

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 13, 2025

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, January 13, 2025, at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Paul Levits, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Paul Levits, Glenn Geissinger, and Robin Dingle.

Also present were Administrative Assistant, Amy Kahler, Doreen Curtin, Zoning Officer, Solicitor, David Backenstoe, and Dave Crowther, Keystone Consulting Engineers.

REORGANIZATION:

1. Appointment of Chairman/Chairperson

Solicitor Backenstoe indicated that we will make a motion to appoint a Chairman for the 2025 Planning Commission. Commissioner, Glenn Geissinger, made a motion to appoint Paul Levits as Chairman of the Planning Commission.

ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to appoint, Paul Levits as Chairman of the Planning Commission. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

Solicitor Backenstoe handed the meeting over to Paul Levits, Chairman.

2. Appointment of Vice Chairman/Chairperson

Paul Levits made a motion to appoint Vice Chairman as Glenn Geissinger.

ACTION: Motion was made by Paul Levits and seconded by Allen Schafer to appoint, Glenn Geissinger as Vice Chairman/Chairperson of the Planning Commission. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

APPROVAL OF MINUTES:

1. Approval of the November 20, 2023 Regular Planning Commission Meeting Minutes-
TABLED

2. Approval of the December 18, 2023 Regular Planning Commission Meeting Minutes-
TABLED

3. Approval of the March 18, 2024 Regular Planning Commission Meeting Minutes-
ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to approve March 18, 2024 Regular Planning Commission Meeting minutes. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

4. Approval of the September 16, 2024 Regular Planning Commission Meeting Minutes-
ACTION: Motion was made by Robin Dingle and seconded by Allen Schafer to approve September 16, 2024 Regular Planning Commission Meeting minutes. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

5. Approval of the October 21, 2024 Regular Planning Commission Meeting Minutes-
ACTION: Motion was made by Glenn Geissinger and seconded by Robin Dingle to approve October 21, 2024 Regular Planning Commission Meeting Minutes. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

6. Approval of the November 18, 2024 Regular Planning Commission Meeting Minutes-
TABLED

7. Approval of the December 2, 2024 Special Planning Commission meeting Minutes-
TABLED

8. Approval of the December 16, 2024 Special Planning Commission meeting Minutes-
ACTION: Motion was made by Allen Schafer and seconded by Glenn Geissinger to approve December 16, 2024 Special Planning Commission Meeting Minutes. Prior to the vote, Chairman, Paul Levits, asked if there were any comments from the governing body or the public. Motion approved. Vote 3-0.

1. A Resident asked about the review that took place last month for, PC-2021-009- CRG Management Services- LLC, Final Land Development Plan?
Solicitor Backenstoe advised that the Subdivision has a final condition approval by the Planning Commission a couple months ago. The parties did submit Final Subdivision Plans to the Board of Supervisors and they have approved that with about 25 conditions. Land Development was submitted and reviewed and approved by Planning Commission. Mr. Backenstoe indicated that they currently have Land Development and Subdivision approval and will need to submit and comply with all conditions etc. within 1 year. Once they complete that, they will then work with the Township Office moving forward unless they submit changes, or are unable to meet with conditions, depending what changes they might come back before the Planning Commission.

PLANS PRESENTLY TABLED:

1. PC-2021-015- N.A.P.E.R. Development, Inc. Site Grading Plan Land Development Application – Dated February 10, 2021 and Received February 11, 2021
 - Application Received: **February 11, 2021**
 - Expires: **July 31, 2025**

2. PC-2022-010- RPM Metals Recycling, Inc. Site Plan Application
 - Application Received: **July 7, 2022**
 - Expires: **June 30, 2025**

3. PC-2022-015 – Lots # 6G, 6H & 6I, Green Knight Industrial Park II, (Formerly JVI Shell II) 45-65 Beers Way, Preliminary/Final Land Development and Lot Consolidation Plan
 - Application Received: **January 29, 2024**
 - Expires: **March 31, 2025**

4. PC-2023-007 – Greystone Capital, Inc., 480 Male Road- Minor Subdivision and Land Development Plan (located in Bushkill Township)
 - Application Received: **October 13, 2023**

5. PC-2024-004 – Autumn Ridge, Parcel ID# F8 11 3 0626, Major Subdivision and Land Development Plan
 - Application Received: **July 22, 2024**
 - Expires: **March 31, 2025**

6. PC- 2024- XXX - Re-Zoning Request- Marino Revocable Trust- 425 Kromer Road
Solicitor Backenstoe indicated that the parties contacted Bushkill Township as asked. They provided letters/emails, information that they will not accept a submission/or proceed with discussion until fees and site plans have been submitted. Mr. Backenstoe indicated that the February packets will include these letters/emails. Mr. Dave Crowther indicated that 2 members of Bushkill Township’s Planning Commission will most likely be present at the meeting. Mr. Backenstoe indicated that if Zoning is approved it would go then before the Board of Supervisors, once they approve, the Ordinance for the Zoning District will then need to be updated.

CURRENT/NEW BUSINESS:

1. PC-2024 -008 The Estates at Shady Lane- Sketch Plan
 - Application Received: **December 9, 2024**

Mr. Rodrick Chirumbolo from RSC Engineering indicated that he is working with LTS Home Builders on the sketch plan that is submitted. The Development will be off of Shady Lane, proposing an 11 lot subdivision with a minimum of 1 acre lot, looking to include 2 cul de sacs. Mr. Chirumbolo indicated that we have tested each lot area for on-lot septic, and are proposing public water.

Commissioner, Robin Dingle, your indicated that each proposed lot was tested for septic? How are you providing information unknown where you will sit the potential homes etc.? Ms. Dingle also inquired if the entrance and turning radius's in the cul de sacs would be accessible for the fire truck to enter and exit the development? Ms. Dingle also asked if the soil has been tested for wetlands etc. in the areas?

Mr. Chirumbolo indicated that the sketch plan submitted shows where the potential home/driveway and septic will be proposed. We have not proceeded with site distance survey etc. but we will comply with the regulations.

Chairman, Paul Levits inquired if a stormwater retention basin will be proposed for each lot?

Mr. Chirumbolo indicated that the plan is to make each property owner responsible for their own BMP's but this is a rough sketch and we will keep all comments in mind when determining a submittal.

Mr. Crowther reviewed his review letter and also indicated that the SEO was on site for the perk testing etc. Concerns are if and where the water is seeping too, we do understand that water will do down into the ground but then will go somewhere.

Chairman, Mr. Levits asked if there are plans for sidewalks or curbing.

Zoning Officer, Doreen Curtin, indicated that as a Zoning Officer she does have concerns about #3, size of the lot, where they are proposing the home, driveway etc., seems to be if a property has a larger lot, they want to try to put everything in it, and that is not always the case. Please keep in mind impervious coverage. Also, there might be some information about lot #3 and lot #4 being landlocked, so you might need an easement.

Commissioner, Robin Dingle, asked if a property owner does not maintain the basin, what happens then?

Mr. Crowther indicated that it would most likely be in the deed and then further action from Township could proceed with enforcement.

Solicitor Backenstoe asked if they are sure that they have appropriate site coverage at the entrance of the development? Engineer Chirumbolo indicated that there is approximately 167 feet of frontage.

Chairman, Paul Levits, indicated that there is stormwater in that area, so please keep that in mind.

OLD BUSINESS:

- None

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

- **Jane Mellert**

Ms. Mellert indicated that Plainfield Township had in their ordinance where an accessory structure could not be so many feet within the front yards, when driving around there are so many concerns where buildings/sheds are being placed in the front yards. Ms. Mellert also indicated that there has always been an issue with the water running down Sullivan Trail.

Zoning Officer, Doreen Curtin, indicated that there is no wording in the current Ordinance that indicate this. Ms. Curtin indicated that accessory structures can be in the front yard, but not in the front yard set back.

- **Chairman, Paul Levits**

Chairman, Paul Levits asked the rest of the committee that there has been some comments about changing the meeting time to earlier. Some members indicated that winter time, it could be earlier but the rest of the year would be hard. Majority indicated that 7 :00pm works fine.

ADJOURNMENT:

Having no further business to come before the Planning Commission, a motion was made by Glenn Geissinger and seconded by Robin Dingle to adjourn the meeting at 7:57 PM. The motion was approved unanimously.

Respectfully submitted,

Amy Kahler
Secretary
Plainfield Township