

## **PLAINFIELD TOWNSHIP EAC MEETING MINUTES**

**The Plainfield Township EAC meeting was held on Thursday, February 5, 2015 at 7:00 pm in 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, Wanda Gruber and Matt Glennon.

**EAC Chairman Terry Kleintop opened the meeting at 7:02 pm**

### **MINUTES**

Terry Kleintop asked for a motion to approve the January 8, 2015 minutes.

**Bob Cornman made a motion to approve the draft January 8, 2015 minutes. The motion was seconded by Bob Simpson and passed by unanimous vote.**

### **OLD BUSINESS**

**Nuisance Ordinance** – Solicitor David Backenstoe and Zoning Officer John Lezoche compiled a draft Nuisance Ordinance. David Shields from Keystone Codes provided language from the Building and Maintenance Code for the draft. If the Ordinance is adopted certain sections of the Ordinance will need to be enforced by the Building Codes Inspector. The draft ordinance was emailed to the EAC members last Friday for their review.

Zoning Officer John Lezoche handed out and discussed the following:

- Pictures of buildings within the Township that may be considered dangerous.
- Additional regulations are necessary. There is nothing to address the issue of abandoned buildings in the current regulations.
- Article 5 of the current Plainfield Township Zoning Ordinance - Section 502 Nuisances Prohibited. The Building Code Official must be involved when a structure is in question.
- The definitions need revision. An example is the word dangerous. Clarification of what dangerous means needs to be incorporated.
- John would like to incorporate sections of the Property Maintenance Code including Section 301. 3 Vacant Structures and Land , Section 302 Exterior Property Areas, Section 302.4 – Weeds and Section 304 Exterior Structures

It was noted that there are four (4) permitted junkyards in the Township. It would be difficult to have a new junkyard permitted within the Township due to the current regulations.

Properties along School Road and Browntown Road have been cited for violations of junk on the properties and some clean up measures have taken place.

Several EAC Members voiced concerns that the draft regulations may be too strict for a rural farming community.

It was noted that Farmers are exempt from some of the Building Codes through State Law. The exemptions need to be clarified.

The review of the draft Nuisance Ordinance will continue at the next EAC meeting.

**JFR Salvage Inc.** – NPDES Permit Number PAR602216 expired on March 16, 2009. Plainfield Township received a copy of the Notice of Violation letter sent to JFR by the PA DEP. Terry Kleintop called Sheena R. Ripple a PA DEP Water Quality Specialist to discuss the notification.

**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. This will be placed on the Board of Supervisors meeting agenda for discussion on how to proceed.

**2013 PA DEP Growing Greener Plus Grant \$46,942 - Little Bushkill Creek Update** – Terry Kleintop and Robin Dingle will be getting together to prepare a packet of information to submit to the DEP for reimbursement of monies expended for the study.

**2014 PA DEP Growing Greener Plus Grant \$103,212** – There are two deadlines. Action items need to be completed. Terry and Robin spoke to Ron Yablonsky at the PA DEP. Some of the tasks may be altered for the grant. Mr. Yablonsky thought that would be alright if it is submitted on time by March 6<sup>th</sup>. Robin stated that the Board needs to decide who is doing the work this year. The first deliverable is March 6<sup>th</sup>. Terry noted that consideration is being given to revising the scope of work to include a trout study.

Robin Dingle will no longer be working with the ELM Group, Inc. she will be moving to Tetra Tech. Terry Kleintop – Tetra Tech can certainly do this type of work. The rates from the organization may be higher. Terry Kleintop noted that he liked working with some of the employees at the ELM Group, Inc.

The Board of Supervisors will need to discuss this at the February 11, 2015 Board of Supervisors meeting. Some of the possibilities are the Elm Group, Tetra Tech, Hanover Engineering, hiring Robin Dingle as a consultant, bidding or putting out an RFP.

Jane Mellert will contact the attorney regarding authorization of work for professional services. The Township can negotiate with ELM or another firm to do the work. A contract will need to be signed and submitted to the DEP by March 6<sup>th</sup>. The ELM Group can do the work for March 6<sup>th</sup>. It was noted that the ELM Group was considering contracting with Don Baylor for the (trout) fish study.

**Motion Bob Simpson to recommend to the BOS that the ELM Group complete the PA DEP Growing Greener Plus contract and revised budget for March 6<sup>th</sup>. Don seconded the motion and it passed by unanimous vote.**

**Farmland Preservation - Charles E. Rinehimer, III** – The agreement of sale for the farm has been received. The farm is being preserved under the Northampton County Partnership Program. The total for the farm is \$239,843.70. The County will pay \$157,700 and the Township will pay 29.87% of the cost \$67,159.30. The anticipated closing date is March 10, 2015.

**Draft Transitional Buffer Yards in the Farm and Forest Zoning District Update – Mike Kukles**

Mike Kukles submitted a letter dated February 5, 2015 that he drafted regarding Transitional Buffer Yards in the Farm and Forest Zoning District.

**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 EAC members requested to hold an EAC meeting on February 17<sup>th</sup> after the Planning Commission meeting. The purpose of the meeting will be to review the Draft Transitional Buffer Yards in the Farm and Forest Zoning District and the Village Residential District Rezoning information.

#### **NEW BUSINESS**

#### **PUBLIC COMMENT**

None

#### **MEETING ADJOURNMENT**

**Bob Cornman made a motion to adjourn the meeting at 9:34 pm. Don Moore seconded the motion and it was passed by unanimous vote.**

Respectfully Submitted,

Jane Mellert, Secretary  
Plainfield Township EAC