

Plainfield Township Planning Commission

6292 Sullivan Trail
Nazareth, PA 18064

Phone: 610-759-6944

Fax: 610-759-1999

MEETING AGENDA:

DATE: Monday, January 16, 2023 at 7:00 P.M.

LOCATION: Plainfield Township Municipal Building

ADDRESS: 6292 Sullivan Trail, Nazareth, PA 18064

Call to Order and the Pledge of Allegiance- Chairman, Paul Levits

REORGANIZATION:

1. Appointment of Chairman/Chairperson
2. Appointment of Vice Chairman/Chairperson

APPROVAL OF MINUTES:

1. Approval of the December 19, 2022 Regular Planning Commission Meeting Minutes

OLD BUSINESS:

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application
 - Application Received: **February 11, 2021**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**
2. PC-2021-009- CRG Services Management, LLC. (905 W. Pennsylvania Avenue, Pen Argyl, PA 18072)- Land Development / Subdivision Application
 - Application Received: **July 26, 2021**
 - Expires: **March 31, 2023 (extension approved)**
 - Special Meeting scheduled: February 13, 2023, 7:00PM, Plainfield Township Volunteer Fire Hall **Request to table, action needed**
3. PC-2022-015 - JVI, LLC/Green Knight Economic Development Corporation (45-65 Beers Way)- Land Development Application
 - Application Received: **September 26, 2022;**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**

4. PC-2022-014 - Crossroads OXO, LLC (5664 Sullivan Trail) - *Special Exception Application*
 - Application Received: **September 26, 2022**
 - Expires: **February 28, 2023**
 - ZHB Hearing scheduled: February 20, 2023
 - No resubmission received; **action needed**

5. PC-2022-012- WTDWG, LLC (271 E. 1st St. and 1564 Church Rd.)- *Minor Subdivision*
 - Application Received: **August 30, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**

6. PC-2022-017 – Clever Girl Winery (Pen Argyl Rd.) – *Land Development Application*
 - Application Received: **October 5, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**

7. PC-2022-019 – BH Paving Inc. (Pennsylvania Ave.) – *Land Development Application*
 - Application Received: **October 24, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**

8. PC-2022-009- Posh Properties (6669-75 Sullivan Trail)- *Land Development Application resubmission*
 - Application Received: **June 29, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**

9. PC-2022-010- RPM Metals Recycling (701 N. Broadway, Wind Gap, PA 18091)- *Special Exception/Site Plan*
 - Application Received: **July 7, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - ZHB Hearing scheduled: February 20, 2023
 - No resubmission received; **Request to table, action needed**

10. PC-2022-021 – Sencan Car Dealership (Blue Valley Drive) – *Land Development Application - NEW*
 - Application Received: **November 18, 2022**
 - Expires: **March 31, 2023 (extension approved)**
 - No resubmission received; **Request to table, action needed**

CURRENT/NEW BUSINESS:

1. Clean-Fill Ordinance – revised by BOS, final version for review, comment and **action for recommendation to the Board of Supervisors**
2. PC-2022-011- Daniel Zavala (1799 Pen Argyl Rd.)- Change of Use/Site Plan
 - Application Received: *August 30, 2022 (Tabled at 12/19/22 meeting)*
 - Expires: **February 28, 2023**
3. PC-2022-022 Grand Central Sanitation MRF Building – Land Development/Subdivision
 - Application Received: *December 16, 2022 (NEW)*
 - Expires: **March 16, 2023**
4. PC-2022-023 Colton RV – Land Development
 - Application Received: *December 16, 2022 (NEW)*
 - Expires: **March 16, 2023**
5. PC-2022-013- Plainfield Township Community Park (1280 Gap View Road) –Land Development Application
 - Application Received: *September 13, 2022 (RESUBMISSION)*
 - Expires: *Extension granted to* **March 31, 2023**
6. PC-2022-024 5664 Sullivan Trail – Angelo Napoli – Special Exception
 - Application Received: *December 19, 2022 (NEW)*
 - Expires: **February 2, 2023**
 - *ZHB Hearing scheduled: January 25, 2023*
7. PC-2022-025 Clever Girl Winery – Special Exception
 - Application Received: *December 19, 2022 (NEW)*
 - Expires: **February 2, 2023**
 - *ZHB Hearing scheduled: January 25, 2023*
8. Winery Definition – **action for recommendation to the Board of Supervisors**

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

ADJOURNMENT:

Pending Special Meeting scheduled for February 13, 2023 at 7:00PM at the Plainfield Volunteer Fire Company has been cancelled at the direction of the Applicant: CRG.

Next regular meeting scheduled for February 20, 2023 at 7:00PM the Plainfield Township Municipal Building