

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
April 8, 2026**

The monthly meeting of the Plainfield Township Board of Supervisors was held on Wednesday, April 8, 2026, at the Plainfield Township Municipal Building located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Glenn Borger, called the meeting to order at 6:00 P. M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Supervisors answered Roll Call: Chairman, Glenn Borger; Vice Chairman, Ken Field, Supervisor, Nolan Kemmerer; Supervisor, Jane Mellert and Supervisor, Paul Levits.

Also present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, Esq., Finance Director, Nicholas Steiner, and Township Engineer, Mike Muffley.

I. GUEST SPEAKERS/PRESENTATIONS:

1. Grand Central Sanitary Landfill (Waste Management) Monthly Update – Adrienne Fors:

Ms. Fors was not in attendance. Township Manager, Paige Stefanelli, indicated that Ms. Fors sent an email and noted that the average tonnages are hovering around 1,100 tons per day. No other updates were provided at this time.

2. Bohler Engineering- Manor Haven – Proposed Townhomes at Broadway Avenue and 8th Street – Mary Bachert, Project Manager:

Anthony Giovannini of Broughal & DeVito appeared on behalf of the applicant. Mary Bachert, Project Manager from Bohler Engineering, was also present, along with owner Santino Calantoni of Manor Haven.

Mr. Calantoni presented a concept for a residential development on a 21-acre lot that straddles the municipal boundary between Wind Gap Borough and Plainfield Township, with the majority of the parcel located in Wind Gap. Route 33 creates a physical barrier that effectively divides the two portions of the site. The development would be served by public water and sewer. Of the approximately 151 total units proposed, 22 would be located within Plainfield Township and 129 within Wind Gap Borough. Wind Gap Borough staff was described as generally supportive of the

project, and the applicants indicated they were appearing before the Board of Supervisors to gauge the Township's position before making any formal submissions. The Wind Gap portion of the development is currently permitted by right. The Plainfield Township portion is currently zoned BMC (Blue Mountain Conservation). The applicants stated they are seeking Board support for a rezoning that would accommodate the proposed use, or, alternatively, may need to apply for a use variance before the Zoning Hearing Board. Mr. Calantoni noted that the Lehigh Valley Planning Commission has identified a current shortage of approximately 9,500 residential units in the region, and that this type of starter home product is intended to help address that need. The applicant indicated that Mr. Calantoni has held the parcel since 1992 and has a demonstrated track record of successful residential development in Bethlehem Township and Forks Township.

Supervisor, Nolan Kemmerer, asked whether the applicant had considered constructing additional single-family dwellings rather than the proposed townhouse units. Ms. Bachert responded that development is more efficient on a contiguous area, and that the remaining open space is better suited to landscaping, stormwater management, and similar uses. Mr. Calantoni added that the proposed product fills a need for family-type starter homes in the area and that single-family homes are less desirable from a sales perspective. He clarified that the units would be for-sale townhouses, similar in character to Colonial Springs townhouses, and are not intended as rental units.

Supervisor, Jane Mellert, stated that the Board has worked to protect the BMC zone and that she has reviewed the designation on multiple occasions over the years and continues to believe it warrants protection. She expressed reservations about any rezoning of that area. Supervisor, Nolan Kemmerer, indicated he could support a rezoning to SR (Suburban Residential), but only if limited to single-family dwelling construction. Supervisor, Ken Field, expressed concern about spot zoning and stated that, without a designation consistent with adjacent properties, he is hesitant to support a change. Supervisor, Paul Levits, acknowledged the work done by prior boards to keep the area green and indicated he would not support a change under current circumstances, though he suggested that if a change were considered, a solution similar to what Supervisor, Nolan Kemmerer, described might be worth discussing. He noted the presence of trails and other open space features in the area. Mr. Calantoni responded that the subject parcel does not benefit from those amenities due to its separation from the broader BMC area.

Ms. Bachert directed the Board's attention to Exhibit D, noting that the small Plainfield Township portion of the site is physically cut off from the remainder of the BMC district by Route 33 and is not connected to any of the other land included in that designation.

Supervisor, Glenn Borger, stated he does not have objections to a rezoning given that Route 33 effectively severs the parcel from the contiguous BMC area, and questioned the rationale for withholding housing on that basis. He confirmed that the existing 10th Street access would remain. Supervisor, Jane Mellert, raised concerns about roadway impacts, including Broadway, and asked whether additional signage would be installed. Ms. Bachert responded that the project would be required to comply with all applicable PennDOT standards during the land development process and that the development would be managed by a homeowners association.

Supervisor, Glenn Borger, observed that there is open space in the vicinity of the powerlines. Ms. Bachert clarified that the applicant is not proposing maximum density, but rather a more cohesive development pattern that extends consistently across both municipal portions of the site. Supervisor, Nolan Kemmerer, noted that while there is considerable change involved in any rezoning, a modification to SR would represent a more incremental step. Mr. Calantoni acknowledged that a more restrictive designation would present challenges for the product.

Resident, Carlton Michaels, raised a question regarding school capacity impacts. Ms. Bachert indicated that analysis had not yet been conducted, as the purpose of the presentation was to gauge the Board's general position before advancing further. Mr. Michaels also expressed concern about traffic, estimating that 151 units could generate approximately 300 vehicles along Route 115, and expressed concern that this would compound existing congestion in that area.

Resident, Laurie Levits, asked whether the applicants were aware that 8th Street is very narrow and that the Constitution Avenue area is already a bottleneck with a history of accidents. Ms. Bachert responded that access would be via 8th Street and Broadway and that the project would need to comply with all PennDOT standards, including any required traffic analyses.

Supervisor, Paul Levits, inquired about steep slopes on the site. Ms. Bachert indicated that no studies or calculations have been completed to date but that the intent would be to comply with applicable ordinance requirements.

Supervisor, Glenn Borger, invited the applicants to take the Board's comments into consideration. Ms. Bachert stated that if the Board is supportive of a rezoning, the applicants would need a recommendation to proceed with a text amendment in coordination with the Township Solicitor. Any access road configuration would be subject to review and approval through the land development process. Supervisor, Nolan Kemmerer, reiterated that adding the parcel to the SR district would be the more appropriate path if a rezoning is pursued. Supervisor, Paul Levits, agreed that single-family construction would be more appropriate for the Township if any rezoning were to occur. Supervisor, Jane Mellert, indicated she is not inclined to

support a rezoning, but noted that if one were to occur, she would prefer it be limited to single-family use.

3. Northampton County Easement Discussion- Trail Connection at Stockertown Trail Head – Bryan Cope and Jim Milot:

Hanover Engineering representative, Jim Milot, was present on behalf of Northampton County to discuss a proposed easement related to the trail connection at the Stockertown Trail Head. Bryan Cope of Northampton County was unable to attend the meeting. Copies of the PennDOT plan related to the trail crossing were provided for the Board's review.

Mr. Milot explained that the original design called for flashing warning signs and push buttons at the trail crossing location, which was submitted to PennDOT for approval. PennDOT's reviewer indicated that an 8-foot shoulder must be assumed regardless of what physically exists in the field. As a result, PennDOT requires 25 feet from centerline, and the current configuration only provides 20 feet, creating a 5-foot deficiency. The push buttons would need to be located on Township property to satisfy that requirement.

Mr. Milot noted that the project team has also been coordinating with Donna Garrity and Met-Ed in connection with the installation. The Field property was initially approached for an easement but was not amenable. Adjustments were made based on Ms. Garrity's requests, though the plans provided this evening had not yet been updated to reflect those changes. Mr. Milot clarified that this easement matter is separate from the broader trail connection project.

Supervisor, Jane Mellert, noted that aials would have been helpful for context. Township Solicitor, David Backenstoe, asked whether the easement request originated with the County and sought clarification on the dimensions, noting that 25 feet from centerline translates to a 25-square-foot easement area. Mr. Milot confirmed that was correct, describing it as a standard roadway setback measured from centerline. Supervisor, Jane Mellert, expressed concern about traffic queuing from a nearby signal and questioned whether the crossing location is sufficiently distanced from it. Mr. Milot responded that congestion from the signal actually tends to slow vehicle speeds in that area, which improves safety conditions at the crossing.

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to authorize Township Manager, Paige Stefanelli, to execute the easement agreement, conditional upon final approval by the Township Solicitor, David Backenstoe.

The Board raised questions regarding the Township's potential legal liability in connection with the easement. It was noted that while there may be no compelling reason to site the push buttons in their proposed location and that alternative configurations may exist, the design has progressed to its current state. The Board questioned whether granting the easement and permitting the installation of safety infrastructure on Township property would increase the Township's exposure to liability. Township Solicitor, David Backenstoe, indicated he would review the matter to ensure the Township's interests are protected, and stated that any agreement should include an additional insured designation and an indemnification provision. Mr. Milot noted that Northampton County is the permit holder on the project.

Resident Brenda Stoudt asked whether the crossing would include a stop sign and whether vehicles would be required to stop. It was explained that the installation is a warning system intended to alert drivers to the presence of pedestrians, rather than a stop-controlled crossing. While pedestrians have the right of way, the system is designed to increase motorist awareness, and it remains the responsibility of the pedestrian to confirm that it is safe to cross before doing so.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

II. SECRETARY – PAIGE STEFANELLI:

1. Board of Supervisors Meeting Minutes- March 11, 2026 DRAFT:

ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve the draft Board of Supervisors Meeting Minutes dated March 11, 2026.

Supervisor, Jane Mellert, stressed that she made the motion on the Long Range Planning Committee matter per her personal recording before Supervisor, Nolan Kemmerer. Ms. Mellert indicated that she wants this changed.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

2. Consideration of Planning Commission Letter- Long Range Planning Commission Appointments- FYI:

ACTION: Motion was made by Jane Mellert to appoint Robin Dingle and Glenn Geissinger to the Long Range Planning Committee.

Supervisor, Nolan Kemmerer, indicated that there needs to be a public interview at a meeting for those appointments.

Ms. Mellert withdrew her motion. Interview times will be determined.

3. Discussion and Consideration of Board Appointments to Long Range Planning Committee:

ACTION: Motion was made by Nolan Kemmerer and seconded by Glenn Borger to appoint Jane Mellert and Paul Levits to the Long Range Planning Committee contingent upon the individuals partaking in interviews for the positions. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

III. FINANCE DIRECTOR – NICHOLAS STEINER:

1. Review and Approval of Treasurers Report including Accounts Payable (\$104,554.83):

ACTION: Motion was made by Ken Field and seconded by Paul Levits to approve the Treasurers Report including Accounts Payable in the amount of \$104,554.83. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

2. Acknowledgement of GASB Disclosure Information (Statements 67/68, 40, and 72):

The Board of Supervisors acknowledged the GASB Disclosure Information (Statements 67/68, 40, and 72).

3. Acknowledgement of Plainfield Township Non-Uniformed Pension Plan Statements:

The Board of Supervisors acknowledged the Plainfield Township Non-Uniformed Pension Plan Statements.

IV. TOWNSHIP ENGINEER – MIKE MUFFLEY:

A. Updates and Discussion:

1. Monthly Engineering Report:

Township Engineer, Michael Muffley, PE, of Hanover Engineering, provided the Board with an update on the Engineer's Report for the April 8, 2026 meeting. Mr. Muffley noted that Hanover Engineering continues to compile information regarding various projects that were in progress or anticipated to start prior to their appointment as Township Engineer.

Regarding road improvement projects, Mr. Muffley reported that discussion and development of scope of work is ongoing for both short-term and long-term road improvement projects, which also includes addressing various stormwater drainage issues along Township roads. A field visit was conducted with Township Road Master, Larry Sapone, and Jim Ackerman to review a comprehensive list of existing and new projects. Hanover Engineering is in the process of developing a prioritized scope of work for executing individual road projects, both in-house and contracted. Projects under consideration include Shady Lane surface treatment, Glass Street culvert replacement and rehabilitation, Sanders Road rehabilitation, Batts Switch Road resurfacing, Engler Road Phase 1 design and permitting, Hahn Road evaluation, Mud Run culvert replacement, Colony Lane wearing course, and various additional roads including David Drive, Jane Lane, Rudolph Road, Briar Road, Linwood Avenue, and Hawthorne Lane.

With respect to the Comprehensive Plan, Mr. Muffley advised that Hanover Engineering's planner has prepared a draft Operation Plan for the updated Comprehensive Plan, which includes a detailed scope of work, schedule, list of deliverables, and cost estimate. The final Operation Plan will be distributed to the Township Manager and Board upon completion. Mr. Muffley indicated that details are still being worked out and the plan is currently under internal review at Hanover Engineering.

Mr. Muffley also reported on active complaint responses, noting that Hanover Engineering has been working with Township Manager, Paige Stefanelli, and Road Foreman, Larry Sapone, on several stormwater-related complaints, including properties at 539 Belfast Road, 1141 Pleasant Drive, and 6601 Sullivan Trail.

Resident, Jeff Stoudt, asked whether a list of this year's road work is available. Mr. Muffley confirmed that the projects under consideration include Hahn Road, Glass Street, Shady Lane, and Engler Road, among others. Mr. Stoudt followed up by asking which projects are ready to go out to bid. Mr. Muffley responded that no projects have been advanced to the bid stage at this time, and that Hanover Engineering is actively working with Mr. Sapone and Jim Ackerman to develop that process.

B. For Consideration:

1. Township Engineer, Mike Muffley, had no items for consideration.

V. TOWNSHIP MANAGER – PAIGE STEFANELLI:

A. Personnel:

1. Township Manager, Paige Stefanelli, had no personnel items for discussion.

B. New Business:

1. Consideration of 2026 PSATS Proposed Resolutions and Nominations Report:

The Board discussed the consideration of the 2026 PSATS Proposed Resolutions and Nominations Report. Supervisor, Jane Mellert, noted that while she is generally agreeable to voting in accordance with the Board's established position, she raised the question of whether she would have the flexibility to adjust her vote if a compelling argument is presented on a particular resolution during the conference. She noted that attendees sometimes offer perspectives that may cause one to reconsider their position.

Supervisor, Glenn Borger, responded that the delegate's role is to vote in accordance with the position already supported by the full Board, and that individual delegates should not deviate from that position based on arguments heard at the conference. Supervisor, Mellert, maintained that outside speakers can raise valid points that are worth weighing. Supervisor, Borger, countered that the issue is that the full Board has not had the opportunity to weigh those same arguments, and that representing the Board's collectively established position is the purpose of sending a delegate.

ACTION: Motion was made by Ken Field and seconded by Glenn Borger to approve the 2026 PSATS Proposed Resolutions and Nominations Report and direct Supervisor, Jane Mellert, to vote on behalf of the Township per the approved Resolutions and Nominations Report.

Resident, Konrad Mellert, questioned who attended PSATS in the past from the Board of Supervisors. Supervisor, Nolan Kemmerer, indicated that he attended the boot camp through PSATS, but did not attend the Conference itself. Supervisor, Paul Levits, indicated he has not attended. Supervisor, Ken Field, indicated he has not attended. Chairman, Glenn Borger, indicated he has attended many PSATS conferences.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

2. Jr. Knights Baseball Recreation Rental Fee Waiver and Banner Placement Request:

Mr. Chris Sutton appeared on behalf of the Jr. Knights Baseball Club to present a request for a rental fee waiver and banner placement. Mr. Sutton explained that the organization has utilized Plainfield Township and Wind Gap fields for many years at minimal to no cost. The club is requesting a fee waiver in the amount of \$1,800.00 for the current season. The organization has 13 sponsors who collectively contribute to the maintenance of the fields. Five teams play within Plainfield Township, and all participants reside within the Pen Argyl School District.

As part of the sponsorship program, the club is also requesting permission to hang sponsor banners at the fields. Mr. Sutton explained the current fee structure, noting

that T-ball and rookie level participants are charged \$65.00 per child, while older age groups are charged \$85.00 per child. Without the fee waiver, the club would need to increase registration costs by approximately \$8.00 to \$14.00 per child. Participants are also subject to a mandatory \$50.00 fundraising requirement. Supervisor, Ken Field, asked where the fundraising proceeds are directed. Mr. Sutton responded that funds are used to purchase equipment such as helmets, catcher's gear, first aid kits, and baseballs.

Resident Ron DeCesare added that additional costs such as umpire fees and recreation fees can exceed \$100.00 per game at the higher levels of play, with youth-level umpire fees running \$65.00 per umpire per game. Mr. Sutton confirmed that the Jr. Knights Baseball Club is a registered nonprofit organization. Supervisor, Paul Levits, asked whether participants age out at 19. Mr. Sutton confirmed that 19 is the maximum age and that the youngest participants are 4 years old. The club currently has 142 children participating, representing an increase of approximately 40 percent over the past five years. Mr. Sutton noted that older players primarily utilize the Wind Gap fields, and that the club would also like to make use of the large field at Kessler'sville.

Supervisor, Glenn Borger, asked whether the fee waiver request is intended to be a permanent arrangement or a one-time request for the current season. Mr. Sutton clarified that the request is for the current season only.

Township Manager, Paige Stefanelli, noted for the Board's information that the Township has already purchased lime and infield mix in preparation for the fields.

ACTION: Motion was made by Ken Field and seconded by Jane Mellert to approve a fee waiver in the amount of \$1,800.00 for the current season.

Supervisor, Nolan Kemmerer, requested that the club use mesh banners rather than solid banners, noting that mesh material allows wind to pass through and would hold up better over time if the banners are to remain in place at the fields.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

3. Consideration of Approval for Lapp Structures Quote- Community Park Shed Replacement:

ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve the Community Park Shed Replacement, as presented.

Supervisor, Paul Levits, questioned whether additional quotes were obtained. Ms. Stefanelli indicated no other quotes were obtained due to the business being local and the total cost was below the phone bid threshold. Supervisor, Jane Mellert, questioned whether Ms. Stefanelli further requested the review of the Recreation Board. Ms.

- Stefanelli noted that the Recreation Board already recommended the shed replacement.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

4. Consideration of Advertisement for (3) Seasonal Road Department Employees:

Township Manager, Paige Stefanelli, indicated that she is now requesting only (2) seasonal positions to be fulfilled.

ACTION: Motion was made by Glenn Borger and seconded by Ken Field to advertise for (2) Seasonal Road Department Employees.

Supervisor, Paul Levits, requested the hourly rate and type of work. Ms. Stefanelli indicated the rate of pay will be \$25.00 and will mainly consist of mowing and weed whacking, but will be assisting the road department in any other capacity, as necessary.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

Ms. Mellert feels the hourly rate is too high.

5. Consideration of Grainger Quote for Wall Mounted Bulletin Board for Plainfield Township Fire Hall:

Ms. Stefanelli discussed the proposed bulletin board for the Fire Hall. She indicated that the Township utilizes the facility often, and that this bulletin board would assist in the proper legal posting of the meetings.

ACTION: Motion was made by Glenn Borger and seconded by Ken Field to approve the purchase of the Wall Mounted Bulletin Board for Plainfield Township Fire Hall from Grainger, as presented. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.*

6. Consideration of Approval of Tortoise and Hare 5k Race/Walk:

Ms. Stefanelli stated that there is a proposed event to take place in Plainfield Township for the Tortoise and Hare 5K Race. It is proposed to take place on Monday, May 25, 2026 from 6:30 A.M. to 12:00 P.M. Ms. Stefanelli recommended approved based on the following:

1. Coordination is required by Wind Gap Fire Company and they shall handle all road detours at 3rd Street & S. Lehigh, 3rd Street & Oak, and 3rd Street and

Midvale. Plainfield Township will only be covering road detours at Teels Rd & Longcore, Teels & Chandler, Delabole & Merwarth, Church & Knitters Hill, Church & Sandt, & Church & Abel Colony.

2. Written confirmation that PennDOT has issued a Special Event Permit (Form TE-300) as required if the race route will utilize roads that are owned and maintained by the Pennsylvania Department of Transportation (PennDOT)/the Commonwealth of Pennsylvania.

ACTION: Motion was made by Glenn Borger and seconded by Nolan Kemmerer to approve the Tortoise and Hare 5k Race/Walk conditioned upon coordination with Wind Gap Fire Company for road detours at 3rd Street & S. Lehigh, 3rd Street & Oak, and 3rd Street and Midvale and Plainfield Township Fire Company for road detours at Teels Rd & Longcore, Teels & Chandler, Delabole & Merwarth, Church & Knitters Hill, Church & Sandt, & Church & Abel Colony, and written confirmation that PennDOT has issued a Special Event Permit (Form TE-300) as required.

Solicitor Backenstoe requested Ms. Stefanelli to confirm that the Certificate of Insurance lists Plainfield Township as an additional insured.

Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

7. COSTARS Salt Contract for 2026-2027 Season- FYI:

Ms. Stefanelli indicated that the Salt Contract for the 2026-2027 Season has been successfully submitted per the March 15, 2026 deadline.

8. Discussion of Rental of Plainfield Township Farmland:

Supervisor, Paul Levits, requested a map showing the parcels of interest. He is in need of hard data to review. Supervisor, Jane Mellert, feels that the Board should allow Solicitor, David Backenstoe, to review the lease agreement amendments that the Township was discussing back in 2020. Ms. Mellert stressed that she would never do anything to harm the Farmers Association, rather, she feels the lease agreement is necessary to be updated.

ACTION: Motion was made by Nolan Kemmerer and seconded by Jane Mellert to amend the Board of Supervisors agenda. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to have Hanover Engineering create a map indicating the properties in question and to have Township Manager, Paige Stefanelli, send Solicitor, David

Backenstoe, the latest amendments of the lease agreement with the Farmers Association. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

9. Consideration to Rescind Appointment of Alternate Planning Commission Members:

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to Rescind the Appointments of Alternate Planning Commission Members Ryan Stull and Jonathan Itterly in order to bring the Board into compliance with Resolution 2025-21. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Solicitor, Dave Backenstoe, provided background of the issue, noting that the original resolution appointing the alternates was made in accordance with the MPC and applicable ordinances/resolutions. He referenced a subsequent resolution from 2026 that addressed the matter, and confirmed his legal opinion that the individuals remain seated unless removed in accordance with MPC requirements, which includes proper notice and a hearing. Solicitor Backenstoe added, however, that the appointments were made in violation of Resolution 2025-16's appointment policy, as the required interviews did not take place.

Solicitor, Dave Backenstoe, suggested the Board could first ask the individuals whether they would voluntarily resign. He further noted that if the individuals chose not to resign, the formal removal process, including advertisement and a hearing, would need to be followed. He also added that no acts were committed in violation of the MPC itself.

Solicitor, Dave Backenstoe, raised the question of whether the interview process was followed at the reorganization meeting, cautioning that if the Board pursues this matter for the alternates, it should apply the same standard to all appointments made at reorganization.

Township Manager, Paige Stefanelli, confirmed that no candidates were interviewed that were appointed at the reorganization meeting. Supervisor, Jane Mellert, asked whether oaths of office had been obtained for Itterly and Stull and requested copies of the Oath of Offices. Staff indicated that the oaths could be obtained via the appropriate request protocols. Supervisor, Jane Mellert, expressed that the appointment process should be revisited for anyone being considered for reappointment. Supervisor, Nolan Kemmerer, stated his position that all candidates should be interviewed.

Discussion followed regarding the Board's options. The Board discussed requesting voluntary resignations from those appointed at reorganization and the alternates, proceeding with a formal removal hearing, or continuing with the current appointments as-is. Solicitor, Dave Backenstoe, acknowledged the resolution is

flawed but emphasized that the requirements are clear and that the reorganization meeting appointments are similarly in violation.

Supervisor, Paul Levits, rescinded his motion to allow additional time for review and discussion. Supervisor, Jane Mellert, withdrew her second to the motion.

Resident, Jeff Stoudt, asked whether the Board had an obligation to take action given that it has now been established that these individuals were appointed in violation.

Supervisor, Jane Mellert, stated she would like to review the previously rescinded resolution related to the prior appointment. Solicitor, Dave Backenstoe, noted for the record that the Board acted within state law, which is an important distinction.

VI. SOLICITOR'S REPORT – (DAVID BACKENSTOE, ESQ.):

1. Discussion and Possible Action on Plan Review Submissions and Time Extensions for RPM Metals, Inc. and N.A.P.E.R. Development Corporation:

Township Solicitor, Dave Backenstoe, indicated that Mr. Nolan Perin withdrew the plan for NAPER Land Development, further identified as PC-2021-015. As a result, that matter is no longer before the Board for discussion.

Solicitor, Dave Backenstoe, provided a summary overview of the RPM Metals, Inc. application, which is currently before the Township for consideration. Given the extended period of inactivity and the potential for conditions on the site to have changed since the 2023 plan was submitted, Zoning Officer, Liz Amato, Township Manager, Paige Stefanelli, and Engineer, Mike Muffley, will conduct an on-site inspection of the property. The inspection will be based on the most current site plan, dated February 13, 2023, and the Township's current interpretation of the Zoning Ordinance.

The purpose of the inspection is to determine whether conditions at the site have materially changed since the 2023 plan was submitted, to assess whether Zoning Hearing Board relief remains necessary under the Township's current ordinance interpretation or whether the use may be addressed differently, and to generate an updated review letter to replace the prior Ott Consulting review, providing a current baseline for any Zoning Hearing Board or Planning Commission proceedings. The outcome of Zoning Officer, Liz Amato's, inspection and review letter will inform whether the full scope of the original Zoning Hearing Board application remains applicable, or whether the required relief should be recharacterized.

ACTION: Motion was made by Paul Levits and seconded by Glenn Borger to accept the withdrawal of PC-2021-015. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

2. LVPC Zoning Ordinance Amendment Correspondence- Data Centers- FYI:

This matter was an FYI only.

3. Public Hearing and Consideration of Adoption of Ordinance No. 432 regarding Data Centers:

At this time, the public hearing was conducted. Solicitor, Dave Backenstoe, stated that the matter was properly advertised. The Township received reviews and comments from the Lehigh Valley Planning Commission and the Plainfield Planning Commission. Two complimentary letters were received from both the Planning Commission and the Lehigh Valley Planning Commission. Solicitor, Dave Backenstoe, read through the Lehigh Valley Planning Commission letter and the proposed ordinance.

Supervisor, Jane Mellert, felt that the Lehigh Valley Planning Commission letter was very good, including excellent recommendations on amendments, and would like those recommendations to be taken into consideration in the future.

ACTION: Motion was made by Ken Field and seconded by Jane Mellert to adopt Ordinance No. 432, as advertised. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Supervisor, Paul Levits, noted that Allen Township recently approved a data center, and that cooling systems are now closed loop, meaning they are not drawing water from an existing source.

Motion approved. Vote 5-0.

4. LVPC Zoning Ordinance Amendment Correspondence- Solar Energy Systems- FYI:

This matter was an FYI only.

5. Public Hearing and Consideration of Adoption of Ordinance No. 433 regarding Solar Energy Systems:

At this time, the public hearing was conducted. Solicitor, Dave Backenstoe, stated that Zoning Officer, Liz Amato, and Township Manager, Paige Stefanelli, did an excellent job drafting the ordinances and putting together all of the regulations articulated to the Township. He noted that the ordinance was properly advertised two successive times, no less than seven days and no more than thirty days prior to the hearing, in the Morning Call. The Lehigh Valley Planning Commission letter, Planning Commission letter, and filing with the law library were all completed as required. A complimentary letter was received from the Lehigh Valley Planning Commission. Solicitor, Dave Backenstoe, read through the proposed ordinance.

Supervisor, Jane Mellert, noted that the Lehigh Valley Planning Commission also recommended that the Township consider additional amendments pertaining to decommissioning and farmland preservation.

Solicitor, Dave Backenstoe, noted that decommissioning is a very important consideration. Engineer, Mike Muffley, commented that the Board of Supervisors would need to approve a decommissioning plan to the satisfaction of the Township.

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to adopt Ordinance No. 433, as advertised. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

6. Discussion and Consideration of Intermunicipal Agreement with Pen Argyl Municipal Authority:

Solicitor, Dave Backenstoe, provided background on the matter, noting that at one point, Entech was working on an amendment to the Act 537 Plan. It was later determined that the plan was not properly advertised. He noted, however, that the Township was not legally required to complete another plan as a result. Despite this, the Department of Environmental Protection indicated to the Township that an intermunicipal agreement with Plainfield Township would be required if the Township does not have an Act 537 Plan in place.

Solicitor, Dave Backenstoe, noted that the Township does have existing intermunicipal agreements with the Pen Argyl Municipal Authority. Township Manager, Paige Stefanelli, asked Solicitor, Dave Backenstoe, to work on bringing those agreements up to date. Solicitor, Dave Backenstoe, noted that the Solicitor for Pen Argyl Municipal Authority was not enthusiastic about updating the agreement, which presents an interesting dilemma for the Township, particularly with respect to how the Department of Environmental Protection may respond if Pen Argyl is unwilling to cooperate.

Solicitor, Dave Backenstoe, and Township Manager, Paige Stefanelli, agreed to schedule a meeting with the Department of Environmental Protection to discuss the matter further. Supervisor, Jane Mellert, indicated that she would like to be present for that meeting.

7. Travel Inn Update- 499 E Moorestown Road:

Solicitor, Dave Backenstoe, reported that the property at 499 E. Moorestown Road went up for tax sale. A petition was received confirming that the property is scheduled to be listed the following Wednesday. Solicitor, Dave Backenstoe, indicated that he would like to attend to observe the proceedings and identify who shows up. He noted that the Township has liens of record on the property and will report back to the Board thereafter.

8. NBMA v. Plainfield Township- Update:

Solicitor, Dave Backenstoe, reported that he sent out an email to the Board regarding the NBMA matter. He noted that the Township filed its cross motion and motion for summary judgment, and that the opposing party has since filed a counter. Solicitor, Dave Backenstoe, noted that the Township's brief is well prepared and contains a significant amount of supporting information.

VII. ROAD REPORT, PLANNING and ZONING REPORT, RECREATION BOARD AND FIRE COMPANY and AMBULANCE REPORTS:

1. Planning and Zoning Report – March 2026
2. Road Department Report– March 2026
3. Fire Company and Ambulance Report– March 2026
4. Recreation Board Report- Brianne Kemmerer– None

ACTION: Motion was made by Ken Field and seconded by Nolan Kemmerer to approve the Planning and Zoning Report, Road Department Report, and Fire Company and Ambulance Report for March 2026. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.*

VIII. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Report– March 2026

ACTION: Motion was made by Nolan Kemmerer and seconded by Ken Field to approve the Slate Belt Regional Police Department Report for March 2026. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.*

2. Slate Belt Regional Police Department Feasibility Project– *Tabled*

IX. CITIZENS AGENDA/NON-AGENDA ITEMS:

1. Millie Beahn- Resident, Millie Beahn, asked about Waste Management and whether the Township had reviewed their information, specifically regarding the host agreement and the true up check. Township Manager, Paige Stefanelli, provided an overview of the host agreement and explained that the true up check is intended to cover the promised amount from Waste Management to Plainfield Township.

X. BOARD OF SUPERVISORS REPORTS:

- Glenn Borger- Nothing to report.
- Ken Field- Nothing to report.
- Nolan Kemmerer- Nothing to report.
- Paul Levits- Mr. Levits requested an executive session to discuss personnel.
- Jane Mellert- Supervisor, Jane Mellert, requested that police officers present be listed in the minutes. Ms. Mellert attended the LVPC meeting. It was noted that regulations increase building and housing costs by 30%. The regulations changed in 2004 which was noted at the meeting. She also discussed bridges and related matters. Supervisor, Jane Mellert, indicated that she will follow up with an email to the Board regarding these topics.

ADJOURNMENT:

Having no further business to come before the Board of Supervisors, the motion was made by ken and seconded by nolan to adjourn the meeting. Motion approved. Vote 5-0.

The meeting adjourned at 8:50 pm.

At 8:53 P.M., the Board recessed into Executive Session at the conclusion of the meeting pertaining to personnel matters. The Executive Session concluded at 9:27 P.M.

Respectfully submitted,



Paige Stefanelli
Township Manager
Plainfield Township