

PLAINFIELD TOWNSHIP EAC MEETING MINUTES

The Plainfield Township EAC May 7th meeting was cancelled. The rescheduled EAC meeting was held on Monday, May 11, 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 7:02 pm

MINUTES

Terry Kleintop asked for a motion to approve the April 2, 2015 minutes.

Bob Cornman made a motion to approve the April 2, 2015 minutes. The motion was seconded by Robin Dingle and passed by unanimous vote.

OLD BUSINESS

MS4 – Township Manager Tom Petrucci reported on the progress being made with MS4 compliance. A newspaper article titled - Pennsylvania Municipalities Targeted in Clean Water Crackdown was distributed. – The article reviewed municipalities that did not meet the MS4 audit requirements. The municipalities were fined. It was noted that a lot of the information needed for MS4 compliance is administrative.

Tom Petrucciani spoke to the Road Foreman and the proper documentation was not in place in the past. Documentation has to occur at the time catch basins are worked on. A sample form for documenting the catch basin inspections was provided. This is one step that needs to occur. There should be a little time to look at the process and get the steps for compliance in place. He spoke to other managers in neighboring municipalities regarding their progress.

Property Maintenance Code – Township Manager Tom Petrucci

Terry Kleintop asked why the Township is not using the International Existing Building Code (IEBC) which already exists and could be put into action. Tom Petrucci and John Lezoche noted that they are not familiar with the Code. They will review the document. The Building Code Official would have to be the one to enforce the regulations in the Code. The property maintenance code stream lines the process and the building code official does not have to be utilized.

A discussion was held on the differences in the IEBC, Property Maintenance Code and having a Nuisance Ordinance.

Terry Kleintop noted that in IEBC Section 115 and 104 Unsafe Buildings and Equipment are addressed. The document appears to address construction on existing buildings it doesn't address blighted buildings.

There should be steps to take when a building is deemed unsafe

Paul Levits noted that Mario Scavello's newsletter notes that there is proposed legislation to address the issue of (UCC) enforcement for unsafe buildings.

ACTION ITEM – Tom Petrucci will make copies of the article for the EAC members and will compare the IEBC with the Property Maintenance Code. He will also get information on whether the legislation mentioned in Mario Scavello's newsletter has made progress at the State level.

David Backenstoe emailed Jane Mellert and Tom Petrucci a draft Ordinance to address nuisances. The draft ordinance will be emailed to the EAC members for their review.

It was noted that Joyce Lambert is concerned that the Township gets calls from tenants about the living conditions of the rental unit and complaints from residents about blighted buildings. There is not a process in place to address their concerns. Tom has called Marcia Hahn's office to ask for information on State laws that govern landlord tenant problems. Paul Levits believes it is a problem between the landlord and the tenant. He does not want to have overregulation in the Township.

Three of the recent fires in the Township were in rental units. While the Township does not want to have overregulation there has to be a middle ground for regulation. Resident's property insurance should provide some level of regulation on home safety with regard to installation of wood/coal/pellet stoves, fire detectors, etc. It was the general consensus of the EAC members to ask the Board of Supervisors if they want to move forward with a rental unit ordinance.

Robin Dingle made a motion to table the discussion on the nuisance ordinance and property maintenance code for further review. Bob Cornman seconded the motion and it passed by unanimous vote.

Tom will continue to research and work on the information.

Farmland Preservation – Tom Petrucci, Jane Mellert and Terry Kleintop attended the April 7th Northampton County Farmland Preservation Board meeting and voiced concerns about the way the State matching funds were distributed. The Board of Supervisors voted to have Tom Petrucci send a follow up letter to Maria Bentzoni the Farmland Preservation Administrator for requesting an explanation of the percentage that the Township received from the State for a match. Both Tom and Jane spoke to Maria regarding the percentage and it was calculated in a different manner. Maria is willing to come to a Board of Supervisors meeting to answer questions if necessary.

Conservation Plan request – The EAC 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.

A letter was sent out to the Pete Zakanycz at the NRCS requesting the conservation plans. Pete will not release the information unless he has approval from the property owners.

Terry will be taking Donna Faulk a State Inspector to do drive by of farming operations so she can provide input. This will be done on May 15th. Robin asked for ELM to be incorporated and given information. Terry will be the driver. This is for Best Management Practices. This information will be given to the Board of Supervisors prior to moving forward.

Property notification letters for the Little Bushkill Creek Study may be needed when high water tables are completed.

Farmland Preservation Map – Northampton County is updating the map. Terry Kleintop stated that the 2014 farms that are being preserved probably will not show up on the County map. Tom will follow up on the mapping and pricing.

Rasleytown Road Bridge – Tom Petrucci and Terry Kleintop met with Tom Kohler the Northampton County Bridge Superintendent at the bridge location on April 30th. The Purpose of the meeting was to observe the sight, make suggestions, and review the contents of the April 27th letter from Stephen Boone the Project Manager at Borton Lawson Engineering. A box culvert has been planned for the replacement. There is a concrete garage on the one side of Rasleytown road and it limits the width available. Borton Lawson representatives contends that in order to put in a wider bridge the concrete building would have to be moved and the property owner compensated.

Terry noted that there is a big culvert at Benders Church and Rasleytown Road and directly across are two other culverts. The County is going to redirect the culvert and bring it across Rasleytown Road and the pipe that is on the other side of the road that the County will no longer need is just going to be left there. The road will be ripped up for this work. There is piping coming off of Books Hill Road.

The Township should get a copy of the model and permit application for Ott Consulting to review. This impacts Plainfield Township and the municipality has the right to review it.

It is in the Township's best interest to review the piping to the culverts and the water flow from Books Hill Road, Benders Church Road and off of Rasleytown Road.

Mike Kukles of Ott Consulting Engineers noted during the EAC meeting that there are better options than the box culvert which is planned for the replacement. Other designs are available that would fit into the current span over the stream, however, Northampton County has already applied to the State of Pennsylvania for the permits. The County is also under time constraints due to the bonding being utilized for the project.

A motion was made by Bob Simpson to send a letter to the Board of Supervisors requesting to have the Township Engineer review the bridge model, planned piping, culverts, and the permit application for the bridge on Rasleytown Road. Robin Dingle seconded the motion. The motion passed by unanimous vote.

The Township will not be able to change the type of the bridge. The Engineer is to look at the Drainage structures and outfalls and how it impacts the Township and make comments.

Little Bushkill Creek Update - ELM Sampling Plan

Bruce Rabenold noted that there are six sampling locations in Wind Gap not seven. Terry Kleintop noted that an ELM employee placed the locations on the map. Joe Weaver confirmed the \$1,000 contribution from Wind Gap toward water testing and Terry requested that someone from Wind Gap look at the map and confirm and comment on the testing locations. ELM is trying to find the main stem of the stream and the tributaries. Opinions on the locations are needed in the next two weeks.

Paul Levits is a member of the Wind Gap Sewer Authority. He noted that the authority is looking at the area from Constitution Ave (Plainfield Township) up to the trailer court that is in Wind Gap.

NEW BUSINESS

None

PUBLIC COMMENT

MEETING ADJOURNMENT

Bob Cornman made a motion to adjourn the meeting at 9:32 pm. The motion was seconded by Don Moore and passed by unanimous vote.

Respectfully Submitted,

Jane Mellert, EAC Secretary