

**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, and Robert Simpson. Glenn Geissinger and Robin Dingle were 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 the matter at the upcoming August 2022 Planning Commission meeting.

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:

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 existing metal structure. Within the existing

structure, a portion will be allocated for a tasting room with patio in rear. The idea is to collect stormwater into 3 separate inlets. They will collect roof runoff and also have an area delineated for infiltration area for roof leader runoff. Another engineering firm will be providing stormwater plans. Owner, Mr. Don Andreas, stated that he will continue the existing farming currently taking place on the lot. He added that he will also be seeking relief from the Zoning Hearing Board in the near future.

Currently, Mr. Andreas' has an urban winery. He currently ferments the wine in his basement of his home. He is also proposing food trucks. The existing pole building would have heating and air conditioning installed as well. The lot is in Act 319. Mr. Andreas is contemplating on renting out a portion of the land to a local farmer to maintain a portion of the property as farming. Mr. Dentith indicated this proposed use is permitted within the Farm and Forest Zoning District. Mr. Andreas will be producing the product and selling the wine as retail on site. Currently, he gets his supply of juice from Erie, PA which that facility sometimes receives product from the Finger Lakes.

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. He could add on more types of grapes after the initial planting but is not certain at this time. It takes 3 years from planting to get grapes that can be utilized for wine making. Takes a lot of grapes for wine making. Hence, why most wineries in the area purchase juice. Makes about 1500 gallons a year in his basement. 15-16 types of wines. Has a tasting room in downtown Bangor. Storefront on Friday- Sundays. Bangor residents are small portion. American candle in Bartonsville and small convenience shop in wind gap currently selling wine.

Ryan- don would like to have food truck on weekends. Ok.

Dom went through review letter. Terry asked whether they have spoke to PennDOT. Not yet. Did meet with another engineer about the HOP.. met with them on the field. Did typical cursory review. Felt there was ample site distance. Steep on both side of driveway. Slopes from building needs to be 5% with 6" reveal of foundation.

Discussed radii. Two feet from parcel at a minimum, or 10 feet? Number 15. Sharon- driveway needs to be 10' feet from property line. Dom- don't add any asphalt in front of any adjoining properties.

17- Concrete curbing? Dom- definitely do that within the right of way. Paul- need something in the entranceway to define entrance. Terry- how are you going to keep stormwater from road? Ryan- the curve right there towards 191 is already very steep and stormwater runs downhill in that area. Bob- ok but there isn't any curbing on the road. Sharon- first 100 feet needs to be paved. Dom- wait to see what PennDOT comes back with as well. Leaning towards no curbing but may determine later its needed.

Dom wants contours to be a little more defined.

Parking does not need to be paved. Paige- ADA parking needs to be paved. Terry- assuming you don't pave, how will you keep line striping? Ryan- painting often to maintain. Owner- would like to pave but need to do finances first.

Paul- the adjacent property around this lot, is this all being farmed? Ryan- one to the west is residential. Rest is farmed. Rinaldi farm is in the rear. Ryan- monuments will likely be just requested in front entrances. Paul- and along any residential properties. Bob requested some type of turnaround.

Whole building is 100' x 60'. Talk to your engineer about future potential for expansion. May need NPDES permit.. maybe best to do now if needed, then you would just be amending the permit.

Paul- what kind of events do you plan on having? Food trucks only. Looking for something that is classy, upscale, quiet. No intentions of having any kitchens. Only a dishwasher due to glasses that would need to be washed. No deliveries on weekends. Terry hours of operation? Wed through Sunday with various hours. Not looking to be a night establishment. Each weekend, Saturday and Sunday proposing food trucks.

Sharon went through review letter. Noted that employees with food trucks will need to be included with parking spaces.. should have spaces just in case for extra employees. Need to add special event use. Screening is needed for commercial building. Ryan asked if its for the whole property? Sharon, possibly on the sides only due to possible expansion. Further discussion needed. Lighting plan for night hours needed. If not open past dusk, no lighting needed. Screening will likely need to be split, however, relief from the zoning hearing board is likely regardless due to footage requirements- CHECK WITH SHARON. (I-J)

Talk to EMC/fire chief to get further direction on their thoughts on the plan especially if the applicant wants to expand in the future. Best to get their direction now on how to appropriate address the plan for emergency services including fire truck access, etc. questioned about conservation plan with Henry Achenbach who may be renting the farming land here.

SEO and benchmark for traffic.

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
Planning Commission, Secretary
Plainfield Township