

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
January 20, 2026**

The regular monthly meeting of the Plainfield Township Planning Commission was held on Tuesday, January 20, 2026 at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

Solicitor, David Backenstoe, called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was performed.

Approximately 6 members of the public were in attendance.

ROLL CALL:

The following Commissioners answered roll call: Commissioner, Allen Schafer, Commissioner, Robin Dingle, Commissioner, Terry Kleintop and Commissioner, Joseph Colosi.

Vice Chairman, Glenn Geissiner, was not present.

Also present were Administrative Coordinator/Secretary, Amy Kahler, Solicitor, David Backenstoe, Keystone Consulting Engineers Representative, Dave Crowther, and Zoning Officer, Elizabeth Amato.

Solicitor David Backenstoe asked if there were nominations for Chair.

Commissioner, Terry Kleintop nominated Robin Dingle for the Chair of the Planning Commission. Solicitor, David Backenstoe moved to close nomination for Chair, seconded by Joseph Colosi to nominate and elect Robin Dingle for Chair of Planning Commission. Motion approved. Vote 3-1 with Commissioner, Allen Schafer opposing.

Chair, Robin Dingle, asked if there were nominations for Vice Chair.

Chair, Robin Dingle nominated Glenn Geissinger for Vice Chair of the Planning Commission. Chair, Robin Dingle moved to close nomination for Vice Chair, seconded by Joseph Colosi to nominate and elect Glenn Geissinger for Vice Chair of Planning Commission. Motion approved. Vote 3-1 with Commissioner, Allen Schafer opposing.

APPROVAL OF MINUTES:

1. Approval of the December 15, 2025 Planning Commission Meeting Minutes- DRAFT

Chair, Robin Dingle, suggested that even though there are transcripts attached to have key points typed out in the minutes along with public comment. Ms. Dingle also suggested that it should be noted in the minutes that the Planning Commission asked the

applicant for an extension, which was denied. Ms. Dingle is asking that this matter be tabled.

Ms. Dingle asked Solicitor David Backenstoe, if we can also make a requirement of attaching the sign in sheets with the minutes. Mr. Backenstoe indicated that public speaking can be reflected within the minutes.

Commissioner, Allen Schafer, does not see the reasoning behind adding the sign in sheets, as anyone who does speak is reflected within the minutes. There are residents/public that sometimes do not sign in but speak and some sign in but do not speak.

ACTION: Motion was made by Joseph Colosi and seconded by Terry Kleintop to table the December 15, 2025 Planning Commission Meeting minutes to include changes, and transcript and recommendation to the Board of Supervisors to request the ability to attach the sign in sheets with the minutes. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.*

Resident, Nolan Kemmerer, indicated that it is double the work, especially since the transcript is included.

Resident, Pete Albanese, indicated that he feels this is a bad idea. Mr. Albanese said these are Planning Commission meetings, they are for reviewing land development, of commercial or residential properties. Chair, Robin Dingle, indicated that the Commission would like to make sure that the public is heard and information is passed on.

Mr. Pete Albanese, would like his comments to be recused from the record.

Motion approved. Vote 3-1, with Commissioner, Allen Schafer opposing.

TIME EXTENSION REQUEST:

1. PC-2025-001- BH Paving. Land Development Application

- Application Received: February 5, 2025
- Expires: January 31, 2026

Extension request received to extend to March 31, 2026.

ACTION: Motion was made by Joseph Colosi and seconded by Allen Schafer to approve the time extension request from PC-2025-001-BH Paving- Land Development until March 31, 2026. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

2. PC-2024-004- Autumn Ridge- Major Subdivision and Land Development

- Application Received: July 22, 2024
- Expires: January 31, 2026

Extension request received to extend to July 31, 2026.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to approve the time extension request for PC-2024-004 Autumn Ridge- Major Subdivision and Land Development until July 31, 2026. Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

CURRENT/NEW BUSINESS:

3. Update: Advisory Plan- Gateway Industrial, Ross Township

Chair, Robin Dingle, appreciated receiving the requested documents.

Commissioner, Allen Schafer, reviewed documents received, indicating that the traffic study was not completed through Wind Gap Borough. Mr. Schafer would request the documentation go from Interchange 33 to other Interchange 33, which would go along 512 through Wind Gap and Plainfield Township.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to recommend approval from Board of Supervisors to send a letter to Ross Township and PennDOT requesting their attention and further input on the Gateway Industrial Development. Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.

Resident, Paul Levits, asked if we know what the thoughts of Wind Gap are. Wind Gap Borough should be concerned with all the traffic that will come through their Borough.

Commissioner, Terry Kleintop, asked if Plainfield Township would be able to send the correspondence to Wind Gap and ask for their input. Mr. Backenstoe, indicated that you cannot force the applicant or Wind Gap Borough to respond. Plainfield Township received this correspondence due to being within so many feet of the project.

Resident, Pete Albanese, indicated that Wind Gap Borough is concerned. Mr. Albanese suggested supplying Wind Gap Borough with the documents that we have received and copy PennDOT on concerns. Mr. Backenstoe indicated that Ross Township does not have to respond to Plainfield Township's inquiries, but Plainfield Township is more than welcome to send Ross Township correspondence and/or send a Representative to the Ross Township meetings.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to repeal all previous motions. Vote 4-0.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to request from the Board of Supervisors, that Plainfield Township correspond with Developer of the Gateway Industrial project and copy Wind Gap Borough with the concerns of Plainfield Township. Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public. Motion approved. Vote 4-0.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to recommend correspondence be sent to PennDOT requesting their input on traffic and all

other impacts to Plainfield Township along with Wind Gap Borough. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

ACTION: Motion was made by Allen Schafer and seconded by Terry Kleintop to recommend approval from the Board of Supervisors to send a letter to Wind Gap Borough supplying them with the documents received from Ross Township and ask if they would like to discuss and communicate concerns. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schafer to recommend to the Board of Supervisors to send a representative from Plainfield Township to Ross Township meetings when Gateway Industrial is scheduled. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

4. PC-2025 -004 1368 Bangor Road- Preliminary/Final Minor Lot Line adjustment

- Application Received: December 12, 2025
- Expires: March 12, 2026

Mr. Ryan Dentith from Stateline Engineering presented the plans and the reason for the lot line adjustment.

ACTION: Motion was made by Allen Schafer and seconded by Joseph Colosi to approve PC-2025-004, 1368 Bangor Road- Preliminary/Final Minor Lot Line Adjustment subject to the conditions set forth in Keystone Consulting Engineers review letter dated January 12, 2026 and Zoning Officer review letter dated January 6, 2026. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

5. PC-2025-001- BH Paving. Land Development Application

- Application Received: February 5, 2025
- Expires: January 31, 2026

Bryan Ritter, Owner of JENA Engineering along with Attorney McFall and applicant Billy Hicks appeared to explain why they are respectfully asking for an extension and why the appropriate documents have not been received.

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schafer to table PC-2025-001 BH Paving- Land Development and to provide them with an extension of time until May 31, 2026. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.* Motion approved. Vote 4-0.

GENERAL BOARD DISCUSSION:

Chair, Robin Dingle, asked the status of the Solar Ordinance. Solicitor, David Backenstoe, indicated that there were a few recommendations that were received from Lehigh Valley Planning Commission along with Elizabeth Amato, Zoning Officer, with those amended comments the Board of Supervisors should review and move forward with advertising if they wish. Dave Crowther, Keystone Consulting Representative, indicated that they had received the updated draft version in November and was advised to place it on hold.

ACTION: Motion was made by Terry Kleintop and seconded by Joseph Colosi to recommend moving forward with the proposed Solar Ordinance. *Prior to the vote, Chair, Robin Dingle, asked if there were any comments from the governing body or the public.*

Resident, Pete Albanese, asked why there are motions being made as this matter is being presented to the Board of Supervisors for review. Discussion took place between Commissioners and Public.

Motion approved. Vote 4-0.

Chair, Robin Dingle, asked about the Biosolids Ordinance that had previously been discussed. Solicitor, David Backenstoe, indicated that there is an ordinance in place. There is a current situation that we are before the courts and appeals are pending because they are really looking at what can and can not be done.

Chair, Robin Dingle, inquired about the Data Center Ordinance. Solicitor, David Backenstoe, indicated that it is also before the Board of Supervisors for review. Mr. Backenstoe provided a summary of the ordinance which includes testing and will serve letters.

Chair, Robin Dingle, provided training information to all commissioners for training at Lehigh Valley Planning Commission.

Chair, Robin Dingle, asked about the status of the Comprehensive Plan. Ms. Dingle, requests to have input and to have the Planning Commission members involved in the processes of updating. Solicitor, David Backenstoe, indicated that if a review of the Comprehensive plan is due, there will be a comprehensive review which also includes the Board of Supervisors.

Chair, Robin Dingle, asked about the Conditional Approval for the Landfill, and how the Board of Supervisors could move forward with approving a 24-month period versus a 12-month period. Solicitor, David Backenstoe, indicated that the Board of Supervisors granted conditional approval with extensive conditions. The applicant expressed their concerns about being able to complete, so the applicant had asked for an extension from 12-months to 24-months for the final plan within a 12-month period submittal period. Mr. Backenstoe provided some information indicating that some developers have 5 years but the reason you want expiration dates is so you can see that the developer is proceeding with the project. Mr. Backenstoe indicated the Applicant, Waste Management, requested

a 24-month instead of a 12-month, and the Board of Supervisors approved. Commissioner, Terry Kleintop, advised that this can be approved even though Dave Allen testified that some reports/requirements have been completed. Mr. Backenstoe advised that all of the requirements are to be met before the applicant can move forward. Mr. Backenstoe also indicated that the Board of Supervisors did review the Planning Commission recommendation letter, and Planning Commission is an advisory board. Chair, Robin Dingle, indicated that the Township is always involved in reviewing information and documentation. Mr. Backenstoe indicated that if the Planning Commission would like information from applicants once the project has been approved, you would discuss and move forward with the request. Chair, Robin Dingle, requested that the matter be added to the next Planning Commission agenda for further discussion.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

- **Jane Mellert**

Resident, Jane Mellert, indicated that she agrees that the Board of Supervisors should explain why or how they came to the conclusion of matters. Mrs. Mellert also indicated and congratulated Chair, Robin Dingle, for becoming the first Chair woman since Plainfield Township was established in 1762.

Chair, Robin Dingle, voiced that public comment needs to be moved forward, so the Board of Supervisors are aware of what the public/residents are concerned about.

- **Paul Levits**

Thanked the Commissioners for their time and patients. Mr. Levits, indicated that Planning Commission has been a strong body, in which reviews construction laws, environmental laws, SALDO requirements and the ability to listen to the publics concerns. Mr. Levits indicated that the plan scale requirement should be looked at again.

Chair, Robin Dingle, thanked Paul for his leadership while he was Chairman, welcomed Joseph Colosi to the team, and Terry Kleintop on his reappointment.

ADJOURNMENT:

Having no further business to come before the Planning Commission, the motion was made by Allen Schafer and seconded by Terry Kleintop to adjourn the meeting. Motion approved. Vote 4-0.

The meeting adjourned at 8:45pm.

Respectfully submitted,

Amy Kahler

Amy Kahler
Administrative Coordinator/Secretary
Plainfield Township