

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
August 15, 2022**

A regular meeting of the Plainfield Township Planning Commission was held on Monday, August 15, 2022 at the Plainfield Township Volunteer Fire Company located at 6480 Sullivan Trail, Nazareth, PA 18064.

Chairman, Paul Levits, called the meeting to order at 7:07 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 Geissinger and Robert Simpson were excused from the meeting.

Also present were Treasurer, Selma Ritter; Zoning Officer, Sharon Pletchan; Solicitor, David Backenstoe; Township Engineer, Jeffrey Ott, and Township Manager, Tom Petrucci.

APPROVAL OF MINUTES:

1. Approval of the July 18, 2022 Regular Planning Commission Meeting Minutes:

ACTION: Motion was made by Terry Kleintop and seconded by Paul Levits, Robin abstained to accept the July 18, 2022 regular meeting minutes. Motion approved. Vote 3-0.

2. Extension received to 10/31 Terry motion, Robin second – tabled NAPER
3. Extension received to 10/31, Robin/Terry – tabled GCSL

CURRENT BUSINESS:

1. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development Application:

Primary objective to discuss waivers (Robin/Terry – 3-0)
Lot Consolidation Waivers (7/15/22)

2. Robin – why require scale size? Ott: industry standard, may have something to do with courthouse - make note since they address the waiver frequently

3. Paul: Who makes decision? Ott: Twp eng reviews (Terry/Robin) Terry has same concern for this common waiver

9. Ott: Lot consolidation only – Land Development plans would need full information. Paul: concern of other people’s property; Ott: rely on aerial photography such as PASDA Terry: what does partial mean? Blake: some items are shown, such as existing houses to proximity is shown. Terry: does not agree with that. Ott: example provided in waiver request letter, example provided was existing utilities. Paul: Asked applicant to state case for waiver request. Blake: ordinance calls for detail that is not pertinent, will provide it if engineer requires and can be condition for preliminary plan approval. Ott: concurred for lot consolidation plan. Robin: puts onus on Township and not Applicant, something can be missed. Terry: agrees that information is important. Dave asked for counsel. Blake: asked for no postponement. **Motion to deny, (Robin/Terry in favor; Paul opposed). Motion not carried.**

14. Ott: read comment; Paul: asked for simplicity; Ott: read 7/15/22 waiver letter page 2. Terry: deferral or waiver?; Ott: waiver for lot consolidation only and will provide; Blake: awaiting PennDOT determination; previous discussion that Constitution Ave could never be widened. Terry: Why pressing? Blake: we cant finalize the plan without waivers, do not know how to proceed. Robin: PennDOT wont give decision in time to include on drawings, need to make assumption that PENNDOT will require. Blake: may only require waiver for Constitution Ave. Discussion ensued between Board members. Ott: June 20, 2022 PC meeting note read – subdivision and land development plan would show. ROW dedicated to the Township or not? Paul: believes that answer is they want Constitution Ave ROW. Ott: issue with denial? **Motion to deny, Terry with second Robin.** Public comment (Jay Asheimer?) if Constitution Ave. is closed to truck anyway, why are we talking about it? Ott: Constitution Ave. is not be change; Jay: why is it being widened; Ott: developer is not widening the road, Jeff then explained ROW definition. And Explained that topo restricts ability to widen. Jay: sidewalks/curbing? Blake: requirement for curbing/sidewalks; reason for waiver request as they do not plan to touch Constitution Ave. Township is requesting dedicated Terry: signs “no trucks”? Jay: yes. Paul: no intent for developer to have trucks on Constitution Ave. Traffic is another issue to be discussed.

Waiver requests for Subdivision

3. Combined 3 & 4; **Motion to approve: Robin first, Terry Second**; Donald - need to have some kind of plan size or they could bring in a napkin size – guideline for plan size – but need to defend. Discussion ensued for min and max possible change in future.

10. Paul/Robin: discussed under Lot consolidation; **Terry motion to deny, Robin seconded (3-0)**

Land Development Plan Waivers

7. Combined 7 & 8; **Motion to approve: Terry first, Robin Second**

13. Paul: common request? Ott: common in industry, with today’s technology, we now can look it up on the internet. Robin: scale not stated, is there a recommendation? Ott: asked Applicant what scale currently? Blake: 1=2000, too much to show on smaller scale. Robin: just short of a half-mile; clarified that it is just the location map. Ott: believes for location map, it is adequate to be able to locate the project. Condition: scale will not be finer than 1-2000 **Motion to approve: Robin first, Terry Second (3-0)**

13a. Ott: same waiver that was not recommended before; Robin: for consistency motion to deny; Terry second (3-0)

37. Paul: Speer Ave have curbs? Blake: no. Paul: asking deferral for Township roads and Rte 512, defer to when; Blake: until Township requests it. Discussion ensued between Commissioners. Motion to defer installed of curb, Terry/Robin; Paul: deferral means it may never happen. (3-0)

41H. Ott: went through file and found similar projects where the NCCD LVPC approved plans, but not discussed with NCCD/LVPC. Ott: feels that it is a reasonable request and is supported. Terry: what if push back from LVPC/NCCD? Ott: if LVPC or NCCD wants 2%, they would need to provide. Robin: design repercussions? Why does the requirement exist. Ott: NPDES permitting has driven the change to slow discharge to OS to allow sediments to drop out. Blake: one of the concerns was downstream impacts, so slows rate of discharge which is what PC wanted. Motion to approve waiver by Terry, Robin. Don Moore: should we consider modification of ordinance? Ott: save it and talk to NCCD/LVPC. He is ok with 1% but if karst geology would change it.

41K. Motion to grant by Terry, second by Robin. Dave: distinction between roof-top and non-rooftop? Blake: no objection, as they do not have stormpipes less than 18". Dave: waiver to allow drainpipe diameter of 12" in lieu of required 18" pipe for roof drain only, stormpipes must remain at 18" min.; Jerry Glennon: Square foot of the roofs? Terry: 1.1 million SF building roof, suggest strongly that 18" be used due to weight, faster get it off the roof, the safer the building will be. Terry: relying on engineer. Ott: common waiver, as long as they can prove hydrologic capacity. Robin: may have to put more pipes.

41O. Ott: due to MRC design which is newer to the industry, seeing these designs more commonly and both agencies have approved this orifice size. Ott has also designed with smaller orifice. Paul: newest technology. Terry: LVPC/NCCD take?. Ott: LVPC didn't comment, Engineer: still waiting on NCCD technical review. Terry: so can override us again if needed; Ott: yes. Don: contemplate code revisions? Ott: Terry/Robin (3-0)

43. Engineer: provide truck maneuverability is still dependent on PennDOT. Paul: widest requirement? Engineer: cannot give answer until further along with PennDOT. Robin: concern is you don't know, so we don't know what we are referring. Engineer: if it is a "road" when does the driveway requirements go away. Robin: motion to deny due to more information needed. Blake: Solicitor stated it is a road; trucks will ride over curb at 30 ft. Robin: place note on plan to be determined by PennDOT. Paul: where is driveway? Blake: Industrial Dr. connects with Rte 512. Paul: so it is the main passageway in. Motion to deny, Terry/Robin (3-0)

46. Deferral sidewalk. Robin: to be consistent, motion to grant deferral, second Terry (3-0)

Manager asked for: Motion for extension of time 10/31/22 – Robin/Terry

Manager meet with Northampton County for possible trail connection. Applicants engineer attended meeting and has agreed to work with the Township/County How will trail design be coordinated, show on current plans, what design direction do you need.

Blake: we don't know because we don't know what the County wants.

Northern connection with 20 ft trail easement and final cover could be 8-10 ft. crushed stone. Recommendation would be to show that as a starting point then County can comment.

Blake/Engineer: Yes.

Terry: road design where no trees will be removed. Blake: yes some trees will be removed and street trees will be added. Discussion was the north side of the road as it doesn't make sense to remove trees to put street trees in. Look at existing features plans which shows trees to be removed and discussion revolved around need for street trees.

Terry: wants insight on removal of trees in regards to road and trail. Blake: now that we have direction on the trail, they can show tree removal exhibit. Terry: if already so tight on road, then certainly trees will be removed on the trail. Blake: yes, can overlay road and trail on existing features plan for exhibit. Terry: Mr. Hoffman asked to come to front of the room to discuss submission to PennDOT. Transmittal letter to PennDOT presented. Mr. Hoffman: no it is the executive summary. 3/23/22 Letter from Manager bought up, duplicated letter 7/6/22 to PennDOT. What is in bold is repetition of Tom's comments which went to PennDOT. East West Street was requested to be studied due to Water's Edge apartments. It is not reflected on letter to PennDOT although it was discussed as a concern by Wind Gap and Plainfield. Interrupted as a typo, it was not listed as an intersection with Rte 512. Hoffman: Benchmark review not yet provided – he will point that out. Terry: discussed studies that Wind Gap has for Waters Edge which the Borough has not yet provided. Hoffman: does not have the studies. Terry: Asked for Blake to front. Terry: provided Blake a schedule of all of the people who are reviewing this project. Previous Ott review letter was 17 pages, August 2022 still 15 pages. Letters are still lengthy and it does not seem like progress is being made. Blake: Ott's letter is predominately third party approvals which are not needed for preliminary approval. Terry we need to get somewhere. Blake: read letters closely and third party approvals are only what is left.

Astheimer: Buffer zone trees to filter fumes from trucks. Any major highway shows dead trees due to diesel exhaust. How going to handle air quality and handle sick citizens – who is liable? Paul: no ability to answer, no qualification on commission – these facilities are all over the Lehigh Valley. He is aware of studies that air quality is becoming a concern. Issues would need to go through the courts as to who has liability. Paul: talk to supervisors about changing the zoning of the area. 62 years to make changes and it wasn't done. Warehousing changes Applicant under full power of the law to make application but there is still a way to go and more key issues need to be addressed. Applicant is in the legal right to propose. Supervisors need to be addressed if citizens want change. Planning Commission cannot reinterpret the law. Need to be able to support cause of ailment, can only address the current ordinance.

Don Moore: piggy-back – can do anything under current ordinance. State of PA, once submitted, Applicant is entitled to rules at time of application. Different rules in NJ. Pollution concerns would need to be addressed by PADEP. Township needs guidance from regulatory side. Should supervisors rush to change the ordinance if this project falls through. Concerns are duly noted.

Noise, pollution and affects on the environment based on what is happening in the Lehigh Valley.

Don: Major portion of the existing trees will not be impacted, much larger than required buffer. Thanked Blake for consideration of the trail, Northern Teir and 911 trail will be connected. Trail may also affect wetlands.

Ray Heater: how far north will the project go, will power lines will stay; Trail will be on northside of industrial drive. Where connecting from? Don: Along Rte 512, where Cramers was. Parking area? Manager: to be determined, will not be known until final approval. But to get process started we need it shown on the plan to move forward. Curbing along Constitution – not using

Bill Shankle: Donation of buffer zone, movement on this? Blake: indicated on plan that it is restricted for use, they don't care who takes it. No building.

Terry/Robin – Motion to Table action on the plan.

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

Bernie Teltovich (Benchmark) – provided overview of the project, location, potential tenant: Starbucks was mentioned by Paul. Described lot 1 of the development is a bank, lot 3 is undeveloped. Curbing sidewalks, SWM and some grading improvements, Sullivan Tr. Widened. Share driveway Still under active NPDES permit expiration 2024. Initially approved for commercial retail shopws (6000 Sf building) developer never built building but driveways and stormwater were installed. Stone based material was left as the surface. SWM system installed which discharges to pond across the street. Water and sewer service laterals already brought to the site. Sewer line already include a grease trap which is being required by Wind Gap Sewer Auority. 4 EDU approved. Only 800 gllons per day would be needed. Amount of impervious proposed is less than originally proposed. Permit amendment through NCCD – feels will be red line change.

Robin asked for clarification of proposed impervious coverage. Building and impervious coverages are both reduced. Reduction of 4000-5000 SF reuction, 2/3r reduction of the building. Still paving the majority of the site.

Terry: is that because a larger building was originally proposed. Bernie: yes that is the majority of the

Bernie: Driveway issue is main concern as PennDOT is re-review the change of use. He does not anticipate that being a problem, that is still in scoping meeting. PennDOT asked for more information to discuss (volumes off of Rte 33); 30-45 days meeting will be held. Adequate parking and drive-thru width, loading zone.

Jim Mollot (Hanover Engineering) – biggest question is “change in use” all improvements for stormwater were adequately built and maintained. Would like As-built to document original approved design supports current design. Different type of traffic pattern and different volumes. Need this updated information to make decision. Turning lane capacity and no back-up onto State Road. Layout is tight for delivery vehicles, need turning radii for largest expected delivery vehicle. Paul asked for Jim to read letters point by point; he read engineering and environmental letters.

Terry: attention Little Bushkill creek is currently impaired. Bernie: aware of HQ status and was addressed with NPDES permit.

Sharon: went through letter

Bernie: sidewalk issue...side walk along entire east-side to corner lot. Taco Bell does not have sidewalk, initial development also did not have a sidewalk. Frontage long sidewalk would need sidewalk and will be requesting waiver. Deferral or waiver input? Paul: nature of the business and changing area, he feels there should be sidewalk present. K-mart got waived for Male Rd and has been a headache. Bernie: not adverse to building sidewalk in future but 100 ft. sidewalk only but will not meet any other sidewalk. Terry: do you know if there is a LANTA stop for Taco Bell – would employees be using public transportation? Bernie: does not believe there is a stop but that may be old information. Posh: never know if public transportation is needed. Bernie: bus stop on Rte 512 with access to existing sidewalk through Wind Gap. Paul: feels there may be a Rte 512 LANTA stop. Terry: we have to think about it differently if LANTA stop if not near.

Bill Shankle: Can Taco Bell put sidewalks in? Bernie: would make 100 ft. sidewalk make more sense. Paul: some now rather than later. Manager: will double check if sidewalk was deferred or waived for Taco Bell; but believes it was waived.

Motion to table, Terry/Robin

3. PC-2022-010- RPM Metals Recycling (701 N. Broadway, Wind Gap, PA 18091)- Site Plan:

Application to be tabled for review during the Monday, September 19, 2022 Planning Commission Meeting.

ACTION: Motion was made by Terry and seconded by Robin to table the Application review for RPM Metals located at 701 N. Broadway, Wind Gap, PA 18091. Motion approved. Vote 5-0.

4. PC-2022-007- JVI, LLC/Green Knight Economic Development Corporation (45-65 Beers Way)- Land Development Sketch Plan:
Application to be tabled for review during the Monday, September 19, 2022 Planning Commission Meeting.

5. **ACTION: Motion was made by Terry and seconded by Robin to table the Application review for RPM Metals located at 701 N. Broadway, Wind Gap, PA 18091. Motion approved. Vote 5-0.**

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

Don Moore: faculty change over. Planning Commission packets preference. Varies person to person. Dropbox: Paul; latest in Drop Box. Dave: hard copies. Email: Robin, trying to use Drop box but prefer single PDF. Terry: Hard copies.

Paul: inconsistency with sketch plans – should we have policy to table for consistency. Close to full submissions lately, seems like a lot effort. Dave: up to Applicant

ADJOURNMENT:

Having no further business to come before the Planning Commission, motion was made by Terry and seconded by Robin to adjourn the meeting. Motion approved. Vote 3-0.

The meeting adjourned at 9:24 P.M.

Respectfully submitted,

Sharon Pletchan
Zoning Hearing Board
Plainfield Township