

PLAINFIELD TOWNSHIP EAC MEETING MINUTES

The Plainfield Township EAC meeting was held on Thursday, April 2, 2015. 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, Township Manager Tom Petrucci and Zoning Officer John Lezoche.

EAC Chairman Terry Kleintop opened the meeting at 7:00 pm

MINUTES

Terry Kleintop asked for a motion to approve the March 26, 2015 minutes. One correction will be made the minutes should be changed to read Solicitor Backenstoe.

Bob Cornman made a motion to approve the draft March 26, 2015 minutes. The motion was seconded by Bob Simpson and passed with six members voting yes. Jane Mellert abstained due to not being in attendance at the meeting.

Plainfield Township Manager Tom Petrucci was introduced to the EAC members.

OLD BUSINESS

Property Maintenance Code

Tom is in attendance to review property maintenance regulations that the Township may want to consider. Tom served as the alternate building and codes officer in the Borough of Bath. He noted a situation that he had in the past where a pellet stove was improperly installed and carbon monoxide gas was going back into the house. The property maintenance code allows you to address and investigate issues of concern under the code. A notice of violation can be issued and the property owner given a reasonable amount of time to address the issues. The property maintenance code is all encompassing. Robin Dingle – wanted to know if some of the regulations in the IPMC will be taken out.

Paul Levits noted that he hears complaints about the landlord. He questioned what happens when landlords have problems with tenants. Plainfield Township Zoning Officer John Lezoche currently has 4 complaints regarding landlords.

The EAC discussed whether the Township should become the enforcer in rental issues when a tenant lodges a complaint. There are currently State laws regulating landlord's responsibilities.

What courses of action can a tenant take? If there are courses of action that they can take with a complaint then why would the Township layer additional regulations on top of existing regulations.

A draft of the regulations and an outline of corrective steps should be developed. Tom Petrucci noted under the property maintenance code that when a complaint comes in will be investigated. If there is a violation then a letter will be sent with a time frame for making the corrections. If the corrections are not made in the specified time then the notice of violation is issued and sent to the magistrate.

Tom Petrucci, John Lezoche and David Shields will have a draft of the Ordinance for the May 2015, EAC meeting. The draft will not include landlord tenant issues. Exterior maintenance will be addressed in the draft. The State rental regulations will be researched.

John Lezoche – 2009 International Property Maintenance Code (IPMC) was handed out on March 26, 2015 at the EAC meeting.

Revised zoning regulations for the Nuisance Ordinance, Junk Yards, Weeds, and Noxious Weeds are being worked on.

There are 4 legitimate junk yards in the Township.

Nuisance Ordinance

Zoning Officer John Lezoche attended in order to review the draft changes for the nuisance ordinance. The property maintenance code can be brought into the regulations in order to address problems with dilapidated buildings. John copied the EAC members on the property maintenance regulations at the last EAC meeting.

Little Bushkill Creek Update - Terry Kleintop noted that the EAC will not need to review the contract. A contract was received from the ELM Group on Tuesday, March 31st. Tom Petrucci reviewed the contract. The contract contains the outline of deliverables, testing, budget, etc. for the work to be completed under the DEP Growing Greener Plus Grants.

ELM Group Contract – The Township will get CD files of all deliverables. The ELM Group should submit a schedule along with the contract. The cost of the submission of the DEP Growing Greener Plus Grant contract to the DEP should eventually be included into the grant amount and reimbursed through the grant. The ELM Group does not have the work included in the scope of the work they will try and go back and bill it later.

Fish Study – Terry Kleintop would like to get another grant to cover the cost of a trout study. He asked Tom Petrucci to let the EAC know if he comes across a grant application that would cover a study. The study could not be included in with the DEP Growing Greener Plus Grant.

Little Bushkill Creek Watershed Pipe Ends Summary – A chart listing the outfalls was distributed by Mike Kukles.

- A summary list of ID Outfalls
- The outfall data from the URS and ELM studies are not currently updated on the Township computer

Farmland Preservation – The Farmland Preservation maps need to be updated.

Conservation Plan request – The EAC has requested that the Board of Supervisors send a request to the Natural Resources Conservation Service to obtain copies the conservation maps for the farms that were preserved that are located within Plainfield Township.

At the March 26th EAC meeting, a motion was made for Tom Petrucci and Terry Kleintop to prepare a letter to Maria Bentzoni the Northampton County Farmland Preservation Administrator. The letter was to address the recent determination by the Northampton County Farmland Preservation Board to reduce the percentage of the State match on the funds that Plainfield Township dedicated for the State matching process. Tom Petrucci, Jane Mellert and Terry Kleintop plan on attending the Northampton County Farmland Preservation Board meeting on April 7, 2015 in order to voice the Township's opinion on the match amount being reduced and ask questions. Tom reported on the information he had from his conversation with Maria Bentzoni the Northampton County Farmland Administrator.

Kitatinny Ridge

Terry Kleintop reported that there is a 4600 acre purchase of property being made on the Kitatinny Ridge. Some of the money will come from the DCNR, Fish Commission, etc. The purchase can include monies from any Township that wants to contribute. 1400 acres are in Northampton County it will become part of the Cherry Valley Wild Life Refuge. Approximately 500 acres of the 1400 are within Plainfield Township.

NEW BUSINESS

None

PUBLIC COMMENT

MEETING ADJOURNMENT

Motion Bob Cornman made a motion to adjourn the meeting at 9:10 pm. The motion was seconded by Robin Dingle. Vote all yes

Respectfully Submitted,

Jane Mellert, Secretary
Plainfield Township EAC