

**PLAINFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
April 24, 2025**

The regular monthly meeting of the Plainfield Township Board of Supervisors was held on Wednesday, April 24, 2025 at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

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, and Supervisor, Nolan Kemmerer, Supervisor, Kenneth Fairchild and Supervisor, Jonathan Itterly.

Also present were Township Manager, Paige Stefanelli, Township Solicitor, David Backenstoe, and Amy Kahler, Permit Coordinator. Township Engineer, Dave Crowther was not present.

Solicitor, David Backenstoe, introduced Robert Eyer who is a candidate for Judge in Northampton County. Mr. Eyer introduced himself and provided information related to his campaign.

I. SECRETARY – AMY KAHLER:

1. No Report

II. INTERIM FINANCE DIRECTOR – NICHOLAS STEINER:

1. Review and Approval of Accounts Payable as of April 17, 2025

ACTION: Motion was made by Glenn Borger and seconded by Kenneth Fairchild to approve Accounts payable in the amount of \$215,447.01 along with all transactions as presented in the report. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.*

Resident asked that the dollar amount be listed on the Agenda as prior meetings.

Vote 5-0.

III. TOWNSHIP ENGINEER REPRESENTATIVE – DAVE CROWTHER:

1. Notice of Intent to Remediate- Slate Belt Industrial Center- 905/991 Pennsylvania Avenue- Jaindl Land Company/CRG Management Services, LLC.- *UPDATE*

Township Manager, Paige Stefanelli, indicated remedial documents have been received by The Cubes of Wind Gap and have been reviewed by Township Engineer, Dave Crowther. Mr. Crowther had no further comments regarding the Notice of Remediation.

2. Hahn Road Repairs- Discussion- *Request to Table*

ACTION: Motion was made by Kenneth Fairchild and seconded by Nolan Kemmerer to table the discussion on Hahn Road repairs, we are waiting for a full review. Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public. Vote 5-0.

3. Glass Street- Discussion on Repairs/Costs- *TABLED*

4. Mud Run Road- Geotechnical Investigation Review- *TABLED*

5. Knitters Hill Trail Head Parking Rehabilitation and Expansion- *Update*

Township Manager, Paige Stefanelli, stated that the Township has contacted the property owners adjacent to the Township parcel. The owner is amenable to selling a small portion of their lot to the Township to move forward with the project. Multiple appraisal agencies were contacted. Snyder Appraisal Associates was interested. Ms. Stefanelli recommended approval conditionally upon the quote not to exceed \$3,600.00.

ACTION: Motion was made by Kenneth Field and seconded by Kenneth Fairchild to approve Snyder Appraisal Associates in the amount of \$3,600.00. Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.

Resident, Jane Mellert, questioned the size of the parcel. It was questioned whether wetlands are located on the property. Resident, Robin Dingle, indicated that a part of the property is wetlands at to keep in mind if the Township is expanding the parking lot.

Vote 5-0.

IV. TOWNSHIP MANAGER – PAIGE STEFANELLI:

1. Act 537 Plan- Entech Engineering- *UPDATE-*

Township Manager, Paige Stefanelli, indicated that she has been in contact with Mary Beth Peters, and has reviewed the current Act 537. Approval and drafting revisions are almost completed and will be sent the Township for final review and approval.

2. J.P. Mascaro & Sons Solid Waste Collection- Contract Renewal- Request for Authorization to Proceed with Option Year 2 Extension-

Township Manager, Paige Stefanelli, indicated that this matter was previously tabled, and is looking to proceed with the second 1-year extension.

ACTION: Motion was made by Kenneth Fairchild and seconded by Glenn Borger to approve a one year extension for the contract of J.P. Mascaro & Sons Solid Waste Collection Contract. Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.

Supervisor, Nolan Kemmerer indicated that Waste Management has previously offered free garbage for Township residents. He added that this could potentially save residents a lot of money. Resident, RJ Renna, voiced opposition of the free garbage offer from Waste Management.

Vote 4-1. with Nolan Kemmerer opposed.

3. Pen Argyl Borough- Risers for Dotta's Development- FYI

Township Manager, Paige Stefanelli, indicated that Pen Argyl Borough is not interested in reimbursing Plainfield Township for the cost of the risers that were replaced in Dotta's Development last year.

A resident indicated that the money should have not been spent in the first place as she believes the risers were an unnecessary purchase for the road work completed. She also noted the work done in Dotta's Development was poor. Horizon Drive is worse than it was before. Township Manager, Paige Stefanelli, indicated that risers were necessary to replace as part of the project due to cracking, depressions in pavement and because roadways needed to be increased in thickness by 2 inches which would have created driving hazards, had the risers not been replaced. Ms. Stefanelli indicated the Township will investigate her complaint.

4. Strategic Solutions- Third Party Review- Waste Management's Rezoning Request-
UPDATE

Solicitor Backenstoe advised that he was requested by the Chairman, Ken Field, to initiate a search for a third-party review agency regarding Waste Management's Rezoning Request. Mr. Field indicated that Keystone Consulting Engineers recommended Strategic Solutions. Solicitor Backenstoe received two additional RFP's for the Board to consider which included Hanover Engineering as well as Pennoni and Associates.

Supervisor, Glenn Borger, made a motion to table the matter as he did not have ample time to review the other two requests for proposals. Motion died for lack of a second.

Motion was made by Ken Field and seconded by Jonathan Itterly to approve Strategic Solutions to review Waste Management's Rezoning Request. *Prior to the vote, Chairman, Ken Field, asked if there were any comments from the governing body or the public.*

Planning Commission Member, Robin Dingle, questioned the Board on their justification for obtaining a second opinion compared to other major projects submitted to the Township. Ms. Dingle voiced many concerns considering Strategic Solutions and their employees are likely not versed with Landfills nor the everyday occurrences with Township and adjoining residents.

Chairman, Ken Field, indicated Strategic Solutions is familiar with the Township, and has worked with other companies in the area. Solicitor Backenstoe clarified when other projects were presented to the Township for consideration and review, the Township hired third party agencies to conduct reviews on multiple occasions. Supervisor, Jonathan Itterly, indicated that all packets were presented to Board of Supervisors and Planning Commission and there were members of the Planning Commission that were not aware of what Waste Management was requesting.

Planning Commission Chairman, Paul Levits, indicated that the Planning Commission voiced many concerns relating to the short time frame that the Planning Commission was provided in order to review and provide a recommendation to the Board. Mr. Levits indicated that he feels a third-party agency will not have knowledge of the Township, thus, the report will lack accuracy. He added that the only benefit he sees of Waste Management is the financial aspect as well as jobs. Mr. Levits stressed that the negative health effects of this facility on residents adjoining the landfill are not fully researched or understood and many concerns remain on this issue. He also noted that the closure analysis that was completed on the Landfill closure was weak and the scope was not adequate. Mr. Levits stressed that real estate values have gone down as well as the historical topography of the Township. He added that in order to have the Planning Commission complete a proper investigation and analysis, it should take approximately 6 months or more.

Resident, Kelly Grim, requested the scope of the project being given to the 3rd party agency. She stressed that the Board of Supervisors should be providing this information to the firm, which should include completed meeting minutes so the Board may review all documents necessary. Chairman of Planning Commission, Paul Levits, suggested to compile a review committee for this submittal. Resident, Jane Mellert, questioned Solicitor Backenstoe if the Township is required to provide a new/rezoned zoning area for the Solid Waste and Disposal District (SW). Solicitor Backenstoe indicated that the review is courtesy in nature and is not required to be

provided as a Solid Waste Zoning District has already been provided for in the Plainfield Township Zoning Ordinance. Ms. Mellert indicated that the Board has received an opinion of the Planning Commission, which has very knowledgeable reviewers. She expressed opposition on utilizing additional fund with respect to this request.

Resident, Millie Beahn, indicated that there is no need for a third-party reviewer when the Planning Commission already provided their recommendation. Resident, Lisa Rodger, indicated that she has completed research on Strategic Solutions and noted they are a private company. She is concerned that they can be persuaded to review and make a determination based on the opinion of the Board.

Resident, Carlton Michaels, advised that he is not for or against the rezoning request for the Landfill. He expressed concern on the Township utilizing funds towards a speed limit study on Mud Run Road.

Planning Commission Member, Robin Dingle, indicated that the Board of Supervisors already spent money to have an Analysis completed which indicated that there will be money until 2038, so there is no reason to rush into a review. She added that more in-depth information is required to make an adequate decision. The Planning Commission has listened and taken into consideration all parties and resident's opinions and suggestions.

Mr. JR Renna advised that there are major health concerns of the area and that the data provided by the applicant is out of date and not current. Mr. Renna indicated that if the Board hires an agency, that the Planning Commission should be able to work directly with said agency regarding the review.

Resident, Deb Ubel, indicated that the Board of Supervisors were elected to protect the residents and our Township. The Planning Commission has already advised you of their suggestions, there is no need to look into another planner.

Resident, Justin Huratiak, indicated that he feels that the Board of Supervisors does not need an outside planner. He indicated that the Planning Commission has provided their in-depth review. He added that the Board should be hiring an attorney that specializes in fighting these types of requests.

Resident, Jane Mellert, indicated prior personnel and Board members worked on the Comprehensive Plan and had added the appropriate language so that Plainfield Township was not obligated to rezone for another Landfill.

Resident, Millie Beahn, indicated to deny planner.

Supervisor, Glenn Borger, added that during the financial analysis, the firm did not discuss everything with all Board members.

Vote 4-1 with Glenn Borger opposed.

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

1. Planning and Zoning Report- Updating Processes, Report to Follow
2. Road Department Report- Updating Processes, Report to Follow
3. Recreation Board Report- Brianne Kemmerer, Chair
 - a. Community Park Shed- Belongings- No information provided at this time.
4. Fire Company and Ambulance Report- No Report

VI. SLATE BELT REGIONAL POLICE DEPARTMENT REPORT:

1. Slate Belt Regional Police Department Monthly Report- No Report
2. Feasibility Project- TABLED

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

Township Manager, Paige Stefanelli, notified the Board of Supervisors for record purposes that a letter was received from Washington Township dated April 21, 2025, regarding a request for party status on the Waste Management Rezoning Request.

- **Richard Santee, Esq.**

Washington Township Solicitor, Richard Santee, Esq. was present on behalf of the Washington Township Board of Supervisors. The Board from Washington Township is requesting to have party status, as the Waste Management request for rezoning has an impact on Washington Township residents. Mr. Santee indicated that with Waltz Creek and Farmland Preservation within the Washington Township boundaries, this proposal will directly impact their municipality.

Solicitor Backenstoe indicated that having party status in a hearing or proceeding is different than a zoning amendment under the current circumstances of a rezoning request. This request does apply at this time.

- **Gail Weber**

Ms. Weber indicated that Lehigh Valley is labeled as the 5th polluted area in the Valley. Pollution is not just affecting and contributing to lungs issues but also asthma. It is causing neurological problems and health effects. Ms. Weber indicated that she

has heard that Waste Management is monitoring different areas, but questioned whether they monitoring the air quality, how often do they monitor, and how often are they reporting this information to the DEP. Ms. Weber indicated that we should spend money and place monitoring systems at the Landfill ourselves, and more studies need to be completed.

- **Robin Dingle**

Ms. Dingle indicated that she as a Resident/ Planning Commission Member request that the entire Planning Commission be involved in reviews and decisions and requests that the public also be involved in the review at a public meeting.

- **JR Renna**

Mr. Renna expressed great opposition of a third party review regarding the Rezoning Request. Mr. Renna stressed that more time is imperative to review all three quotes regarding the review. He add that the Planning Commission should have been provided more time to review the scope of work.

- **Jane Mellert**

Resident, Jane Mellert, questioned who made the motion to approve Strategic Solutions. Ms. Mellert expressed that the Board of Supervisors should take the recommendation of the Planning Commission and move forward. Ms. Mellert indicated that the Board of Supervisors should have reviewed all letters and minutes from the Planning Commission meetings.

- **Tom Carlo**

Mr. Carlo expressed opposition on Strategic Solutions providing services for a 3rd party review.

- **Paul Levits**

Mr. Levits expressed frustration that the Board is spending a large amount of money on researching and litigating biosolids, however, he feels that the Board is not reviewing all of the necessary information when it comes to Waste Management. Mr. Levits questioned why Plainfield Township is not handling the garbage fees with respect to JP Mascaro. He noted that this fee should be allocated into the tax bills rather than residents being invoiced for the services separately.

- **Pete Albanese**

Mr. Albanese indicated that we should be paying attention to all situations, including “The Cubes of Wind Gap”. This matter has been discussed for 5 years and now the property has 6 owners with subdivisions approved. Mr. Albanese questioned who the respective owner of the proposed roadway, Industrial Drive, will be. He stressed that the proposal is not built to Township standards and may become an issue further into the future. Planning Commission Chairman, Paul Levits, indicated that the Developer attested that all standards were to be met.

Solicitor Backenstoe indicated that the Planning Commission and Board of Supervisors did not want the road to be a public road, and that they requested that it be owned and maintained by the property owners. Draft agreements and draft easements, which include Wind Gap Borough and Plainfield Township, were completed. Mr. Albanese stressed concerns with this as there will be, likely, public access.

- **Kelly Grim**

Resident, Kelly Grim, stated she would put her full faith in the Planning Commission’s decision and knows that they have fully reviewed the information, and they have provided a review, even though a scope was not provided to them at their request.

VIII. BOARD OF SUPERVISORS REPORTS:

- **Ken Field**

Nothing to report.

- **Glenn Borger**

Supervisor, Glenn Borger, inquired about why the Township is receiving two additional RFPs from agencies to review the Rezoning Request. Solicitor Backenstoe indicated that he thought it would be helpful, and he understands that it was submitted to the Supervisors at the last minute, but Mr. Backenstoe wanted to present the information to them when he received said proposals. Mr. Borger indicated that throwing this information in at the last minute is not appropriate. Mr. Borger feels that other members of the Board are discussing this matter prior to a meeting.

- **Nolan Kemmerer**

Nothing to report.

- **Jonathan Itterly**

Supervisor, Jonathan Itterly, indicated that he appreciates input from the residents. Mr. Itterly noted the Planning Commission made a recommendation to the Board of Supervisors prior to the minutes being approved. He also expressed concerns as Resident, Jane Mellert, appeared to have coerced with the Planning Commission and its members on providing a presentation on the objections of the Rezoning Request as the last Special Planning Commission meeting. Ms. Mellert spoke before public comment was offered to the residents. In addition, Ms. Mellert was not listed as the first requested speaker on the sign in sheet at that meeting.

Mr. Levits indicated that he has followed the Constitution and added that the minutes were not completed at that time due to office staff not having them completed as well as corrections that need to be made.

Resident, Jane Mellert, indicated that she has not once communicated with the Planning Commission members prior to the meetings.

- **Kenneth Fairchild**
Nothing to report.

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

1. Consideration and Possible Appointment of Planner for Waste Management's Rezoning Request-

Discussed prior in the meeting.

X. ADJOURNMENT

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

The meeting adjourned at 8:01 P.M.

Respectfully submitted,

Amy Kahler
Secretary
Plainfield Township