

PLAINFIELD TOWNSHIP

PLANNING COMMISSION MEETING MINUTES

Monday August 21, 2023

A meeting of the Plainfield Township Planning Commission was held on Monday, August 21, 2023, at the Plainfield Township Municipal Building, 6292 Sullivan Trail, Nazareth, PA 18064

Chairman Paul Levits called the meeting to order at 7:00 PM. The Pledge of Allegiance was performed.

ROLL CALL: The following Commissioners were present. Paul Levits, Robin Dingle, Terry Kleintop, and Glenn Geissinger. Also present were Solicitor David Backenstoe, Township Engineer, Jeff Ott, Township Traffic Engineer, Peter Terry, Township Manager Jeff Bartlett, and Township Secretary, Kelly Unangst. Absent: Robert Simpson

APPROVAL OF MINUTES:

Approval of the July 17, 2023, Planning Commission Meeting Minutes. A motion was made by Commissioner Geisinger and seconded by Commissioner Dingle to approve the July 17, 2023, Planning Commission Meeting Minutes. No questions or comments from the PC or from the audience. Vote: 4-0

OLD BUSINESS:

1. **PC-2021-015—N.A.P.E.R. Development Inc.** Site Grading Plan Land Development Application
2. **PC-2022-015—JVI LLC/Green Knight Economic Development Corp.** 45-65 Beers Way Land Development Application
3. **PC-2022-019—BH Paving Inc.** Pennsylvania Ave. Land Development Application
4. **PC-2022-021—Sencan Car Dealership** Blue Valley Dr. Land Development Application

A motion was made by Commissioner Kleintop and seconded by Commissioner Dingle to deny Planning Commission Submission numbers PC-2021-015, PC-2022-015, PC-2022-019, and PC-2022-021 due to the reasons set forth in the most recent Ott Engineering letters and lack of resubmission of plans unless resubmissions are received by August 31, 2023. No questions or comments from the PC or from the audience. Vote 4-0

5. **PC-2023-006 – 545 Abel Colony Road Minor Subdivision Sketch Plan**

Application Received: June 1, 2023,

Expires: September 1, 2023

Mr. Bryan L Ritter, President of Jena Engineering Corp., was hired by Mrs. Jei Floyd to assist her with a sketch plan for her property. Mrs. Floyd would like to split her property into three separate parcels. One parcel would be 2.1 acres, a second parcel would be 2.87 acres, and the

remainder would be the third parcel. Commissioner Kleintop asked if Mrs. Floyd's property line is next to the Little Bushkill Creek. Mrs. Floyd stated that there is a strip of land between her land and the creek. Commissioner Dingel asked if this was only a subdivision at this time. There is no land development planned currently. Mr. Ritter stated that Mrs. Floyd wants to be sure the Planning Commission approves how she would like to split her land prior to building a home and driveway on the smaller parcels. Township Engineer Jeff Ott reviewed his letter addressed to Mrs. Floyd and Mr. Ritter dated August 14, 2023. He stated that he feels as though this is a minor subdivision because it doesn't meet all the requirements for a major subdivision. Engineer Ott stated that the items he has listed in his review letter are things that the Planning Commission would expect to see on initial plans, not a sketch plan. Engineer Ott recommended that Mr. Ritter request a waiver for 22-1004.3.B. Engineer Ott asked the Planning Commission if they would want sidewalks to continue around the entire area of the cul-de-sac and if they would want the cul-de-sac to continue to Abel Colony Rd. Engineer Ott stated that in his professional opinion, he feels this would be excessive. Commissioner Dingle asked what the purpose of a cul-de-sac is and if there is a maximum of how many lots can be in 1 cul-de-sac. Engineer Ott stated that this project would not max out the cul-de-sac. Commissioner Kleintop asked Mrs. Floyd how much water the property takes on. Mrs. Floyd stated that she is not sure. The Planning Commission will review the sketch plan submitted by Mrs. Floyd and Mr. Ritter and reach out to the applicant.

6. PC-2021-009 - CRG Services Management, LLC 905 W. Pennsylvania Ave. Pen Argyl, PA
Application Received: July 26, 2021 **Expires:** August 31, 2023

Re-Submission Received: June 10, 2023

Resuming the review of the letter from Ott Engineering dated July 10, 2023, Mr. Matthew Chartrand, P.E. Bohler Engineering PA, LLC picked up from July 17, 2023 Planning Commission Meeting with number 16 under the Major Subdivision section of the letter.

16. **22-503.4.D.10 & 22-1003.6** -- Engineer Chartrand presented the Planning Commission with diagrams of potential driveway options. He originally requested a waiver for the width of the driveway, which he stated was denied. Engineer Chartrand, and Plainfield Township Traffic Engineer, Peter Terry reviewed the options being presented today. To meet the Township ordinance of a 30-foot maximum, Engineer Chartrand has reflected three different options. His concern is that by keeping the driveway entrance at 30 ft. trucks will most likely end up going over the curbing and grass. Commissioner Dingle has the concern that if there is a wider driveway, cars may go around trucks to get around them more quickly. Commissioner Kleintop stated that the size of the building is leaving less land to be able to accommodate the truck turning space. Engineer Chartrand disagreed that the building size doesn't cause the issue. He stated that any light industrial use that has tractor trailer deliveries is still going to have tractor trailers coming in and out of the driveway no matter the size of the building. If the Township doesn't permit a driveway larger than 30 ft wide, the size of the building is not going to change the truck turning space. Engineer Chartrand stated that in previously submitted driveway plans,

he suggested multiple driveways where trucks would enter at one driveway and exit at a different driveway. He stated that after a review by Engineer Terry, Mr. Terry did not think this was something the Township would want to see. Traffic Engineer Terry stated that the diagrams Engineer Chartrand has presented the Planning Commission with, are a compromise that allows the 30 ft wide driveway yet doesn't have truck drivers going up over curbing. Engineer Terry stated that in regard to safety, he is concerned that more traffic will use this route to cut through. Slower moving trucks combined with cars looking to take a short cut, present safety concerns. He feels having separate entrance and exit driveways for trucks isn't the best solution either. Engineer Terry stated that this is a difficult situation to rectify. Engineer Chartrand asked the Commission and engineers what they are most concerned about. Keeping the 30 ft width of the driveway with the understanding the trucks would need to make a wide swing and most likely be going over the curbing and grass, or having a wider driveway where going up and over the curb would not be an issue and the truck drivers wouldn't need to make a wide swing out. Commissioner Dingle stated another concern for a wider driveway would be that the trucks could go in and out of the driveways at faster speeds. Engineer Chartrand stated that with a 30 ft driveway entrance, the tractor trailers are going to have to almost come to a complete stop to turn in safely. Thus, stopping traffic on Industrial Dr. A wider driveway would allow them to proceed into the driveway more efficiently. Engineer Chartrand stated that they would not be coming in at 50 MPH, but not having to completely stop would allow for a more continuous flow of traffic. Commissioner Dingle stated that she appreciates what Engineer Chartrand has done and how he has presented multiple options. She feels the Planning Commission needs to look at these options and speak with both parties' engineers to find a solution that will be safe for the truck drivers and community traffic. Chairman Levits asked if the plans Engineer Chartrand presented for the driveway meets the intent of the Township driveway ordinance. Traffic Engineer Terry stated that yes, they do. Engineer Ott stated that section 22-1013.4.A.1 is a vague ordinance. The design with concrete curbing islands makes it safer for pedestrians because there is a pedestrian sidewalk in the area. Commissioner Dingle asked if there is a way to make the concrete islands safer for pedestrians. Commissioner Simpson asked if the concrete could be installed in a different color to distinguish pedestrian traffic vs. vehicular traffic. Engineer Terry stated that the colors could be different as well as texture. Chairman Levits stated that he feels the intent is there, but that further discussion is needed.

17. **22-503.6.D.3; 22-503.6.E; 22.503.11.B; 22.1009.2.D & 23.403.1.C.1.B** – Engineer Chartrand stated that they are no longer proposing access being taken off of Constitution Ave., so this is no longer applicable.

18. **22-503.7** -- Will comply

19. **22.503.7.E & 22.1016** -- Will comply

20. **22-503.11** – A through E – Will comply

21. **22-504.2 & 22.1011** – Will comply

22. **22-504.3.A & 22-1010** – Will comply

23. **22-504.7** – Will comply
24. **22-504.8 & 22-1004** – Will comply
25. **22-504.9** -- Will comply
26. **22-504.10; 22-1023; & 23-302** – Will comply
27. **22-504.12** – Will comply
28. **22-1003.2 & 6** – Previously covered on page 5 # 16.
29. **22-1004 & 22-1013.1** – Will comply
30. **22-1004.3.B & 22-1007.8** – Previously covered on page 5 # 17.
31. **22-1004.5** -- Previously covered on page 5 # 17. PennDOT is reviewing this.
32. **22-1004.6.E** – This was already required by PennDOT
33. **22-1004.12 & 22-1013.3** – Will comply
34. **22-1004.14** – Will comply
35. **22-1005.1** – The Board of Supervisors approved a deferral to defer the installation of curb beyond the proposed driveway along Route 512 as well as the entire frontage(s) of Speer Ave. and Constitution Ave at their October 12, 2022, meeting.
36. **22-1007 & 22-1013** – Will show even though it may not be developed until uses of these lots are decided upon.
37. **22-1007.9** – Planning Commission would like to see designs of retaining walls and stability.
38. **STORMWATER MANAGEMENT:**
 - A through F – Will comply
 - G. **22-1009.7.C** – Acted upon at July 2023 Meeting
 - H. **22.1009.7.E** – Previously approved
 - I. **22-1009.10.A** -- Previously approved
 - J through M – Will comply
 - O. **23-307-.9** -- Previously approved
 - P. **23-403.1.B.12** – Make suggestions and send to Solicitor Backenstoe
39. **22-1012** – Will comply
40. **22-1013.6** – Private access road
41. **22-1013.6** – Will comply

- 42. **22-1015.1.B** – Previously approved
- 43. **22-1015.1.B** – Planning Commission prefers 10 ft. wide blacktop trail on the South Side
- 44. **22-1015.1.D** –
- 45. **22-1015.1.H** – Will comply
- 46. **22-1015.1.H & 22-1015.2-3** -- Will comply. Double check with Bohler’s Traffic Engineer
- 47. **22-1017** – Naming Street
- 48. **22-1019** –

A. -- Bohler is planning for this. Engineer Ott stated that the street trees are not going to be able to be seen along the retaining wall area. Engineer Chartrand showed Commissioner Dingle their landscaping plan. The Planning Commission granted a partial waiver from 22-1019 which is having the applicant refrain from placing street trees along the retaining wall. The Planning Commission advised Engineer Chartrand to include this addendum on the next set of plans he presents to the Planning Commission in October of 2023.

B & C – Will comply

D. – Multiple proposed street tree species are not listed in **22-1019.1.A.3** – Engineer Chartrand requested a list of street trees that the Planning Commission will accept that are not on the Township’s approved list because the list of trees that are on the Township’s approved will not work in the area due to utilities. This is per Bohler’s landscape architects. They are proposing the following options: American Hornbee; Shadblow Serviceberry; Eastern Redbud; Kousa Dogwood; Crimson Cloud Hawthorn; and Jewel Cole Crabapple trees as options. The Planning Commission stated that most of these are shrubs. Commissioner Dingle suggested that Jason Smith review this list to clarify if there are better options based on the location of which they would be placed. Engineer Chartrand asked if a conditional waiver can be approved. Planning Commission would like to review with Jason Smith first.

E. – Previously discussed.

F. -- Will comply.

ZONING: All are being addressed.

Since Bohler is at this evening’s Planning Commission meeting, they are unable to submit updates today which is the submission deadline for September’s Planning Commission Meeting. They plan to return for the October 16, 2023, Planning Commission Meeting with revisions. Chairman Levits asked the Commission and audience if there were any questions for Engineer Chartrand. Bill Shenkle of Constitution Ave. asked if this project would affect him in any way. Engineer Chartrand stated that there is no longer going to be an access easement for the Township to access this property. At one time it was suggested that this easement could be placed off of Constitution Ave. but since has been removed from the plans. Engineer Chartrand informed Mr. Shenkle that they currently do not have any plans for their side of the property

along Constitution Ave. No driveways, access ways, etc. The Township does have dedicated Right-of-Way for utility purposes if needed. Chairman Levits stated that the Plainfield Township Planning Commission will need to request an extension since the current expiration date is October 31, 2023, and Bohler will not return to the Planning Commission until the October 16, 2023, Planning Commission Meeting. Engineer Chartrand stated he will discuss this with his client and get back to the Commission. Chairman Levits asked if there is an ordinance allowing truck drivers to park on Industrial Dr. Engineer Chartrand stated that there will not be any overnight trucks. The drivers will be coming in, dropping their trailers, and going, or coming in and picking up. Chairman Levits stated that this wouldn't stop truck drivers who are not delivering to other businesses or coming home and own their own rig from parking on Industrial Dr. Engineer Chartrand stated he would talk to his client about adding additional signage to the property to deter this from happening. Commissioner Kleintop asked if Engineer Chartrand could provide a copy of the power point presentation that he presented at the PTVFC. He stated he would look into that and get back to the Planning Commission. **A motion was made by Commissioner Kleintop and seconded by Commissioner Dingle to table PC-2021-009 until the October Planning Commission Meeting. No further questions from the Commission or from the audience. Vote: 4-0**

7. **PC-2022-023 – Colton RV – Land Development**

Application Received: December 16, 2022,
2023

Expires: September 30,

Resubmission Received: In time for August 21, 2023, Planning Commission Meeting

Terry DeGroot, P.E. Applicant's Engineer presented for Colton RV

Initially, the location of the propane tank was located in Plainfield Township. It has been moved and is now located in Bushkill Township. The proposed display area was both in Bushkill and Plainfield Township. This area has now been reduced to comply with Plainfield Township's requirements. The comment was made that only the building that was in Bushkill Township could count as the display area. Engineer DeGroot stated that adjustments have been made to meet Plainfield Township's requirements. Another issue was that the previous Zoning Officer, Sharon stated that Colton RV would need a variance for street lighting. Engineer DeGroot stated that the Board determined that this is not the case. Engineer DeGroot stated that they are in the final stages of finalizing plans with Bushkill Township. The shape of the building changed slightly, and Bushkill Township wanted to see those plans. They are working with Wind Gap Municipal Authority. They have obtained their sewer allocation. Bob Corby from the Department of Environmental Protection advised Engineer DeGroot to send a letter to both Bushkill and Plainfield Townships asking them if they are going to require a sewer plan. They already have the allocation and are waiting for a response from Plainfield Township. **A motion was made by Commissioner Simpson and seconded by Chairman Dingle to have the Supervisors provide Colton R.V. with a letter stating that the previous sewer plan that was submitted for the property when Kitchen Magic occupied the building is sufficient and**

Colton R.V. is not required to submit a new plan. No comments or questions from the Planning Commission or from the audience. Vote: 4-0

Engineer DeGroot stated that they are working with American Water Company to remove the easement across this property. Engineer DeGroot reviewed the August 14, 2023, Lot Consolidation & Land Development Plan Review Letter from Ott Engineering. Engineer DeGroot stated that they will comply with items 1 through 15 on page 1.

LOT CONSOLIDATION: Page 2

5. **22-703.3 & 22-703.5** -- Chairman Levits requested Engineer Ott's recommendations. He stated that a waiver for these sections would be adequate for him. **A motion was made by Commissioner Dingle and seconded by Commissioner Kleintop that the Planning Commission will accept the plans as they are currently on file. No questions or comments from the Commission or from the audience. Vote: 4-0**

7. **22-1004.11** – A motion was made by Commissioner Kleintop and seconded by Commissioner Geissinger to grant the applicant the requested waiver for section **22-1004.11** to the extent that the current easements are already shown on the plans. **No comments or questions from the Commission or from the audience. Vote: 4-0**

8. Will comply

LAND DEVELOPMENT: Page 3 – Engineer DeGroot stated that the items listed that are not waivers they will comply with.

LAND DEVELOPMENT: Page 4 – Items listed that are not waivers, they will comply with.

12. **22-503.4.D.7-8; 22-503.5.D.7-8; & 22-1008** – Engineer DeGroot asked the Planning Commission which they would prefer. Engineer Ott recommended taking the monetary payment. Chairman Levits stated the Planning Commission will accept the payment in the amount of \$ 6,019.10.

LAND DEVELOPMENT: Page 5

21. **22-1004.6.E** – Engineer DeGroot asked the Planning Commission to clarify their wants in this matter. After discussion among Commission members, Engineer Ott and Engineer DeGroot, **a motion was made by Commissioner Geissinger and seconded by Commissioner Dingle that the Planning Commission will recommend to the Board of Supervisors that there are no further improvements needed regarding 22-1004.6.E. No questions or comments from the Planning Commission or from the audience. Vote: 4-0**

STORMWATER MANAGERMENT: Page 5

24. (C) **22-1009.13** – Engineer DeGroot stated that any maintenance or repairs to the stormwater facilities will be taken care of by Colton R.V. There is an easement that gives Plainfield Township access if necessary.

24. (E) **23-401.3 & 23-403.1.B.12** – Engineer DeGroot stated that this will be reflected on their plan.

ZONING:

1. 1403 Jacobsburg Rd. is what Engineer DeGroot has reflected on the plans.
2. **27-409.3.I-J & 27-410.2** – Per Engineer DeGroot, this has already been noted on the cover sheet.

Engineer DeGroot began reviewing the waivers they requested that have not yet been decided upon by the Planning Commission as they are listed on the July 10, 2023, Terraform Engineering Letter to Plainfield Township.

1. **22-501 & 22-601** – A motion was made by Commissioner Geissinger and seconded by Commissioner Kleintop to grant the applicant’s waiver request for sections 22-501 & 22-601 to allow concurrent Preliminary/Final plan approval. No comments or questions from the Commission or from the audience. **Vote: 4-0**
2. **22-703.3 & 22-703.5** – This waiver was granted previously this evening under the Lot Consolidation Portion of Ott Engineering’s letter of August 14, 2023.
3. **22-1004.16** – A motion was made by Commissioner Kleintop and seconded by Commissioner Dingle to grant the applicant’s waiver request for section 22-1004.16. No comments or questions from the Commission or from the audience. **Vote: 4-0**
4. **22-503.2.B** – A motion was made by Commissioner Dingle and seconded by Commissioner Kleintop to grant the applicant’s waiver request or section 22-503.2.B. No comments or questions from the Commission or from the audience. **Vote: 4-0**
5. **22-503.4.C** – A motion was made by Commissioner Geissinger and seconded by Commissioner Dingle to grant the applicant’s waiver request for section 22-503.4.C. No comments or questions from the Commission or from the audience. **Vote: 4-0**
6. **22-1004.11** – This waiver was granted previously this evening under the Lot Consolidation Portion of Ott Engineering’s letter of August 14, 2023,
7. **22-1004.16** – This waiver was granted previously this evening under # 3 listed above.
8. **22-1005.2** – A motion was made by Commissioner Dingle and seconded by Commissioner Kleintop to grant the applicant’s waiver request for section 22-1005.2 to the requirements of PennDOT which is 18” deep. There were no comments or questions from the Commission or from the audience. **Vote: 4-0**
9. **22.1009.10.A** – A motion was made by Commissioner Geisinger and seconded by Commissioner Dingle to grant the applicant’s waiver request for section 22.1009.10.A. No comments or questions from the Commission or from the audience. **Vote: 4-0**
10. **22-1013.2** – This access area will be gated & for emergency incoming access only. This was previously granted for Kitchen Magic. Colton R.V. will be putting a gate at this access area. **A**

motion was made by Commissioner Dingle and seconded by Commissioner Kleintop to grant the applicant's waiver request for section 22-1013.2. No comments or questions from the Commission or from the audience. Vote: 4-0

11. **22-1013.4.A.1** – This waiver was granted previously for Kitchen Magic. **A motion was made by Commissioner Kleintop and seconded by Commissioner Dingle to move this waiver request to the Board of Supervisors for a decision with no recommendation. No comments or questions from the Commission or from the audience. Vote: 3-1 Nae – Glenn Geissinger**

12. **22-1019** – **A motion was made by Commissioner Dingle and seconded by Commissioner Kleintop to grant the applicant's waiver request for section 22-1019. No comments or questions from the Commission or from the audience. Vote: 4-0**

Engineer DeGroot has requested Preliminary/Final Conditional Approval of the Colton R.V. Project. Solicitor Backenstoe reviewed the list of requirements.

Northampton County Conservation District Letter – Pending

A motion was made by Commissioner Geissinger and seconded by Commissioner Dingle to grant the Preliminary/Final Conditional Approval of the Colton RV Planning Commission Submission # PC-2022-023 provided the applicant has met the conditions listed:

Planning Commission Recommendation Letter

Notification of Approval from the Lehigh Valley Planning Commission dated April 21, 2023

Northampton County Conservation District Letter

Confirmation of Approval of NPDES Permit

Comply with Conditions listed in the Ott Consulting Letter dated August 14, 2023

Comply with Conditions listed in the Sewage Enforcement Letter dated August 14, 2023

Comply with Conditions listed in the Zoning Officer Review Letter

NPDES Permit – Pending

Plainfield Township Volunteer Fire Co Letter – Engineer DeGroot stated that they have sent Chief Cortezzo a letter but have not received any feedback.

Owner's signature and notarization

No comments or questions from the Planning Commission or from the audience. Conditions were acceptable to the applicant. Vote: 4-0

A motion was made by Commissioner Kleintop and seconded by Commissioner Dingle to extend the expiration date to November 1, 2023, for Colton R.V. No comments or questions from the Planning Commission or from the audience. Vote: 4-0

CURRENT/NEW BUSINESS:

1. Review and Comments for Zoning Ordinance Amendment to Warehouses

Per Manager Bartlett, the amendment has gone to the LVPC and the Northampton County Planning Commission. It is being advertised for final approval in September. **A motion was made by Commissioner Dingle and seconded by Commissioner Kleintop to put a recommendation in to the Board of Supervisors to adopt the amendment for the Plainfield Township Warehouse Ordinance. No comments or questions from the Commission or from the audience. Vote: 4-0**

PUBLIC COMMENT: None

ADJOURNMENT:

Having no further business, a motion was made by Commissioner Geissinger and seconded by Commissioner Dingle to adjourn the August 21, 2023 Plainfield Township Planning Commission Meeting. No comments or questions from the Commission or from the audience. Vote: 4-0. Meeting adjourned at 10:35 PM.

Respectfully submitted,

Kelly Roth Unangst

Township Secretary