

**PLAINFIELD TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING  
November 14, 2022**

A special meeting of the Plainfield Township Planning Commission was held on Monday, November 14, 2022 at the Plainfield Township Municipal Building located at 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, Robin Dingle, and Robert Simpson; Terry Kleintop and Glenn Geissinger were excused.

Also present were Secretary and Zoning Officer, Sharon Pletchan; Solicitor, David Backenstoe; and Township Engineer, Jeffrey Ott

**APPROVAL OF MINUTES:**

1. Approval of the October 17, 2022 Regular Planning Commission Meeting Minutes:

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve the October 17, 2022 regular meeting minutes; *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. Motion approved. Vote 3-0.**

**TABLED BUSINESS:**

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application
2. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development / Subdivision Application

Secretary Pletchan announced that extensions were requested from the Applicants of PC-2021-015 and PC-2021-009, however they have not yet been received. The Solicitor advised the Commission on the risk of deemed approval and need for action before the December 14, 2022 Board of Supervisors. Robert Simpson pointed out that this is a Special meeting and action can be taken at the November 21, 2022 meeting if an extension is not received.

6. PC-2022-009- Posh Properties (6669-75 Sullivan Trail)- Land Development Application

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-009 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

7. PC-2022-010- RPM Metals Recycling (701 N. Broadway, Wind Gap, PA 18091)- Special Exception/Site Plan

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to table application PC-2022-010 to the 11/21/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

8. PC-2022-011- Daniel Zavala (1799 Pen Argyl Rd.)- Change of Use/Site Plan

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to approve an extension to February 28, 2023 for application PC-2022-011. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to table application PC-2022-011 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

9. PC-2022-012- WTDWG, LLC (271 E. 1<sup>st</sup> St. and 1564 Church Rd.)- Minor Subdivision

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-012 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

10. PC-2022-018 – Rep. Ann Flood Office (962 W. Pennsylvania Ave.) – Site Plan Application/Change of Use

**ACTION:** Motion was made by Robin Dingle and seconded by Robert Simpson to approve an extension to January 31, 2023 for application PC-2022-018. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

**ACTION:** Motion was made by Robert Simpson and seconded by Robin Dingle to table application PC-2022-018 to the 12/19/22 meeting. *Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

*Levits, asked if there were any comments from the governing body or the public.* No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #9 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver of this requirement, however, he requested a plan note that states a full boundary survey was not completed. Robin asked for further clarification and consistency. Jeff Ott confirmed that there is no concern for impacts to neighboring properties as the parcel is so large and the pavilion is located in the middle of the parcel. Robin requested clarification be added to the motion. Caroline confirmed that a partial survey was performed by the previous engineer that they did not re-survey the area. Discussion ensued concerning a need for a deed of merger due to the relocation of the septic system on the adjacent associated lot.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a waiver of SALDO Section 22-503.3.F & §22-503.5.B-C requiring signature blocks and survey data with the condition that a note is provided on the revised plan clarifying how the survey boundaries were derived. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #10 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver of this requirement as the information is insignificant and would not add value to the plan. Robin clarified that the letter states that "the information is available" and asked where the information is located. Caroline stated that the approved Phase 1B covers the information except for north of Rte. 191 and is referenced on the plan. Mr. Ott clarified that waiver is still warranted since the required information is not on the plan being presented.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-503.4.A.3 & §22-503.5.A.5 requiring the boundaries of all adjoining properties with names and addresses of landowners with tax map, block and lot numbers be provided on the plans. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** No comments. **Motion approved. Vote 3-0.**

As addressed in Comment #11 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns for granting waiver but asked if the monuments are shown Phase 1B plans. Caroline stated that she will look into the matter and will email all plans to Ott.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a waiver of SALDO Section 22- 503.4.A.4 & §22-503.4.D.9 & §22-1020 requiring all existing and proposed monumentation be shown and labeled on the plans and monuments at all changes in direction of the boundary where existing monumentation does not exist. Prior to the vote, Chairman, Paul Levits, asked if there**

As addressed in Comment #25 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff stated that he has no concerns with granting the waiver.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-1004.3.B & §22-1007.2 & §22-1007.8 requiring additional right-of-way width and widening of the cartway in conformance with Table 22-1004.1 and §27-405 where a land development abuts or contains an existing street of inadequate right-of-way width. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

As addressed in Comment #26 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff agrees that Township has control of the property and since lot consolidation will occur there is no concern in granting the waiver. Discussion ensued on the parcel location to be consolidated.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to approve a waiver of SALDO Section 22-1004.11.A requiring Utility & Drainage Easements be shown on the plans adjacent to street rights-of-way & tract boundaries. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

Comment #27 of the September 30, 2022 Ott Consulting review letter was discussed, clarifying whether site triangles were identified during the original design. Caroline stated that they do not have existing survey so an exhibit could be prepared; it was declared that there are no changes to the existing driveway or parking lot. Jeff stated that in abundance of caution, since it is a public safety issue, the waiver would not be recommended and at least an exhibit shall be provided.

**ACTION: Motion was made by Robert Simpson and seconded by Robin Dingle to deny a waiver of SALDO Section 22-1004.12 and 22-1013.3 requiring clear sight triangles and associated covenants at the intersection of Gap View Rd. and Kesslersville Rd., and access drive entrances. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

As addressed in Comment #32 of the September 30, 2022 Ott Consulting review letter, a waiver is being requested, the Applicant's response was stated. Jeff would support deferral of the requirement for street trees as they were not part of the original park funding concept. Discussion ensued that additional park trees would be favored. Tony Borger, Recreation Board Chairman, noted that trees had been planted in the park previously under a Township grant however they were destroyed by children.

**ACTION: Motion was made by Robin Dingle and seconded by Robert Simpson to approve a deferral of SALDO Section 22-1019 requiring street trees. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. No comments. Motion approved. Vote 3-0.**

**Facilities Plan, as presented. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** Robin noted that maintenance is cheaper in long run to as opposed to system replacement. **Motion approved. Vote 3-0.**

13. Clean-Fill Ordinance

Secretary Pletchan directed the Commission to the summary prepared from the previous Commission comments stating that there are few minor typos that she found that needed to be addressed in the revision. Discussion ensued concerning the reasoning for the statement of a 10-foot threshold to establish a water-filled quarry; clarification was requested as to why this previous comment was not addressed by URDC. Sections 2D and 3E would require revision to remove this reference as a water-filled quarry is a direct connection to the groundwater and shall be protected more cautiously. It was also discussed whether crushed asbestos should be added to section 3E as a prohibited material; Commission Simpson did not feel that the material would cause concern as it would not be friable. Supervisor Jane Mellert commented that there was an October 31, 2021 grant deadline and the adoption of this ordinance is time sensitive. The Solicitor recommended moving the ordinance forward and addressing revisions once adopted; discussion ensued to be cautious in moving it forward. There was also concern expressed that the ordinance was different from that which went before the Environmental Advisory Board causing more caution. Robin also brought concern for the Site Plan needing to show the location of the drinking wells that are referenced in section 6C so those property owners can be made aware of the project and test accordingly. Section 6E would need to be revised to require all wells within 200 ft. from the subject tract location be shown on the Site Plan.

**ACTION: Motion was made by Robin Dingle and seconded by Glenn Geissing to recommend the Board of Supervisors approve the proposed Clean Fill Ordinance subject to the following conditions: 27-323.2.D shall be revised to remove the second sentence, 27-323.3.E shall be revised to remove the statement concerning 10-feet above the seasonally high water level, 27-323.6.E shall be revised to add the requirement to show drinking wells within 2000 square feet of the subject tract as referenced in Section 6C; and typos identified by the Zoning Officer shall be addressed. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public.** No comments. **Motion approved. Vote 3-0.**

14. Winery Definition

The Secretary summarized that Terry Kleintop has a lot of the background information regarding this matter. There are two options moved forward to the Commission by the Board of Supervisors for discussion. The Commission discussed the reasoning behind the definition revision. It was clarified that wineries are becoming more of a commercial enterprise as opposed to agricultural activity and are being proposed in the "Farm and

December 19, 2022 meeting. It was discussed that there are many agenda items pending which would be placed prior to CRG project as CRG was already provided consideration to be heard first at the October meeting. It was decided to approach CRG with the proposed date of January 9, 2023 at 7:00PM at the Fire Hall. The Secretary would contact CRG and the other members of the Commission accordingly and publish the meeting a week prior according to MPC requirements.

**PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:**

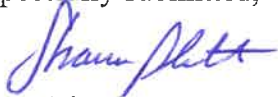
Requested by Paul. No comments.

**ADJOURNMENT:**

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

The meeting adjourned at 9:04 P.M.

Respectfully submitted,



Sharon Pletchan  
Planning Commission Secretary  
Plainfield Township