

PLAINFIELD TOWNSHIP EAC MEETING MINUTES

The Plainfield Township EAC meeting was held on Thursday, January 8, 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., and Planning Commission Member Paul Levits.

EAC CHAIRMAN

Bob Cornman made a motion to nominate Terry Kleintop as Chairman of the EAC. The motion was seconded by Bruce Rabenold and passed with 6 members voting yes. Terry Kleintop voted no.

VICE CHAIRPERSON

Bob Cornman nominated Robin Dingle for the Vice Chairperson position. The motion was seconded by Bruce Rabenold. The vote passed with 6 members voting yes. Robin Dingle abstained.

MINUTES

Terry Kleintop asked for a motion to approve the December 4, 2014 minutes.

Bob Cornman made a motion to approve the draft December 4, 2014 minutes. Terry Kleintop noted that the word watershed needed to be added on page 1 in the first bullet point under Watershed Management Plan) The motion was seconded by Terry Kleintop and passed by unanimous vote.

INTRODUCTION

Michael Kukles, P. E. from Ott Consulting Inc. was introduced. Mike worked for Keystone Consulting Engineers for 17 years prior to working for Ott Consulting. He grew up in the Pen Argyl area and is familiar with Plainfield Township from his prior working experience. He will be the engineering representative to the EAC.

On January 7, 2015 Jane Mellert emailed copies of the Plainfield Township EAC Year End Report and December 4, 2014 EAC minutes to Ott Consulting Inc. in order for their staff to become familiar with the projects that the EAC has been working on. Mike Kukles read through the information prior to the EAC meeting. Additional information was provided to Mike Kukles at the EAC meeting.

OLD BUSINESS

ASGCO Manufacturing Inc. Air Quality Permit No. 48-00103A – A copy of the letter from the DEP dated December 17, 2014 was received. The letter is written notification of the issuance of the air quality permit and allows aggrieved parties to send an appeal to the Environmental Hearing Board within 30 days after receipt of the letter. A copy of the letter was attached to the EAC agenda.

Terry Kleintop asked if there were any concerns regarding the air quality permit. Don Moore discussed how the Certificate of Occupancy was written for ASGCO by Zoning Officer John Lezoche.

Nuisance Ordinance – Solicitor David Backenstoe and Zoning Officer John Lezoche compiled a draft Nuisance Ordinance. At this point David Shields from Keystone Codes is working on incorporating language from the Building and Maintenance Code into the draft. The draft Ordinance will require certain sections of the Ordinance to be enforced by the Building Codes Inspector.

Little Bushkill Creek Update – Terry Kleintop and Robin Dingle will be getting together to get a packet together to compile information for the Growing Greener Plus grant.

PA Coldwater Heritage Partnership Grant Application - Robin Dingle reported that the grant application for \$5,000 was not submitted. The grant was to be used for researching trout in the Little Bushkill Creek. Part of the reason that the grant was not submitted is because of the short time frame that was available to solicit the match amount from environmental organizations, such as, The Bushkill Stream Conservancy, and Trout Unlimited. The Plainfield Township Board of Supervisors voted to approve the application but did not vote to provide the matching funds for the grant.

Draft Transitional Buffer Yards in the Farm and Forest Zoning District Update – Paul Levits attended the meeting in order to discuss the draft ordinance. The current requirements could be updated. Suggestions were made for the process to update the requirements as follows:

1st Step is to outline what is in the existing ordinance for buffer yards in each zoning district.

2nd Step is to outline what needs to be updated in each zoning district.

Mike Kukles is familiar with the Plainfield Township Subdivision and Land Development Ordinance. Terry Kleintop noted that the buffer yard at the Lowes in Hanover Township is a good example. Paul Levits noted the buffer on Hope Road is the buffer yard example that he is referencing which is across the street from Lowes.

Terry Kleintop presented a written list of information for the EAC members and Mike Kukles to review. The list will help to update Mike on the projects that the EAC has been working on and will be working on in the future. Terry presented the following list:

1. Transitional Buffer Yards in the Farm and Forest Zoning District

2. Review of the existing buffer requirements for each of Plainfield's existing Zoning Districts. Prepare a summary comparing the Zoning Regulations.
3. Rezoning a portion of the VR Zoning that currently includes Hercules Cement and Universal Forest Products. Is now the time to protect or provide for rail freight services within Plainfield Township? A rail car terminal in the Route #33 over pass area serviced by Norfolk Southern
4. GIS mapping capabilities – Northampton County Farmland Preservation Progress
Little Bushkill Creek Watershed Management Plan
In the past the EAC relied on Keystone Consulting Engineers to update the GIS program. Mike Kukles noted that he does not do the GIS work but that Ott Consulting can sit down with the users and they will be able to update the program. Jane Mellert noted that she previously spoke to Kevin Harwick about the updates. Bruce Rabenold gave the EAC computer that he uses to Mike for review.
5. Mapping of the outfalls identified in the URS (2013) and ELM (2014) studies of the Little Bushkill Creek Watershed Management Plan.
6. IBP Zoning District may require review in regard to the zoning hardships (11 homes) being placed upon residential housing. *(This is pending it will be on the Board of Supervisors agenda)*
7. Invoicing/Billing for any services that relate to the Little Bushkill Creek should be included in separate billing so the costs can be easily referenced when identifying municipal matching funds (costs) in order to satisfy State grant requirements.
Jane Mellert noted that from prior experience with Ott Consulting's billings for grant projects that this practice is already in place.
8. Nuisance Ordinance – David Backenstoe, John Lezoche, and David Shields of Keystone Codes - International Property Maintenance Code (IPMC) International Code Family
9. Consideration being given to Regional Zoning and SALDO Ordinances (Pen Argyl, Plainfield, Wind Gap) being developed and updating the 2004 Regional Comprehensive Plan. In regard to the LV1 Comprehensive Plan.

A determination will have to be made on the MS4 project. Will parts of the project be continued by Keystone Consulting Engineers or picked up by Ott Consulting Inc. Clarification will be needed.

Jane Mellert noted that the Township started the public education requirements for MS4. An MS4 public presentation was given on December 4th, information was sent to a student at the Pen Argyl Area School District to be included in the school newspaper named the Green Echo. The Road Department started reviewing information about MS4 requirements. Jane will copy Mike on the MS4 Storm Water Management Program information that she copied to the EAC in August of 2014.

Farmland Preservation 2014 Year End Update – The EAC Secretary submitted the report to the EAC members by email prior to the meeting. The report was also included with the EAC agenda packet.

Terry Kleintop speculated on some of the potential landowners that may have submitted for the 2015 Northampton County Farmland Preservation program. The ranking list of the farms has not

been received from Maria Bentzoni the Northampton County Farmland Preservation Administrator.

Plainfield Township submitted a Resolution to the Northampton County Farmland Preservation Board committing \$350,000 for the State matching program. The commitment amount was approved by the Northampton County Farmland Preservation Board on January 6, 2015.

Terry Kleintop speculated that there would be an approximate total of \$1,615,000 in matched funds after the 2015 match is awarded. This amount includes the current account balance in the municipal partnership program.

2014 EAC Year End Report – The EAC Secretary submitted the report to the EAC members and Board of Supervisors by email on December 29, 2014. A copy of the report was also included with the EAC agenda packet.

Terry Kleintop copied Jane on his suggested changes for the 2014 EAC Year End Report and Farmland Preservation Year End Report. Both reports will be included on the Board of Supervisors agenda.

NEW BUSINESS

Billboard Ordinance

Paul Levits – Asked about an updated Ordinance for billboards. Don Moore noted that he previously researched billboards all over the country. There are spacing requirements, etc. Businesses that want to put signs up come in for variances. Digital signs need to be addressed. Signage needs to be addressed. Paul Levits noted the State Supreme Court had a case on billboards and it cemented some language on billboard rights. This item can be addressed at the next Planning Commission meeting. It was noted that in the past Zoning Officer John Lezoche researched regulations to prepare for a Zoning Hearing case.

PUBLIC COMMENT

None

MEETING ADJOURNMENT

Bob Cornman made a motion to adjourn the meeting at 8:37 pm. Robin Dingle seconded the motion and it was passed by unanimous vote.

Respectfully Submitted,

Jane Mellert, Secretary
Plainfield Township EAC