

PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
MAY 20, 2024

The regular monthly meeting of the Plainfield Township Planning Commission was held on Monday, May 20, 2024, at the Plainfield Township Municipal Building, located at 6292 Sullivan Trail, Nazareth, PA 18064.

Chairman, Paul Levitz, 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, Paul Levitz, 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

ACTION: Motion was made by Allen Schaefer and seconded by Robin Dingle to table October 16, 2023, November 20, 2023, December 18, 2023 and February 19, 2024 minutes. Prior to the vote, Chairman, Paul Levitz, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

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

Solicitor, David Backenstoe, advised that we have received a request for time extension.

ACTION: Motion was made by Allen Schaefer and seconded by Terry Kleintop to approve the extension of time due to legal action for N.A.P.E.R until December 31, 2024. Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

2. PC-2022-010- RPM Metals Recycling, Inc. Site Plan Application

- Application Received: July 7, 2022
- Expires: December 31, 2024

Solicitor, David Backenstoe, advised that we have received a request for a time extension due to legal action taken place.

ACTION: Motion was made by Terry Kleintop and seconded by Glenn Geissing to approve the extension of time due to legal action for RPM Metals Recycling, Inc. until December 31, 2024. Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

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: September 30, 2024

Solicitor, David Backenstoe, advised that we have received a request for a time extension.

ACTION: Motion was made by Glenn Geissing and seconded by Allen Schaefer to approve an extension for Lots #6G, 6H & 6I, Green Knight Industrial Park II until September 30, 2024. Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

4. 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: August 20, 2024

Solicitor, David Backenstoe, advised that there is no need for action to be taken on Lot #5, Green Knight Industrial Park II.

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

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

ACTION: Motion was made by Terry Kleintop and seconded by Allen Schaefer to approve time extension for Mack Road until September 30, 2024. Prior to the vote, Solicitor, David Backenstoe, asked if there were any comments from the governing body or the public. Motion approved. Vote 5-0.

6. PC-2023-007 – Greystone Capital, Inc., Minor Subdivision and Land Development Plan (located in Bushkill Township)

- Application Received: October 13, 2023
- Expires: October 13, 2024

Solicitor, David Backenstoe advised that there is no action needed on Greystone Capital, Inc.

Commissioner Terry Kleintop asked if this is the property that majority of the property is in Bushkill Township. Solicitor, David Backenstoe, advised yes, there is a tiny segment in Plainfield Twp.

Township Manager, Paige Stefanelli, indicated that they already submitted revised plans to Bushkill Twp. Ms. Paige Stefanelli, indicated she is working on retrieving updated plans and will advise as necessary.

Commission Robin Dingle asked how we are going to move forward with the request for time extension? If they ask for an extension with no reason and do not appear at the meeting, are we able to deny and have them resubmit? Solicitor, David Backenstoe, indicated that if you haven't heard from them and they keep asking for extension, you as a Board may deny.

NEW BUSINESS:

1. PC-2024-002- Starke Property- 655 Bangor Road, Nazareth, PA 18064- Lot Line Adjustment Plan

- Application Received: April 12, 2024
- Expires: July 11, 2024

Joe Gruver from Benchmark Civil Engineer spoke about the project. It is a lot line adjustment that Mr. Starke has agricultural property and a resident. Overview of the property. Lot line adjustment, agricultural property along with residential. Would like to move rear lot line of the residential to give existing block building into the agricultural lot that he would like to meet. Block building would like to rehab into a resident. Currently used for storage but would like to convert to a livable resident.

Commissioner Terry Kleintop indicated that on the west side the of existing lot there has been placed a base layer of stone, but there is nothing in the review letter indicating a driveway being put in, or that PennDot has been contacted. Mr. Gruver indicated that the application is in process, but that is all he has. There is a note on the plan.

Township Manager, Paige Stefanelli indicated that we have not received the signed green cards. We received the portion when they are sent to the residents, but not back signed.

Mr. Gruver indicated that as far as he is aware they have not received them back yet but once they are returned he will make sure to forward them to the office. Can we make that apart of our conditions?

Commissioners questioned Mr. Gruver on the gravel area. They advised Mr. Gruver that he will need to obtain permits prior to starting any projects such as driveways etc.

Commissioner Terry Kleintop asked Dave Crowther, Keystone Consulting Engineer, if he has reviewed the access for the driveway?

Dave Crowther, Keystone Consulting Engineer advised no as it was not listed as part of the packet.

Commissioners Terry Kleintop and Robin Dingle advised that the gravel area seems to be starting projects for the new home before any of the information is submitted. Mr. Gruver advised that the gravel area is being used to dry up the land to access the fields at the moment.

Keystone Consulting Engineer reviewed the review letter and then spoke about the waiver requests dated May 7, 2024. We have received the request for a lot line adjustment be made from H8107 and H8107C.

Keystone Consulting Engineer, Dave Crowther, reviewed waiver request number 1. To utilize a larger scale when submitting the plans so everything can be present and to have all signatures on 1 sheet. Mr Crowther, Keystone Consulting Engineer, indicated that his office does not object to this waiver.

Commissioner Paul Levitz stated that since we are looking at updating our Saldo, is this, ok?

ACTION: Motion was made by Allen Schaefer and seconded by Glenn Geissinger to approve the waiver and accept 22-703.1.C. *Prior to the vote, Chairman, Paul Levitz, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

Mr. Crowther, Keystone Consulting Engineer, started to review #2, the owner would like a waiver to provide name, and addresses of the adjoining property owners including those across the road due to no property owner will be affected the applicant indicated that the subdivision does not effect the properties across the adjacent roads, The office of Keystone Consulting Engineers does not object to this waiver, and agreed upon by the 2 Engineers that also reviewed the plans.

Chairman Paul Levitz asked why, due to this not being requested and not completed for other properties. Per other Commissions this is their right to know and their opportunity to know what is taking place around their properties.

Resident Aaron Gibbs spoke and indicated that they are here due to receiving a certified letter and would like to hear his entire presentation. If the owner owns both properties that he is trying to make changes.

Mr. Gruver indicated that the reason it was requested was due to the plans being submitted with all of the necessary information on it, we did not feel it was necessary due to not an immediate affect on their property across the street. They were notified with certified mail, we were requesting that they not be placed on the plan.

Resident Angie Ekkens indicated that she did receive a letter but there was no green card to return to the post office on her envelope. It was there but not when she had received it. She indicated that it was stamped by the post office but no card.

Township Manager, Paige Stefanelli, indicated that is a concern but we do not send them out in our office.

Chairman, Paul Levitz, indicates that the waiver requests that the owner not include the adjacent across the road property owners' names on the plans. Does the Board have comments?

Commissioner, Allen Schaefer, indicated that this is to change the property lines in the rear of the property, correct? Then they will need to go back into the Township to receive further permits to proceed with other property adjustments.

Township Manager, Paige Stefanelli indicated that once the Planning Commission approves/denies the lot line adjustment, they would not need to come before the Board again for normal submissions. They are not taking the property lines and making a non-conforming lot. If approved, they are still both conforming.

Commissioner, Robin Dingle, advised that she appreciates that the property owners are here. She would like to see a note added indicating that the properties are there and that they were contacted by certified letter.

ACTION: Motion was made by Robin Dingle and seconded by Terry Kleintop to approve the waiver and accept 22-703.2.D4 with condition that the note explaining property owner names and which property. *Prior to the vote, Chairman, Paul Levitz, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

Mr. Dave Crowther, Keystone Consulting Engineering, reviewed the letter further indicating such:

#12 Right Away- Mr. Crowther spoke with applicant Joe Gruver, and advised that the current right away did not match, this will be amended.

#13 Septic- Mr. Crowther, Keystone Consulting Engineering indicated that it shows a reserve septic on the front, it does not have a cap, they will need to place a reserve tank on the main lot.

#16 Applicant/ Submitted – will have to proceed with septic testing

Commissioner Terry Kleintop asked if Dave Crowther, Keystone Consulting Engineering, has any additional comments to add to the comment letter now that the applicant is discussing adding a driveway. Mr. Crowther indicated that he will not add comments to this letter as the driveway plans have not been submitted for review.

ACTION: Motion was made by Allen Schaefer and seconded by Glenn Geissinger to approve the Lot Line Adjustment for 655 Bangor Road with compliance of the review letter dated May 7, 2024, submission of green cards and compliant of additional information requested. *Prior to the vote, Chairman, Paul Levitz, asked if there were any comments from the governing body or the public.* Motion approved. Vote 5-0.

OLD BUSINESS:

Solicitor Dave Backenstoe asked Dave Crowther, Keystone Consulting Engineering what the status of reviews and updates are with the Saldo. Dave Crowther, Keystone Consulting Engineering indicated that they have reviewed some but are working on the Zoning Ordinances first and then moving to Saldo amendments.

Commissioner Terry Kleintop indicated that there should be reviews located within the office from Sharon. Have these been located? Township Manager, Paige Stefanelli, indicated that the information was found and submitted to Keystone Consulting, Daren Martocci.

Township Manager, Paige Stefanelli advised that going forward we will list the plan, status along with time extension or expiration dates etc., and this will also include current and projects that are currently on hold and not being presented to the Planning Committee.

Solicitor David Backenstoe advised that we can contact parties (letter/emails) with current and/or pending projects that if they are requesting an extension that they will need to appear before the Planning Commission at a meeting to explain why they are requesting the extension. At that time the Planning Commission members will vote to extend or not.

Township Manager, Paige Stefanelli, reviewed a monthly report of statuses and information from the Board of Supervisors, and advised going forward we will continue to present this status update monthly. Chairman Terry Kleintop indicated that usually Keystone Consulting Engineers submitted the status report, Township Manager, Paige Stefanelli indicated that she will be submitting this to also include the Board of Supervisors information.

Commissioner Terry Kleintop spoke about Mushroom Township and if this will be on the agenda for the Board of Supervisors to review soon? CRG is called Project Mushroom Hill LLC. They were trying to develop a warehouse. They denied the applicant due to the applicant not complying to numerous criteria in the warehouse ordinance. A major issue was that they could not provide what type of industry, CRG appealed this ruling and then the Judge ruled against the Township. It was then appealed to the Court of Common Pleas, and that Judge sided with the Commissioners and advised that the applicant needed to provide more information. Based on this judgement, there are numerous other cases brought before the courts and commissions and that he would like to have an ordinance put into place that requires the applicants to provide excessive information if being requested

Solicitor Dave Backenstoe, indicated that the reviews were conditional and not provisional. If you can review and make the applicant abide by the rules and regulations. Yes, in some of the cases you are able to request in depth information but it depends the use.

Commissioner Terry Kleintop advised that he is making sure that the area and warehouse is following safety and abide by emergency regulations.

Commissioner Allen Schaefer indicated that the Fire Department should sign off on the building and assess property area to make sure everything is assessable for their equipment in case there is an emergency. Also inquired about if the new Warehouse Ordinance has something in it about toxic materials.

Solicitor Dave Backenstoe is unsure if it has specific toxic materials listed, this was adopted back in November 2023.

PUBLIC COMMENT – AGENDA/NON-AGENDA ITEMS:

No public present to 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 8:16 PM.