

**PLAINFIELD TOWNSHIP
PLANNING COMMISSION MEETING
MAY 17, 2010**

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THE REGULAR MONTHLY MEETING OF THE PLAINFIELD TOWNSHIP PLANNING COMMISSION WAS HELD ON MONDAY, MAY 17, 2010 AT THE MUNICIPAL BUILDING, 6292 SULLIVAN TRAIL, NAZARETH, PA. 18064.

THE FOLLOWING PLANNING COMMISSION MEMBERS WERE PRESENT: CHAIRMAN, ROBERT CORNMAN, JR., VICE-CHAIRMAN, JAMES SANDT, TERRY KLEINTOP, PAUL LEVITS AND ROBERT SIMPSON. ALSO PRESENT WERE ATTORNEY, DAVID BACKENSTOE, ENGINEER, KEVIN HARWICK, ZONING OFFICER, CHARLES KNECHT AND SECRETARY, JOYCE LAMBERT.

Chairman, Robert Cornman, Jr. called the meeting to order at 7:00pm.

APPROVAL OF MINUTES:

Motion was made by James Sandt and seconded by Paul Levits to approve the minutes of the April 19, 2010 Planning Commission Meeting, as presented.
Motion approved. Vote 5-0.

TIME EXTENSIONS:

- 1) RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR AN EXTENSION OF TIME TO MEET THE CONDITIONS OF APPROVAL OF THE MINTBROOK FARMS – PHASE I – PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN UNTIL AUGUST 31, 2010:**

Attorney, Tim Charlesworth was present on behalf of the applicant and informed the Planning Commission that this is an 8-lot subdivision. The Developer has previously agreed to pay the increased Recreation Fees of \$2,500 per lot.

Attorney Charlesworth stated that the revised figures for the Subdivision Improvements Agreement have been received and the developer is in the process of preparing the agreement and obtaining the Letter of Credit.

Attorney Charlesworth informed the Planning Commission that this plan is virtually ready for recording and the additional time is needed to make sure that they have sufficient time to complete all of the items and record the plan.

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Chairman, Robert Cornman, Jr. indicated that at the February Planning Commission Meeting a recommendation was made to the Board of Supervisors to grant an Extension of Time conditioned upon two changes. The Planning Commission recommended that the Developer agree to payment of the increased Recreation Fees and compliance with Ordinance #307.

At the Board of Supervisors meeting, the Developer agreed to payment of the increased Recreation Fees but did not agree to compliance with Ordinance #307 because that would have meant a complete change to the concept of that subdivision and submission of a new plan.

Chairman Cornman noted that the Conditional Approval was originally granted in 2006 and we are now 4 years into this project. He would be in favor of granting the extension of time until August 31, 2010 with the condition that no further extensions be granted after that date.

Paul Levits noted that this subdivision has been granted numerous extensions. There have been significant changes and we are letting the Developer get away again.

Motion was made by Robert Simpson and seconded by Robert Cornman, Jr. to recommend granting of an Extension of Time to Meet the Conditions of Approval of the Mintbrook Farms – Phase I – Preliminary/Final Major Subdivision Plan until August 31, 2010, with the condition that no further extensions be granted after that date. Vote 2-2-1, with Robert Simpson and Robert Cornman voting yes, James Sandt and Terry Kleintop voting no and Paul Levits abstaining. Motion did not pass.

Secretary Lambert was instructed to send a letter to the Board of Supervisors relaying the wording of the motion and its failure to pass. There were no other motions on this project.

2) EXTENSION OF TIME FOR REVIEW AND APPROVAL OF THE SULLIVAN TRAIL, LLC – PRELIMINARY/MAJOR SUBDIVISION PLAN UNTIL DECEMBER 31, 2010:

Attorney Charlesworth informed the Planning Commission that this plan is still before both Plainfield Township and Bushkill Township for review and approval.

On the lots in Bushkill Township, there are streams that divide the lots. Bushkill wants the developer to use off sets from the streams for the lot areas. At this time, the engineer is looking to see how many lots they would be losing. They are

currently working with Bushkill Township on this issue and it will be several months before they have the answers on this.

Attorney Charlesworth indicated that the date that is being requested is his client's best guess as to when they could get this done. He felt that they should have granted an extension for a year.

Robert Simpson asked Attorney Charlesworth what was taking so long and was told by Attorney Charlesworth that the engineering firms are cutting back so it is taking longer to get plans updated. The economy also is playing a large factor because no new homes are being built.

Solicitor Backenstoe informed the Planning Commission that this project is on the front end of a review. The plan was submitted to the Township and it must be reviewed and a decision made within 90 days or it is granted deemed approval. The developer is now coming to the Township and saying that they can't get all of their work done within the 90-day period. Consequently, the Township can't give an approval of the plan. This is the reason the developer is granting the Township an extension to get the review completed.

Paul Levits indicated that this plan is 57 months old. At the time the plan was submitted and first before the Planning Commission the developer was asked to make this a joint submission with Bushkill Township. They have only just recently started plan reviews with Bushkill and are now coming in with problems.

Motion was made by Robert Simpson and seconded by Terry Kleintop to accept an Extension of Time for Review and approval of the Sullivan Trail, LLC – Preliminary/Major Subdivision Plan until December 31, 2010 conditioned upon the developer agreeing to compliance with all of the new ordinances that have been adopted since the first submission of the plan, including but not limited to the ordinances as listed on the KCE Plainfield Township Pending Plan Review List. Motion approved. Vote 5-0.

(Engineer Harwick and Secretary Lambert will prepare the letter to be sent to the Developer)

PLANS TO BE TABLED:

- 1) **ESTATES AT SULLIVAN TRAIL, LLC – PRELIMINARY/MAJOR SUBDIVISION PLAN:**
- 2) **MINTBROOK FARMS – PHASE I I – PRELIMINARY/MAJOR SUBDIVISION PLAN (EXPIRES 09/30/2010);**

Motion was made by Terry Kleintop and seconded by James Sandt to table the above listed plans. Motion approved. Vote 5-0.

OLD BUSINESS:

NONE

NEW BUSINESS:

1) MUTCHLER PROPERTY – MINOR SUBDIVISION – SKETCH PLAN:

As a guide, the review letter dated May 7, 2010 from Keystone Consulting Engineers, Inc. was used.

PROPOSED:

Tract of 6.4 acres containing an existing house and detached garage to be subdivided into 3 lots. Lots 2 & 3 are proposed as building lots for single-family detached dwellings. The property is on the east side of Middletown Road, just south of Sundance Drive southeast of the Borough of Pen Argyl. The property is in the Planned Residential Zoning District where the proposed use is permitted by right. The property will be served by on-lot wells and on-lot septic systems.

The following is a list of the recommendations made by the Planning Commission:

- 1. Compliance with the Keystone Consulting Engineers, Inc. review letter dated May 7, 2010.**
- 2. Road widening was discussed with it being the recommendation of the Planning Commission that a waiver for road widening would be considered if the Developer would agree to widening of the road in the area of the curve on Lot #2.**
- 3. A copy of Ordinance #320 should be obtained from the Planning Commission Secretary and the Plan Site Data List should be corrected in accordance with Ordinance #320.**
- 4. Existing utility service lines to the existing house on Lot #1 should be shown with easements, if they cross Lots #2 & #3.**
- 5. Minimum lot width and frontage requirements for Lot #3 do not meet the SALDO requirements. If the subdivision plan cannot be reconfigured to meet compliance, Variances would be required.**

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Having no further business to come before the Planning Commission. Motion was made by James Sandt and seconded by Robert Simpson to adjourn the meeting. Motion approved. Vote 5-0.

Meeting adjourned at 8:23pm.

Respectfully submitted,

Joyce A. Lambert, Secretary
Plainfield Township
Planning Commission