

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
JUNE 17, 2024

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, June 17, 2024, at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

Vice Chairman, Glenn Geissinger, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

ROLL CALL:

The following Commissioners answered roll call: Robin Dingle, Terry Kleintop, Allen Schaefer, Glenn Geissinger.

Also present were Township Manager, Paige Stefanelli, Administrative Assistant, Amy Kahler, Solicitor, David Backenstoe, Township Representative for Keystone Consulting Engineers, Dave Crowther.

APPROVAL OF MINUTES:

1. Approval of the October 16, 2023 Regular Planning Commission Meeting Minutes
2. Approval of the November 20, 2023 Regular Planning Commission Meeting Minutes
3. Approval of the December 18, 2023 Regular Planning Commission Meeting Minutes
4. Approval of the February 19, 2024 Regular Planning Commission Meeting Minutes
5. Approval of the March 18, 2024 Regular Planning Commission Meeting Minutes
6. Approval of the May 20, 2024 Regular Planning Commission Meeting Minutes

ACTION: Motion was made by Allen Schaefer and seconded by Terry Kleintop to table October 16, 2023, November 20, 2023, December 18, 2023, February 19, 2024, March 18, 2024, and May 20, 2024 minutes. Prior to the vote, Vice Chairman, Glenn Geissinger, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

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: December 31, 2024
2. PC-2022-010- RPM Metals Recycling, Inc. Site Plan Application
 - Application Received: July 7, 2022
 - Expires: December 31, 2024
 3. PC-2024-001 – Lot #5, Green Knight Industrial Park II, 40 Green Knight Drive, Preliminary/Final Land Development Plan
 - Application Received: February 19, 2024
 - Expires: September 30, 2024
 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

Solicitor David Backenstoe advised the public that is present that if and when anyone has an item before the Planning Commission and would like to request an extension that they would need to come before the Commissioners to present why and ask for the extension.

CURRENT/NEW BUSINESS:

1. PC-2022-021 – Sencan Car Dealership Development Project- Accept withdraw of Land Development application

ACTION: Motion was made by Terry Kleintop and seconded by Robin Dingle to accept the withdraw of the Land Development application. Prior to the vote, Vice Chairman, Glenn Geissinger, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

2. 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: September 30, 2024

Mr. J. Vozar, from JVI spoke and advised that the buildings are zoned industrial and would like to have them considered industrial buildings rather than warehouses. We are currently working closely with the Green Knights and working with Wind Gap and Plainfield Township. The companies that we would like to be utilizing our buildings are not just anybody, we do research

on who they are, what they produce, and make sure that it is beneficial. We currently have a Pharmaceutical Company looking at leasing the building.

Ms. Laura Eberly from Reuther & Bowen, Civil Engineering we are wanting to move forward and be able to try to accommodate everyone's recommendations. There is a portion of the property that is located within Bushkill Township and that will not be disturbed. With what we are moving forward with the wetlands in Bushkill will not be affected. We are receiving letters from the LVPC that are favorable. We are working with Ott Consulting Engineering and Kleinfelder to make sure all reviews and engineering is done correctly with the stormwater and that we are not interfering with stormwater or wetlands. We are pending technical review letters from the Northampton County Conservation District and NPDEDs, we are hopeful that we will have them within the month or so. We would agree with the DEP is in agreement of "fee in lieu of" and DEP would be in charge of maintenance.

Mr. J. Vozar indicated that we will be installing as many environmental efficiencies as possible, such as, UV Charging station, White roof, solar options for the entire building. We will keep everyone updated and file for the appropriate permits if necessary.

Commissioner Terry Kleintop asked if they have received a letter from Mr. Martocci, about the building and fire safety and how can they be negotiating a lease if they do not even have a completed building?

Mr. Vozar indicated that they were approached, due to the area, not being a huge warehouse, that is not what is wanted. We do not see any issues with the review Mr. Martocci submitted and we will comply.

Ms. Eberly is requesting to be placed on the August agenda, so they have enough time to make some adjustments to the ponds. In reviewing Hanover Engineering review letter, #4- we have requested a waiver since we are disturbing the buffer, this was indicated on the site plan.

Commissioner Robin Dingle requested if the wetlands will be litigated elsewhere on the property?

Ms. Laura Eberly indicated that the wetlands were looked at and assessed my DEP and ArmyCore on the portion that is on the Bushkill Township side. They indicated that there would be no interference with the Little Bushkill Creek.

Commissioner Terry Kleintop asked if anyone has been in contact with the owner of the other property that it was agreed upon in the past that they would keep any property business, 100 feet away from the back porch of the property.

Mr. J. Vozar indicated that he cannot abide by the other parties' agreements but he has had recent discussions with the home owner.

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve to table Green Knight Industrial Park #6 and come back before the Planning Commission on August 19, 2024. Prior to the vote, Vice Chairman, Glenn Geissinger, asked if there were any comments from the governing body or the public. Motion was approved. Vote 4-0.

3. PC-2024-003 – Mack Road, Parcel ID# E8 11 3A 0626, Site Plan Application

- Application Received: January 25, 2024
- Expires: September 30, 2024

Attorney Alexander Barth is present on behalf of the applicant Blue Slate Belt. I also have Norm Cook, Applicant and Brian Hillard, Site Plan Consultant present.

Attorney Alexander Barth reviewed information as the site plan was before the Planning Commission in February but there was no one present at that meeting to answer questions.

Attorney Barth has been in contact with the Township Manager to provide answers/questions that the Commissioners are looking for. One of the questions has come up about an open NPEDS permit, whether we were in contact with the adjacent property owners, in which there is a shared driveway and Mr. Schlegel is present today. We have been in contact with him with any information regarding the use of the property, and any amendments that we would be proposing. The applicant owns a drilling company and will be utilizing the site for pipes, drilling equipment, there will be no plan to construct any buildings and the owner has assessed the access drive and feels that it is adequately wide enough to sustain the impact of the trucks that will be delivering the pipes, equipment etc. 1 of the 2 ponds have been built up, and the 1 active permit that is still open is for the pond to establish wetlands to offset from another area. We have made efforts to make this area suitable, but the water table is not sufficient to support the growth of wetlands. Attorney Alexander Barth indicated that the applicant has submitted an application to the DEP with the "Paid in lieu of" to try to alleviate the responsibility of forming a wetland, as the initial submittal indicated. We have supporting letters indicating what we have tried and that the ground is not suitable for wetlands area.

Commissioner Terry Kleintop asked prior to filling the 1 part of the quarry did you assess that for wetland accessibility?

Mr. Brian Hillard indicated that we had the appropriate personnel come and look at the area, access it and it is not suitable for wetlands. Agent from DEP and Northeast Office came to the site. An application has been submitted to the Northampton County Conservation District to convert the land.

Commissioner Robin Dingle indicated that maybe supply Northampton County Conservation District with the documentation that way everyone is looking at the same information and no one is confused.

Township Manager, Paige Stefanelli, also asked for the information to be sent to our office so we may also keep it on file.

Mr. Brian Hillard indicated that the site plan submission will be updated once we have the approval that we no longer are required to make it a wetlands and we will update the site plans accordingly.

Commissioner Robin Dingle indicated that we are concerned that you are removing area and not making it a wetland, but if all necessary trials took place and nothing was founded then we can not force an area.

Keystone Engineering Consultant, Dave Crowther, advised that we need to look at all aspects of the topographical map. Looking at the hydro fill, and if the glacier till was removed it could have moved the soil, water etc.

Attorney Alexander Barth indicated appropriate forms have been submitted to Northampton County Conservation District and any modification will be submitted as necessary. This responsibility will be passed to the new owners of the property to proceed with completion and assure that the project is closed.

The new owners of the property indicated that they agree to the terms and also indicated that the property will house 90% of the big bulk items for the jobs that are local to this area, such as pipes, casings.

Commissioner Terry Kleintop asked new owners about how many trips in a time period are you thinking will take place?

New property owners indicated that depending and once all items are placed maybe 2-3 trips a month. Piping will be the main item being stored.

Mr. Schlegel indicated that the road leading to the property does need some repairs, is unsure on how the trucks will make the road as it will then make it one lane. Mr. Schlegel indicated that there was a gate placed at the front of the driveway/road to entrance of the property, how will this be handled and he would appreciate that a key/code is not given to anyone to enter the property etc.

Commissioner Glenn Geissinger requested that a copy of the agreements, once finalized, should be submitted to the Township Building.

Solicitor Dave Backenstoe asked if the properties have an easement?

Attorney Alexander Barth indicated that there is an easement, and submitted the original to the Board and asked if we could make copies. Copies made. There are actually 2 easements from 1979, for the adjoining properties and that the gate that has been installed is actually on both properties. Attorney Barth also confirmed that there is no dispute who owns the gate, that the gate will be maintained closed unless used.

Commissioner Robin Dingle reminded property owners that appropriate permits will need to be completed if changes or amendments in the road are completed.

Commissioner Terry Kleintop asked who will maintain the road, as when it snows, trees block it, erosion takes place?

Vice Chairman Glenn Geissinger advised that the current owner and new owners need to find common ground and need to come to an agreement. Also when the meeting with Northampton County Conservation District takes place, please advise to the outcome.

Attorney Barth indicated that they had spoken with the owner prior to the meeting and that can have a draft agreement to him within the next 24 hours, but the agreement should not hold up the determination of our submittal of our site plan. There are no buildings or structures being built. The site is being reviewed as is.

Mr. Brian Hillard indicated that we had a site plan completed in which it was submitted.

Keystone Consulting Representative indicated that he has reviewed the site plan that they submitted, and that this submission is the most expensive submittal that can be completed. This can be reviewed with the agreement between the parties at the July Planning Commission Meeting.

Commission Glenn Geissinger advised that all submittals need to be submitted to Plainfield Township by June 28, 2024 at 4:00 PM.

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schaefer to approve tabling the site plan application of Mack Road till July 15, 2024 Planning Commission. Prior to the vote, Chairman, Glenn Geissinger, asked if there were any comments from the governing body or the public. Motion was approved. Vote 4-0.

Resident Nolan Kemmerer requested the weight of the biggest truck that would be utilizing the roadway. Would a permit need to be requested?

Solicitor Dave Backenstoe indicated that if permits are required of transporters, they should have that prior to entering the property.

OLD BUSINESS:

- No business to discuss.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

- No public comment.

ADJOURNMENT:

Having no further business to come before the Planning Commission, a motion was made by Glenn Geissinger and Allen Schaefer to adjourn the meeting. The motion was approved unanimously.

The meeting adjourned at 8:36 PM.