

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
April 23, 2026**

The monthly second meeting of the Plainfield Township Board of Supervisors was held on April 23, 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, Jane Mellert and Supervisor, Paul Levits. Supervisor, Nolan Kemmerer, was not in attendance.

Also present were Township Manager, Paige Stefanelli and Solicitor, David Backenstoe, Esq. Finance Director, Nicholas Steiner and Township Engineer, Mike Muffley were not in attendance.

I. GUEST SPEAKERS/PRESENTATIONS:

1. Executive Session Announcement:

An executive session was held from 5:33pm to 6:03pm regarding potential litigation.

II. SECRETARY – PAIGE STEFANELLI:

1. There were no items discussed.

III. FINANCE DIRECTOR – NICHOLAS STEINER:

1. Review and Approval of Treasurers Report including Accounts Payable (\$161,580.12):

ACTION: Motion was made by Paul Levits and seconded by Jane Mellert to approve the *Treasurers Report including Accounts Payable in the amount of \$161,580.12. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

IV. TOWNSHIP ENGINEER – MIKE MUFFLEY:

A. Updates and Discussion:

1. There were no items discussed.

B. For Consideration:

1. There were no items discussed.

V. TOWNSHIP MANAGER – PAIGE STEFANELLI:

A. Personnel:

1. There were no items discussed.

B. New Business:

2. Consideration of Agreement of Sale for Huratiak Homes LLC Farm and Purchase of Agricultural Conservation Easement:

Solicitor, Dave Backenstoe, presented the matter regarding a 35.7 acre property. He noted that both the County and the Township would jointly own the agricultural conservation easement in perpetuity. The appraisal came in at \$247,000.00, with the County offering \$243,000.00. The proposed cost breakdown would have the State, County, and Township collectively paying \$221,336.00, which is approximately \$6,000.00 per acre. The request requires that the land be subject to a conservation easement, the purpose of which is to keep the property as farmland for agricultural activities only. The agricultural easement would run in perpetuity and remain with the land permanently. The developer would be responsible for paying any and all transfer taxes. Solicitor, Dave Backenstoe, noted that both the applicant and the County have signed off on the agreement and are now requesting the Township's approval.

ACTION: Motion was made by Glenn Borger and seconded by Paul Levits to approve the Agreement of Sale for Huratiak Homes LLC Farm. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

ACTION: Motion was made by Glenn Borger and seconded by Paul Levits to approve the Purchase of Agricultural Conservation Easement in the amount of \$221,336.00. *Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

Resident, Jeff Stoudt, asked about the use of Earned Income Tax funds in relation to the purchase. He also asked whether this is a standalone parcel. Justin Huratiak indicated that there are a great many preserved farms in the area.

C. Resolutions:

3. None

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

1. Consideration to Authorize Township Solicitor to Draft an Ordinance which would Rezone 18 parcels, approximately 211 acres from the Solid Waste Processing and Disposal District (SW) to Farm and Forest Zoning District (FF), effectively repealing Ordinance No. 426 (JM):

Solicitor, Dave Backenstoe, presented the matter, noting that the Board is looking to rezone the Solid Waste Processing and Disposal District back to Farm and Forest zoning. He indicated that in light of recent events, the Board could move forward if they are so inclined, as recent events have substantially changed the Township's position. On Tuesday, April 14th, the Township received legal correspondence from Attorney Joseph Piperato indicating that the last agreement had expired and that no further extensions would be granted pertaining to the agreement of sale between Grand Central and Slate Spring Farms. Grand Central no longer possesses any interest in the properties and therefore cannot move forward. Grand Central no longer holds any equitable interest in the properties and can no longer appear on behalf of Waste Management before the Township. The Township has been put on notice that the agreement of sale, along with all associated relief, has expired.

ACTION: Motion was made by Jane Mellert and seconded by Paul Levits to authorize Solicitor, Dave Backenstoe, to draft an ordinance that would rezone the 18 parcels from the Solid Waste Processing and Disposal District to the Farm and Forest Zoning District, effectively eliminating the Solid Waste District. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public.

Resident, Carlton Michaels, asked whether, if an agreement were reached with Mr. Perin before the ordinance is finalized, the process could continue. Solicitor, Dave Backenstoe, noted that the question is largely hypothetical and that any answer would depend on a great many factors associated with the matter. He stated that with the limited facts currently available, he could not begin to speculate on the outcome. Resident, Jeff Stoudt, asked what effect the land development approval would have, and whether it would prevent the ordinances from reverting. Solicitor, Dave Backenstoe, indicated that he does not believe it would. He noted that the sellers have advised the Township that they have no standing, and that if that is the case, they cannot submit anything to revise the plan or finalize it.

Resident, Justin Huratiak, asked whether it would be prudent to deny the land development plan. Solicitor, Dave Backenstoe, acknowledged it was a good question but indicated that it would need to be discussed with the Board further, as such an action may have other ramifications, and he would need to speak with the Board before anything of that nature would occur.

Resident, Robin Dingle, noted that the plan was conditionally approved and asked whether, now that there is no agreement in place, the applicant cannot move forward because they cannot comply with the conditions of approval. Solicitor, Dave Backenstoe, acknowledged that was a fair statement and further noted that the same question applies to the point at which the agreement expired.

Resident, Brian Joho, asked whether there were any comments from Waste Management. Solicitor, Dave Backenstoe, indicated that Waste Management confirmed there is no option in place at this time.

Motion approved. Vote 3-1 with Ken Field opposed.

2. Consideration to Authorize Township Solicitor to Draft an Ordinance Repealing Ordinance No. 428 and to Require Landfills to be Subject to Steep Slope Requirements (JM):

Supervisor, Jane Mellert, noted that if the Township reverts back to Farm and Forest zoning, it would be important to have a steep slope ordinance in place.

ACTION: Motion was made by Jane Mellert and seconded by Paul Levits to authorize Township Solicitor, Dave Backenstoe, to draft an Ordinance repealing Ordinance No. 428 and to require Landfills to be subject to Steep Slope requirements. Prior to the vote, Chairman, Glenn Borger, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-1 with Ken Field opposed.

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

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

VIII. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Report– None
2. Slate Belt Regional Police Department Feasibility Project– *Tabled*

IX. 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 3-minute time limit for speakers*):

X. BOARD OF SUPERVISORS REPORTS:

1. Glenn Borger- Nothing to report.
2. Kenneth Field- Nothing to report.
3. Nolan Kemmerer- Nothing to report.
4. Paul Levits- Nothing to report.
5. Jane Mellert- Nothing to report.

ADJOURNMENT:

Having no further business to come before the Board of Supervisors, the motion was made by Ken Field and seconded by Glenn Borger to adjourn the meeting. Motion approved. Vote 4-0.

The meeting adjourned at 6:26pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Paige Stefanelli". The signature is written in a cursive style with a horizontal line across the middle.

Paige Stefanelli
Township Manager
Plainfield Township