr. Moore also questioned whether there are any scales located on the property. Mr. Perin stated there are scales, however, scaling and bailing is completed off site.

Pat Shukaitis- Ms. Shukaitis questioned whether truck loads will be entering and exiting the property on the same day. Mr. Perin indicated the trucks will be staged for less than 48 hours.

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 5-0.

The meeting adjourned at 9:54 P.M.

Respectfully submitted,

Paige Stefanelli
Planning Commission, Secretary
Plainfield Township