

PLAINFIELD TOWNSHIP EAC MEETING MINUTES

The Plainfield Township EAC meeting was held on Tuesday, February 17, 2015. The meeting was scheduled to begin after the Planning Commission meeting. The meeting was held at the Plainfield Township Municipal Building.

EAC Members in attendance were: EAC Chairman Terry Kleintop, Vice Chairperson Robin Dingle, Robert Cornman, Bruce Rabenold, Supervisor Jane Mellert, Don Moore and Robert Simpson.

Also in attendance: Mike Kukles, Ott Consulting Inc., Planning Commission Member Paul Levits, Zoning Officer John Lezoche, and resident Nolan Perin

EAC Chairman Terry Kleintop opened the meeting at 9:00 pm

MINUTES

Terry Kleintop asked for a motion to approve the February 5, 2015 minutes.

Bob Cornman made a motion to approve the draft February 5, 2015 minutes. The motion was seconded by Don Moore and passed by unanimous vote.

OLD BUSINESS

Village Residential District Rezoning – Mike Kukles submitted a letter dated February 4, 2015 regarding the feasibility of rezoning properties in the Village Residential Zoning District in the SW corner of the Township.

The purpose of the General Industrial district is to provide opportunities for larger industrial uses at appropriate locations and to prevent conflicts between these industrial uses and adjacent land uses. The properties are located near Routes #33 and #191 and the use of the land is more suitable to the GI district classification.

Mike Kukles addressed the railroad use in respect to other zoning districts. He researched rail uses. Bushkill Township defines a railway as a transportation terminal.

Nolan Perin, in his knowledge of the law, noted that rails are exempt from Zoning. Mike Kukles concurred and he will speak to Solicitor David Backenstoe about the issue.

The existing uses on the parcels reviewed appear to conflict with the purposes of the Village Residential district, the EAC discussed recommending the following parcels for re-zoning from Village Residential to General Industrial.

1. JO8-02-005-0626 – Hercules Cement Co. – 20.13 acres
2. JO8-06A-001-0626 – Universal Forest Products, Inc. – 1.755 acres
3. JO8-04-001-0626E – Pennsylvania Lines, LLC (Norfolk Southern) – 2.433 acres
4. JO8-05-001-0626 – Hercules Cement Co. – 1.641 acres

Robin Dingle suggested instead of re-zoning districts individually to look at the entire zoning map and review if there are also other areas that should be considered for revisions. The Township should look at the map as a whole for revision instead of by piece-meal. Wanda Gruber has also made a request for re-zoning.

Don Moore made a motion to recommend a zoning classification change of the parcels numbered 2. Universal Forest Products, Inc. and 4. Hercules Cement Co. from Village Residential to General Industrial. Bob Cornman requested the motion to be revised to include 1.2.3.4. Don Moore stated he is willing to change his motion to include all of the parcels. Bob Cornman seconded the motion.

The motion failed.

Vote: 3 Yes - Don Moore, Jane Mellert and Bob Cornman

4 No - Robin Dingle, Bruce Rabenold, Bob Simpson and Terry Kleintop

Don Moore made a motion to recommend a zoning classification change from Village Residential to General Industrial

2. JO8-06A-001-0626 – Universal Forest Products, Inc. – 1.755 acres
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Bob Cornman seconded the motion.

The motion passed.

Vote: 6 Yes - Bob Simpson, Bob Cornman, Don Moore, Jane Mellert, Terry Kleintop and Bruce Rabenold

1 No - Robin Dingle

NEW BUSINESS

None

PUBLIC COMMENT

Nolan Perin – Attended the meeting to discuss his Route #512 property which is located across from the GCS Landfill entrance. He noted that he has no way to develop the property within the context of the current regulations. The property is too expensive to develop due to the water coming off of the mountain and PennDOT, State, and Plainfield Township regulations.

The storm water requires piping to cross under Route #512. The requirement makes the property too expensive to develop. Curbing is required. He has a \$60,000 a year tax bill on land that he cannot develop or even give away. He has a list of zoning uses for consideration. He is not looking for additional zoning uses. Mike Kukles stated that there are State requirements under Act #167. The future development is constrained by the PA DEP. Mr. Perin is requesting to put in a junkyard and would like to see standard industrial setbacks required for the property. He noted that the minute he goes to move dirt the regulations start.

Bob Simpson noted the previous plan for the property is a subdivision plan for development. The plan may need to be altered in order for the land to be more marketable. Nolan noted that the people interested in the land cannot make this land work and make it economically feasible.

Bob Cornman noted that maybe a workshop meeting can be held to address the issues that were brought up tonight.

The prior plan presented by Nolan Perin had Conditional Final Approval from Plainfield Township in the past. Mike Kukles noted he would have to research to see if the plan is still valid.

Nolan noted that the RR used to go through the property and additional requirements must be met for the cinders on the property. The cinders have to be buried or paved over.

Zoning Officer John Lezoche asked for an update of the fluff that is on the RPM property. The fluff is required to be removed from the property. Nolan Perin noted that the fluff may be going to a recycling facility in the next two months. It facility has a new technology to recycle the automotive fluff.

Nolan Perin noted that his property on Sullivan Trail that was previously owned by Schiavone is another property that he has not been able to sell. Mr. Perin would like the Township to take a look at the property to see if there are any other uses that are suited for the property in order to make it more marketable.

OLD BUSINESS - Continued

Tabled - Draft Transitional Buffer Yards in the Farm and Forest Zoning District Update – This matter was tabled until the next meeting.

Mike Kukles submitted a letter dated February 5, 2015 that he drafted regarding Transitional Buffer Yards in the Farm and Forest Zoning District. The letter outlines the current buffer requirements in the Zoning Ordinance and Subdivision and Land Development Ordinance.

Terry Kleintop noted he had a call regarding a rezoning issue. She (the caller) lives near the PNC bank side of Route #191 and they have to look at the Testa property

Little Bushkill Creek – Robin Dingle and her team at the ELM Group, spent some time on putting together what was presented at the end of 2014. If there is anything else that the members need let Terry and Robin know as soon as possible. They are working on the information for the **2014 PA DEP Growing Greener Plus Grant \$103,212**

- Terry and Robin spoke to Ron Yablonsky at the PA DEP
- Tasks and the budget will be altered for the grant. Mr. Yablonsky thought that would be alright if it is submitted on time by March 6th.
- The Board of Supervisors voted to have the ELM Group do the budget and scope of work for the March 6, 2015 deadline.

MS4 – 7 new outfalls were identified by the ELM Group during the 2014 study of the Little Bushkill Creek. This is in addition to the outfalls (pipe ends) that were previously identified by URS in 2013. The Board of Supervisors is requesting a quote from Ott Consulting.

MEETING ADJOURNMENT

Bob Cornman made a motion to adjourn the meeting at 10: 21 pm. Don Moore seconded the motion and it passed by unanimous vote.

Respectfully Submitted,

Jane Mellert, Secretary
Plainfield Township EAC