

**Plainfield Township  
Environmental Advisory Council Meeting  
January 9, 2017**

The Plainfield Township Environmental Advisory Council meeting was held on Monday, January 9, 2017, at 7:00 pm at the Plainfield Township Municipal Building, 6292 Sullivan Trail, Nazareth, PA 18064.

Those in attendance were:

Terry Kleintop, EAC Chairman	Robert Cornman – EAC Vice Chairman
Robin Dingle – EAC Member	Don Moore – EAC Member – Arrived 7:05pm
Bruce Rabenold – EAC Member	Robert Simpson – EAC Member
Jane Mellert, EAC Secretary and Member	Tom Petrucci – Plainfield Twp. Manager

The meeting was called to order at 7:00 pm.

The pledge of allegiance was performed.

**Also in attendance** – Representatives for the Green Knight Economic Development Industrial Park in attendance: Steve Walsh, Bohler Engineering, Jason J. Mease, Del Val Soil and Environmental Consultants, Inc., John J. Willis Jr., Pete Albanese, GKEDC Treasurer, Chad Helmer Taggart Associates

**APPROVAL OF THE MINUTES** – December 20, 2016 minutes

**Motion – December 20, 2016 Minutes** - A motion was made by Bob Simpson and seconded by Robert Cornman to approve the December 20, 2016 minutes. **Vote: 6 Yes Don Moore was absent for the vote**

**NOMINATION AND ELECTION OF CHAIRMAN**

**Bob Cornman nominated Terry Kleintop for the position of EAC Chairman. The nomination was seconded by Bob Simpson. 5 Yes with Terry Kleintop abstaining**

**NOMINATION AND ELECTION OF VICE CHAIRMAN**

**Robin Dingle nominated Bob Cornman for the position of EAC Vice Chairman. The nomination was seconded by Bob Simpson. 5 Yes with Bob Cornman abstaining**

**OLD BUSINESS**

**Del & Val Review**

**Green Knight Economic Development Industrial Park**

**Lehigh Valley Economic Development** – Route #33 and 593 Male Road Wind Gap

**Parcels** – F7-9-6-0626 Plainfield Twp; F7-9-0636 Wind Gap; F7-9-6-0406 Bushkill Twp.

**Boundary and Topographic Survey** – Control Point Associates, Inc.

**Engineer** – Steve Walsh, Bohler Engineering PA LLC

**Project Management** – Chad Helmer, Taggart Associates

Steve Walsh from Bohler Engineering introduced the attendees and reviewed the details on the maps submitted. The maps show the municipal boundaries and a topographic survey of the area. Steve addressed the items listed on the Hanover Engineering review letter dated January 6, 2017 written by Jason Smith.

Steve Walsh noted they met with Brian Harris the Bushkill Township Manager. Steve noted that their review team is going above and beyond to answer the concerns. He requested the following:

- Buffer averaging in order to meet the buffer requirements. Strict buffers could restrict the development.

Bob Cornman, Vice President of the GKEDC Board of Directors and a Plainfield Township EAC member noted that on the 25<sup>th</sup> of August the team hired by GKEDC made a presentation in front of the Board of Supervisors regarding a number of waiver requests. The Board of Supervisors referred the waivers to the EAC for further review. The Supervisors are requesting a response back on the two issues as follows:

- Waiver requests from the Plainfield Township Subdivision and Land Development Ordinance Sections 10.23.D.2.B to reduce riparian buffers and 10.23.D.3

The waiver requests were tabled by the Board of Supervisors on August 25, 2016 in order to have the items reviewed by the EAC, receive documentation from the PA DEP and the Army Corps of Engineers. Solicitor David Backenstoe also provided a legal opinion letter dated September 2, 2016 regarding the applicability of the riparian buffer regulations.

### **Plainfield Township review of the Del Val submittal (GKEDC) conducted by Hanover Engineering**

Jason Smith, PWS, Senior Scientist Hanover Engineering submitted a review letter dated January 6, 2017. The letter notes that a review of the materials submitted by Del Val Soil and Environmental Consultants, Inc. was conducted. Jason reviewed the following points:

- All wetlands under the jurisdiction of the Pennsylvania Department of Environmental Protection and the United States Army Corps of Engineers are subject to the Township's Riparian Buffer Ordinance.
- All parcels in the submission should be considered the "Project Area" and evaluated for potential environmental impacts and related development conflicts. The concern is that the current land development proposal may drive future impacts which may otherwise be avoidable through proper planning as part of this current project development proposal.
- The approved Jurisdictional Determination letter should be provided to the Township once obtained from the United States Army Corps of Engineers.
- Based on mapping of soils, hydric soils, streams, National Wetlands Inventory mapping, and aerial photography, it appears that the portion of the tract that is in Bushkill Township contains a stream channel that is connected to Sobers Run. Sobers Run stream channel is listed as Exceptional Value under Chapter 93 – Existing Use List.
- A revised approval letter from the Pennsylvania Department of Conservation and Natural Resources would also be required by the Township.
- The Botanical Survey study and reporting did not include the portion of the tract located in Bushkill Township.
- On the Boundary/Topographic Survey the plan labels for wetland and waters boundaries still include the term "Approximate Location". If the features were survey located, this term should be omitted from the plan labels.

Terry Kleintop noted that it is difficult to determine the buffers. He noted the water from the area flows toward the Wind Gap area. The one wetland area sits on the Wind Gap/Plainfield Township boarder line. He asked if there is access onto the property from Bushkill Township. Jason Smith responded that at the current time there is no way to access the land located in Bushkill Township from Bushkill.

The buildings shown on the plan are conceptual only.

Jason noted that the Bushkill Township parcels within the development should be part of the area reviewed.

- The NPDES area should cover all areas that will be impacted. The areas currently being developed and the area that will be developed in the future.
- If a conservation easement is placed on certain areas (such as within Bushkill Township) then that area will not be an issue.
- The subdivision plan will drive future impacts. A lot of waivers were requested. The Township should have the right to request a study of the area.
- If a study is not conducted on all of the land area to evaluate the entire parcel then a note should be placed on the plan that clearly states that such evaluations will be required for each lot as part of future land development proposals.
- The wetlands and streams are delineated on part of the plan but not on the entire plan.
- Jason Smith noted that the Township Engineer will do a review and we should make sure the notes go onto the plan. Jason noted the buffers apply to all wetlands on the site.

Pete Albanese noted that the part of the land area that was not studied contain slate spoil piles. The development will not go into Bushkill. This is a subdivision not a land development. The issues can be addressed when the land development comes in.

Steve Walsh would like to have the plan reviewed at the February 2017 Planning Commission.

Mike Kukles at Ott Engineering will be reviewing the plan for the Planning Commission.

Robin Dingle noted that mapped streams should be noted. A box should be added to the plan noting that those areas have not been studied.

Bob Cornman noted that he does not know how Plainfield Township can require land within Bushkill Township to be studied. If it were to be developed than the land would be studied.

The majority of the wetlands on the site can be mitigated. The one wetland area located within the Wind Gap area cannot.

The wetland areas in the development area have been reviewed. Tom Petrucci and Jason Smith previously met with representatives from GKEDC and requested proper documentation regarding the development. Wetlands will be mediated and addressed as necessary. Bushkill Township may ask for a conservation easement on the portion of the land that falls within their Township forest areas shown on the Bushkill Township Official Map.

Plainfield Township Manager Tom Petrucci suggested that Jason Smith and Mike Kukles work together to resolve the wetland and buffer issues that are outstanding. Then this item will not have to be reviewed again before the EAC.

Mike Kukles should be asked if the Bushkill Township area should be included in the study area.

**GKEDC Industrial Park Waiver Request** - A motion was made by Don Moore and seconded by Bob Simpson to recommend approval of waivers from the Plainfield Township Subdivision and Land Development Ordinance Sections 10.23.D.2.B requirements to reduce riparian buffers and 10.23.D.3 to the Board of Supervisors, contingent upon Jason Smith, PWS recommendation of the wetlands and buffer areas and Mike Kukles review and approval of delineation of the project area and notes on the plan. **Vote Approved 6 Yes with Bob Cornman abstaining**

Tom Petrucci noted everything should be worked out at the Planning Commission level and then moved onto the Board of Supervisors all at the same time. Jason will turn the review around within the two week time frame after receipt from Bohler Engineering.

### **PA DEP Growing Greener Plus Grant – Little Bushkill Creek**

Jason Smith, PWS at Hanover Engineering was present to provide an update on the schedule for the study. The D. Project Schedule as revised on 12/29/2016 was handed out for review. The following details were noted:

- The Plainfield Township stream sampling has been completed. The stream did have some areas with stagnant conditions this summer and that allows the bacteria to grow. The Brown Town Road area still shows problem areas. The stream testing results are high downstream from Heitzman Road. This is believed to be due to property with cattle in the stream.
- Robin Dingle noted that the schedule for the study will need to be revised. We have the sampling results and restoration measure costs. We may be able to squeeze in more data. The project may not have a final plan by March of 2017.
- Tom Petrucci has been tracking the costs. The restoration costs have not been received at this point. He is concerned about the budget for restoration. Budgetary changes in that area can be substantial.
- Jason Smith noted that the stream results are showing that there are problem areas. The problems extend in the streams below the Blue Mountain area. The numbers indicate that there may be run-off, septic, etc.
- Terry noted that Gary Walters from the DEP should be contacted. Gary had wanted to make the Little Bushkill Study a State pilot on how to get a stream de-listed.
- Ron Yablonsky will be contacted in order to update him on the status of the study.
- Tom Petrucci is working with Mike Kukles on the plans for the outfalls. Not all of the outfalls have to be tested. Tom confirmed that with the DEP.
- Wind Gap sampling has been completed. The results were concerning. The piping system is dated. Pipes from homes to the sewer main may be part of the issue. The Borough has replaced pipes in certain areas. The pipes in many cases coming from the houses are Terra Cotta.
- The plans for Achenbach (Pen Argyl Road) and Stuber (Delabole) are in process. A plan for Stuber to have a water source for his cattle is being developed. The stream running through his property doesn't always have enough water to flow. The pond area is not a good water source.
- Robin Dingle, Tom Petrucci, Jason Smith and Terry Kleintop will be meeting on Thursday, January 12<sup>th</sup> to review the information and put together a plan for 2017. In the past the draft reviews were submitted to the Township prior to the reports being submitted to the EAC. (Keep the process similar to the past practice.)

**GKEDC Industrial Development** –Jason Smith noted the usual process for a development submittal is for a cover letter to come from the Engineering firm with a list of what needs to be resolved. That is usually the standard operating procedure. He did not receive the information. The study areas and approval areas are not overlapping. Robert Cornman responded that Jason should request the information if it is not received.

**Northampton County Farmland Preservation – County/Municipal Partnership Program**

Tom Petrucci attended the Northampton County Farmland Preservation Board meeting on Tuesday, January 3, 2017. Tom sent an email regarding the discussion at the meeting to the Board of Supervisors and EAC.

Tom identified that the concerns on both sides are dealing with the lack of funds from the County side and due to the funds being cut in the 2017 Northampton County Budget.

- A majority of the EAC Members believe the Township's should be getting their full return of the State match.
- The Northampton County Farmland Preservation Board notes that if the partnering Township's take less of the match then they can preserve more farms in the County. They are also saying that the Townships putting money forward are making the County get less State match money.
- Tom Petrucci is under the impression that the Partnership program may be in jeopardy for the future. The program is becoming problematic and is costing the County administration time. He does not believe the issues will be resolved by January 15<sup>th</sup>.

Bob Cornman noted the County has put forward a ½ a million. The County ends up getting more dollars with the State match when the municipalities are involved.

Terry Kleintop noted that David Backenstoe was present at the Moore Township meeting that he attended on Friday, January 6<sup>th</sup>. Dave presented his interpretation of how the partnership program should work. Tom Petrucci, Terry Kleintop, Glenn Borger and Don Moore also attended the meeting.

It was noted that the Northampton County Farmland Preservation Administrator Maria Bentzoni is running the County/Municipal program for the good of the entire County to preserve more farms without taking into consideration that the municipal taxpayers from the partnering municipalities have contributed more for the program by paying the earned income tax toward Open Space Preservation.

There are seventeen (17) Townships in Northampton County. Fourteen (14) Townships have participated in the Farmland Preservation Program. Seven (7) of the Townships collect EIT funds toward Open Space Preservation.

Jane Mellert noted that it was brought to our attention that the County/Municipal Partnership program is costing the County Farmland Preservation Administration office time to run the program. She suggested the idea of the municipalities paying an administrative fee to the County to administer the program. Since the inception of the County/Municipal Partnership program it is a two tier program.

A meeting with the County and the municipalities collecting EIT for Open Space Preservation should be pursued.

Maria Bentzoni is scheduled to attend the January 11, 2017 Board of Supervisors meeting to explain the program. It was determined that the meeting should take place at another time.

Don Moore noted that one of the Moore Township Board Members is the liaison for Farmland Preservation. The liaison thought that the Board was making a mistake when they voted to request the full State match amount be given back to the municipalities.

Upper Mount Bethel also voted to recommend moving money forward to Northampton County for the State matching program with the requirement that they would receive the full State match.

On January 11, 2017 the Plainfield Township Board of Supervisors will review this matter and vote on approving a letter and passing a resolution to commit Earned Income Tax funds for the 2017 PA State match program contingent upon the County agreeing that the full match amount received is allocated to the Township.

### **Plainfield Township Earned Income Tax Collection for Open Space Study**

#### **The following reports were submitted:**

- Don Moore presented the following maps:
  - Plainfield Township County of Northampton Agricultural (Act 149) Easements and Lands in an ASA
  - Plainfield Township County of Northampton Agricultural (Act 149) and Natural Features Easements

### **Northampton County Farmland Preservation Application Process**

Jane Mellert noted that at the December 20<sup>th</sup> EAC meeting the EAC voted to recommend that the Board of Supervisors review the current Northampton County Farmland Preservation application period and take action to request that Northampton County establish a process to facilitate the applications and allow for review of the applicants in time for budget planning. The Board has not reviewed this request yet. The Board will review the request and act on it at the next Supervisors meeting.

### **2016 EAC Year End Report**

Jane Mellert submitted the draft 2016 EAC Year End Report at the December 20, 2016 meeting. Jane asked if there were any changes or revisions. Robin Dingle would like additional information on the DEP Growing Greener Grant and Terry Kleintop also has some changes. They will forward the information.

### **NEW BUSINESS**

**Healthy Farms, Healthy Animals, Healthy Water: Planning for Sustainability 2 Day Workshop -** February 4<sup>th</sup> and 18<sup>th</sup> 8:30 am to 4:00 pm Terry Kleintop would like the flyers to go out to the property owners. Jane Mellert noted that she had the flyer posted on the Plainfield Township website.

### **GRANTS**

#### **PUBLIC COMMENT**

None

### **MEETING ADJOURNMENT**

**Motion - Meeting Adjournment** – A motion was made by Bob Cornman and seconded by Don Moore to adjourn the meeting at 10:12 pm. **Vote 7 Yes**

Respectfully Submitted,

Jane Mellert, Secretary  
Plainfield Township EAC