

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISOR'S MEETING
AUGUST 13, 2025**

The regular monthly meeting of the Plainfield Township Board of Supervisors was held on Wednesday, August 13, 2025 at the Plainfield Township Fire Hall, located at 6480 Sullivan Trail, Wind Gap, PA 18091.

Chairman, Ken Field, 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, Ken Field, Vice Chairman, Glenn Borger, Supervisor, Nolan Kemmerer, Supervisor, Jonathan Itterly, and Supervisor, Kenneth Fairchild.

Also present were Township Manager, Paige Stefanelli, Solicitor, David Backenstoe, Esq., Township Engineer Representative, Dave Crowther and Kevin Harwick, P.E., and Secretary/Permit Coordinator, Amy Kahler.

Approximately 49 members of the public were in attendance.

IV. GUEST SPEAKERS/PRESENTATIONS:

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

Waste Management Representative, Ms. Adrienne Fors, provided a monthly update about Grand Central Sanitary Landfill. Ms. Fors advised that Waste Management has been averaging about 2100 tons per day, and the final cap for cell 17 and 18 will be installed over the next couple months. There will be another ribbon cutting for the Recycling Facility coming up to contact Adrienne if you are interested in attending.

Strategic Solutions Report Review regarding the Rezoning Request submitted by Waste Management – John Trant, Esq., AICP, CZO, ASLA:

John Trant, Esq., AICP, CZO, ASLA provided a report review regarding the rezoning request submitted by Waste Management.

President and CEO of Strategic Solutions provided a background on himself and then provided a summary of the documents and information that Strategic Solutions reviewed and provided the Township with a report. Mr. Trant indicated that he had the submission from Waste Management received by the Township in September 2024, comment letters, minutes, documentation from DEP, Lehigh Valley Planning Commission, and the Comprehensive Plan and that Waste

Management is looking to have consistency for the potential newly proposed landfill. Mr. Trant indicated that Strategic Solutions reviewed the land usage, zoning map, and what is being requested from Waste Management. Mr. Trant indicated that there are no other areas zoned within the Township as a Solid Waste District. He indicated that Waste Management submitted all the information regarding buffering, setbacks, use of access roads, and a management plan to include 10-year plan and recycling goals.

Mr. Trant indicated that some suggestions for improvements to consider are environmental impacts, infrastructure capacity, community input and public sentiment. Mr. Trant indicated that Conditional Use would give the Township the ability to hear opinions of the public. Mr. Trant indicating regarding the Steep Slope request of exemption, to consider tailoring measurements, and look at site specific impact evaluations. Mr. Trant indicated he understands that the staff are there, and this would have less impact than building a brand-new landfill elsewhere, and the cost it could incur to establish everything new.

Mr. Trant indicated that Waste Management follows the current landfill regulations and completes all testing and permitting requirements. By utilizing the adjacent property, it could be consistent with operations, surrounding areas are low density and do not encroach onto the town. Mr. Trant indicated that the Board of Supervisors can add conditions to approvals to include requirements or additional setbacks to residential properties, including buffering with Evergreen trees, and amending operations times. Along with those also include a litter control plan, emergency access study and traffic study every 5 years. Mr. Trant also indicated that this process is only 1 piece, there will be other pieces of the puzzle that need to be gathered and put together.

Supervisor, Glenn Borger, inquired if Mr. Trant spoke with anyone from Plainfield Township Supervisors or Planning Commission. Was the letter from the Planning Commission members also included in the submissions. Mr. Trant advised that he did not speak with personnel, they reviewed the information that was received, if they interview staff or residents, that is biased information, but they did review the letters that have been submitted. Supervisor, Glenn Borger, asked Mr. Trant what is offered in the trainings. Mr. Trant indicated that he offers guidance and assistance in structuring meetings/agendas, how they run the meetings, and delegating approvals and recommendations. Supervisor, Glenn Borger, then inquired in reviewing of the LVPC review letter that was received, did this review give you an opinion of how Plainfield Township should proceed with the Waste Management Re-Zoning request. Mr. Trant indicated that the review letter did have valid points, but he had indicated that they are recommendations.

Resident, Wayne Muller, inquired about the cost of the report that was provided to Plainfield Township by Strategic Solutions. Mr. Trant and Township Manager, Paige Stefanelli, confirmed that 1 invoice was received for the work provided, which provided about 21 hours of work at the cost of \$4,145.00.

Resident, JR Renna, inquired if the review or comments from July 21, 2025, LVPC public review have been received and taken into consideration. Mr. Trant indicated that the information has not been received nor published that he is aware of. Mr. Renna also inquired how the work that was performed by Strategic Solutions differed from the review completed by the Plainfield Township Planning Commission. Mr. Renna also inquired how shrubs and trees would be considered in the

buffer areas as these items would not eliminate the sound or odor that comes from the current landfill site. Mr. Trant indicated that he is unsure of the procedures and how the current Planning Commission commissions reviews items, and that he is a Professional Planner and reviewed the submission based on the application. Mr. Trant also provided that as for the buffering scenarios, you will most likely never eliminate sound or odor, but you want to lessen as much as possible.

Commissioner, Robin Dingle, expressed her opinion and review of the Waste Management Rezoning request indicating that in Mr. Trant's review he had indicated that his review is that the new proposed landfill will be permitted just as the current landfill is permitted. Ms. Dingle indicated that it is incorrect as Waste Management will not be utilizing the same infrastructure and stormwater plan as this is a whole new lot and area, and the information is misleading. Mr. Trant indicated that there is no other part of Plainfield Township that is zoned currently as Solid Waste District and the application that has been submitted by Waste Management includes all of the information that is necessary for the request, along with requested amendments, which would also be requested by any applicant. Ms. Dingle indicated that they are placing at least a 10-year program with the current rezoning request. Commissioner, Ms. Dingle, indicated that everyone is indicating the needs regionally, but no other considerations are being discussed regionally, they indicated within the Township or within a 90-mile radius, why can we not look at areas regionally. Mr. Trant provided information that when looking at the planning review, you do not utilize the financial plan, there are 6 other landfills located within surrounding counties, but you need to look at acres, land around those acres, the slope of the land and what it is made up of. Commissioner, Robin Dingle, indicated that other counties and municipalities that have the Solid Waste District do not have or have not been provided with rezoning request of that district. Ms. Dingle indicated that when reviewing documents regional levels should also be reviewed. Commissioner, Robin Dingle, expressed her concerns about zoning appropriateness, with the request of rezoning, there is wells, slopes near a major creek, environmental concerns, public health concerns that have not been reviewed by a study or looked into further. Also, in regard to the safeguards of buffering, it has been recommended that a landfill should not be within 2 miles of residential properties review of the potential future developments of those surrounding areas of the proposed landfill request show a potential issue. Commissioner, Robin Dingle, expressed concerns about PFAS testing and monitoring and the health concerns that seem to be growing, these items are not regulated by the state.

Mr. Trant indicated that the county landfill study that was conducted did not require you to look at municipalities, you need to look at the municipality and its four corners. Commissioner, Robin Dingle, comments that Mr. Trant and his company were hired to review the information and provide feedback to assist our Township and what is in the best interest of Plainfield Township. Mr. Trant advised that he was asked to evaluate the submission that was received from Waste Management for a Rezoning request along with additional documentation that was supplied to him by the Township Manager, Paige Stefanelli.

Resident, Hope Cotturo, indicated that she resides in Washington Township near the proposed landfill. Ms. Cotturo requested clarification of the definitions and why this would not be considered a new landfill as this is not joined with the current landfill, also has the application been received from the current owner of the property or Waste Management. Mr. Trant indicated that generally the rezoning request is near or adjoining the current property, since there are no other zoning districts between the parcels this can still be a rezoning request and not considered a

new submission. Ms. Cotturo, questioned if the Board of Supervisors' decision is final. Mr. Trant advised that there are public steps that need to take place, approvals and further submissions if approved to different Township personnel. Ms. Cotturo inquired if Plainfield Township chose to not proceed with the expansion, where the trash collected in Plainfield Township would be placed. Mr. Trant indicated that Strategic Solutions did not review that information as it was not part of the request, and anyone that conducts a review would need to review the four corners of the Municipality for the use being requested, he also indicated that whoever could proceed with a Swap of Use with another adjoining municipality, but it is not required.

Resident, Jane Mellert, reviewed a list of documents from a 1988 Comprehensive Plan that was completed and approved in Plainfield Township, this was with the assistance of a 10-person study group that was established. Mr. Trant indicated that the information provided during that study would be irrelevant since another Comprehensive Plan has been approved. Mrs. Mellert asked if Strategic Solutions received a copy of the trail easement that is shared by Waste Management and if Mr. Trant has toured the proposed new landfill site. Mr. Trant indicated that he had not reviewed the easement as it was not part of the submission and he toured the site along with surrounding area.

Resident, Jane Mellert, indicated that the Waste Management Application for Rezoning is being called a rezoning request, why is this not actually called an expansion request. Mr. Trant indicated that it is an expansion of the Solid Waste District and there are no other zoning districts between the current zoned district and the proposed district. Mrs. Mellert questioned the reference regarding the road infrastructure; would this be for the new proposed site. Mr. Trant indicated that this was in general, not either site. Mrs. Mellert asked if Mr. Trant or his company was provided with a copy of the Easement that is shared on the current Waste Management site with Plainfield Township, and how this will be worked in with the new contract with Waste Management if approved. Mrs. Mellert asked if the PA DEP has provided written documentation that the Waste Management Request is reviewed in their purview as an expansion. Mr. Trant indicated that he has not been provided with any documents of such. Mrs. Mellert indicated to Mr. Trant that Strategic Solutions did not provide a review of property values. Mr. Trant indicated that property values are not considered a zoning issue to review. Ms. Mellert asked if the submission to Strategic Solutions, included the letter from Washington Township. Mrs. Mellert also asked if a zoning district fills up, and if someone wants to rezone a parcel the Township is not required to do so. Mr. Trant indicated that the Washington Township letter was not in the submission packet, and that in regard to a filled zoning district is incorrect. There are requirements that need to be met with Districts etc. Mrs. Mellert also indicated that the waste that is picked up within our Township is not delivered to the current Waste Management facility located within the Township. Mrs. Mellert asked Mr. Trant if he would suggest waiting on changing the suggested zoning district until a final review of all of the districts in Plainfield Township are reviewed and looked at. Mr. Trant indicated he would not suggest waiting. All residents within Plainfield Township have the right to request rezoning of a parcel they own. Mrs. Mellert also indicated that the potential proposed site is near a historical area, and the Historical Society is trying to preserve the area, but it has not been at this point in time. She also indicated that Waste Management is contracted and should not be receiving more than 1,500 tons

per day per the contracted tonnage and that the other trash companies do follow their allotted tonnage.

Resident, Carlton Michaels, questioned what the financial impact would be if the expansion is not approved. Mr. Trant indicated that Strategic Solutions did not review that as the request for rezoning does not have an impact of the financial aspect. Mr. Michaels commented about the complaints from residents about paying their trash bills, but no one is complaining about their money going towards paying the bills to fight the Sludge.

Resident, Bob Krome, asked Mr. Trant about how many zoning review recommendations he completes on a yearly basis and how many of those requests are based on Solid Waste District rezoning. Mr. Trant advised that he has not had any reviews for Solid Waste. Mr. Trant advised that the review was not based on community comments and reviews are based on the Zoning and Planning aspects of a submittal, not comments from the community. Mr. Trant indicated they are reviewed but opinions of residents are not considered.

Resident, JR Renna, asked if other landfills in the area met capacity, would we also have to accept their trash at our landfill, which is in Plainfield Township. Mr. Trant indicated that would not be part of his review but the Township can make sure when approving all the other permits that are required, to include items.

Resident, Patty Shukaitis, reconfirmed that Strategic Solutions feels they have received adequate information from the Plainfield Township Board of Supervisors, Ms. Shukaitis, feels that the Plainfield Township Planning Commission provided a thorough review which also included resident comment letters. Mr. Trant indicated that yes, they did a review and provided comments on all areas, but the submission is for a rezoning request, and the resident comment letters have no legal stand on a decision.

Resident, Paul Levits, commented that he has some points of discussion: is this submission an expansion or would the submission be considered a new project, as it is combining parcels and requesting a different district. Mr. Levits expressed that the Planning Commission had completed numerous meetings with reviews including all areas and information received. Mr. Levits asked how Strategic Solutions developed a scope and what exact information was determined to be crucial. Mr. Trant indicated the request is for a planning and zoning perspective review. Township Manager, Paige Stefanelli, indicated that the consultation took place with the following parties, Strategic Solutions, Representatives from Keystone Consulting Engineering, Township Manager, and the Township Solicitor. Mr. Levits asked why the surrounding Townships/Boroughs are not being reviewed and assessed to have a Solid Waste District. Mr. Trant provided information that all Townships have to have a Solid Waste District. Mr. Levits commented that his interpretation of the review that was provided from Strategic Solutions is pro for the Rezoning request received by Waste Management, instead of a review that provides the best interest of Plainfield Township. Mr. Levits indicated that there were no outside issues, no scope, and no interviews with Board members, Planning Commission members, or residents. Mr. Levits asked if Mr. Trant would bring his family within 2 miles of a landfill.

Resident, Millie Beahn, expressed that there are environmental concerns beyond zoning. Ms. Beahn indicated that there are other landfills that have had fires and now Waste Management wants to expand and increase our chances of fires happening, how would it be taken care of if a fire breaks out at the current landfill.

Resident, Jane Mellert, indicated that a public hearing is scheduled for August 27, 2025, the Planning Commission is scheduled for August 18, 2025, the Planning Commission members are not able to review the information and provide the Board of Supervisors with their decision. Mrs. Mellert stated that the Waste Management submission should be considered an expansion, and that the documents of review should have also included the Easement that is in place and the 1988 Study that had been conducted. Mrs. Mellert indicated that the residents are speaking out and what they say do matter.

Resident, Paul Romano, stated that he had purchased his property 40 years ago, and his property value has not decreased. Mr. Romano indicated that the Board of Supervisors are doing their best. Mr. Romano indicated that you are worried that they have not received all of the information needed but also worried about the cost. Solicitor Backenstoe confirmed that all the appropriate information was provided to Strategic Solutions from the submission request by Waste Management.

Resident, Robin Dingle, asked Mr. Trant if the rezoning request/extension of the Solid Waste District was not received, we would not be required to expand if Waste Management closes. Ms. Dingle expressed that other sites could have been looked at and assessed. Ms. Dingle inquired if per the review Strategic Solutions suggests that Plainfield Township hire an additional consultant to evaluate environmental concerns. Ms. Dingle indicated that it seems that the review is based on Zoning review/concerns, but what about the concerns that impact the public. Ms. Dingle feels that Strategic Solutions had not received all the pertinent information for a full review to address concerns and issues that the public is stating.

Resident, Wayne Muller, feels that an in-depth analysis be completed for all areas of concern not just a zoning review. Mr. Muller asked Mr. Trant how he came up with to review and what the zoning district purposes are.

Resident, Ed Wolven, questioned having the parcel rezoned that Waste Management is requesting, could this not set a precedence, for other property owners. Mr. Trant indicated that any property owner is able to ask for rezoning of their parcel and they would have to go over the same process.

Resident, Konrad Mellert, asked what portion of the acreage would be considered fair share and how far away a landfill should be from residential locations. Mr. Trant indicated that the fair share information was analyzed, and the recommendation would be to have a 500-foot buffer from a landfill to residential areas.

Resident, Jane Mellert, referenced the study that was conducted in 1988 and how when that study was conducted, they did look at the 4 corners.

V. SECRETARY – AMY KAHLER:

1. Board of Supervisors Meeting Minutes- July 9, 2025- DRAFT:

ACTION: Motion was made by Nolan Kemmerer and seconded by Kenneth Fairchild to approve the Board of Supervisors Meeting Minutes for July 9, 2025. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

2. Board of Supervisors Meeting Minutes- July 24, 2025- DRAFT:

ACTION: Motion was made by Kenneth Fairchild and seconded by Kenneth Field to approve the Board of Supervisors Meeting Minutes for July 24, 2025. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

VI. FINANCE DIRECTOR – NICHOLAS STEINER:

1. Review and Approval of Accounts Payable and Monthly Treasurer's Report:

ACTION: Motion was made by Nolan Kemmerer and seconded by Jonathan Itterly to approve the Accounts Payable and Monthly Treasurer's Report in the amount of \$115,418.55. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Robin Dingle asked if the report was complete that she had asked about the breakdown of payments received from third party agencies, Township Manager, Paige Stefanelli, indicated that it has been completed and it will be provided to her.

Motion approved. Vote 5-0.

VIII. TOWNSHIP MANAGER – PAIGE STEFANELLI:

A. New Business:

1. Acknowledgement of Correspondence from Pen Argyl Borough Solicitor, Peter Layman:

Township Manager, Paige Stefanelli, advised that Correspondence was received from Pen Argyl Borough Solicitor, Peter Layman and provided to all the Board of Supervisors.

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

1. Planning and Zoning Report - July 2025:

2. Road Department Report- July 2025:

3. Fire Company and Ambulance Report- July 2025:

ACTION: Motion was made by Kenneth Fairchild and seconded by Kenneth Field to accept the July 2025 Planning and Zoning Report, July 2025 Road Department Report, and the July 2025 Fire Company and Ambulance Report. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

XII. CITIZEN'S AGENDA/NON-AGENDA (*Only persons who have signed the Sign-In Sheet by 6:15 PM will be allowed to speak. There is a 5-minute time limit for speakers*):

- **Carlton Michaels**

Mr. Carlton Michaels expressed his gratitude towards the staff and Board of Supervisor members. Mr. Michaels advised that there is no playbook on how to proceed, there has been no information on suggestions to move forward once the reserves have been depleted, they will be gone and then what. Residents' taxes will double, some residents' jobs will be lost, and the funds provided to Plainfield Township monthly will not be available either. Mr. Michaels expressed his concern over residents, indicating that the landfill is causing cancer and deaths etc., but do you think that Waste Management would be in business this long if workers/residents were just dropping over. Mr. Michaels advised that there are people all over being diagnosed with cancer, it is just not in Plainfield Township.

- **Charlie Morykin**

Mr. Morykin expressed concern about the property next to his which is, 6366 Sullivan Trail, the grass is overgrown, and he expressed concern about the uptick in the number of snakes coming onto his property. Mrs. Paige Stefanelli, Township Manager, advised that the property is still under violation and we continue to take action. Mrs. Stefanelli advised that our next step is discussing with the Board of Supervisors about the Township proceeding with further legal action and addressing some concerns ourselves.

- **Jane Mellert**

Resident, Jane Mellert advised that she had noticed that paving took place on Colony Lane and does not recall that this was discussed or saw that bids were placed for the material. Township Manager, Paige Stefanelli, advised that this had been presented to the Board of Supervisors at the second meeting in July. Later in the meeting Township Manager, Paige Stefanelli, further advised that the material purchased through a COSTARS vendor which did not require the project to go out to bid. Mrs. Mellert also said that there is no truth in doubling the taxes for Plainfield Township and that the Board of Supervisors should think about putting a Finance Committee together again for assistance.

- **Bob Krome**

Mr. Krome expressed his appreciation for all comments, but we should really think about the comments and how presentations are coming across. Mr. Krome advised that the Board of Supervisors had asked the Planning Commission to review the information and maybe they reviewed the information on a broader scope than was expected. Suggestions of maybe hiring an Environmentalist, maybe traffic study review also, since these are the areas that the residents have the most concerns. Chairman, Ken Field indicated that there was a health risk completed, and these are completed per the requirements. Mr. Krome questioned adding an additional landfill and whether this would increase the leache. Solicitor, David Backenstoe, indicated that he was unsure and that information would be operational.

- **Robert Rute**

Mr. Rute said that no residents want another dump, this submission was denied by the Planning Commission, LVPC had comments, mailers were sent to residents and indicated that they are not for it and Strategic Solutions provided a review. Mr. Rute indicated that there are health concerns and expressed concern for the employees of Waste Management. Mr. Rute indicated that there are already property values going down, what will happen when a 2nd landfill is placed, Plainfield Township is not going anywhere, and other surrounding Townships are doing just fine without having a landfill and their contributions. Our next generation will be fighting the same fight as we have.

- **Ed Wolven**

Mr. Wolven questioned if it has been determined what the direct effect and the devalue of properties within Plainfield Township along with surrounding areas. Mr. Wolven recommended that a property study should be conducted.

- **JR Renna**

Mr. Renna expressed his concern about how some members are handling item with the request of Waste Management that has been submitted. The Board of Supervisors are ultimately the ones that make the decision, and the perspective seems like the decision is trying to be made quicker than it should be, but they should take into consideration public review and comments, this is not just regarding the rezoning request. Mr. Renna expressed his concern if the expansion is granted that it is being moved close to resident homes and places of activities, and there are obvious health risks. Residents are requesting an updated environmental and health risk assessment.

- **Wayne Muller**

Mr. Muller questioned the status of the road repair on Sundance Drive in Dotta Development. Township Manager, Paige Stefanelli, indicated that due to the severity of the roads, the situation is still being investigated through PennDOT, but the roads seem to have no issues due to the change in weather. Representative from Keystone Consulting Engineering, Kevin Horvath, advised that the roads seem to be lifting, and repairs should

be made over time, but we have not received any information on the status of the investigation. Mr. Muller indicated that the road continues to move and lift on the streets in the Development.

- **Joseph Colosi**

Resident, Mr. Colosi expressed concerns about an excess of health issues coming up with a lot of residents, Mr. Colosi questioned why we would not conduct a health study. Mr. Colosi indicated that he understands why Waste Management wants to change items but why does Plainfield Township want to exclude public involvement.

Chairman, Ken Field, advised that there are about 6,300 residents in the Township and the decision of the Board of Supervisors has to consider everyone's opinion and concerns.

XIII. BOARD OF SUPERVISORS REPORTS:

- **Kenneth Field**
Nothing to report.
- **Glenn Borger**
Nothing to report.
- **Nolan Kemmerer**
Nothing to report.
- **Jonathan Itterly**
Nothing to report.
- **Kenneth Fairchild**
Nothing to report.

XIV. ADJOURNMENT:

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

The meeting adjourned at 8:28 P.M.

Respectfully submitted,



Amy Kahler
Secretary/Permit Coordinator
Plainfield Township

These minutes were prepared by Secretary/Permit Coordinator of the Township, Amy Kahler under the direction of the Township Manager.