

Plainfield Township Board of Supervisors

6292 Sullivan Trail
Nazareth, Penna. 18064

Phone 610-759-6944

Stellar Innovations
Peter Watson
2605 Maitland Center Parkway
Suite C
Maitland, FL 32751

VIA E-MAIL DELIVERY to MLS@stellaripl.com

June 19, 2024

**RE: Right-to-Know Request Received on June 17, 2024
Agency Final Response**

Dear Mr. Watson:

I am responding to your written request to Plainfield Township dated June 17, 2024 pursuant to the provisions of the Pennsylvania Right-to-Know Law. In your request, you asked to receive information regarding the following:

- A copy of any Building permits, code violation and special assessment fees on record in any city, town, village or port authority for 927 Breidinger Road, Nazareth, PA 18064

Response:

In response to your above-listed request, your request is granted. Please find attached PDF format are the following documents:

- Certificate of Occupancy dated November 15, 2021
- Construction permit dated October 14, 2021
- Zoning permit dated May 27, 2021
- Denial Letter dated April 27, 2021
- Construction permit dated April 20, 2020
- Construction authorization dated October 31, 2000
- Construction authorization dated June 27, 1997

Cost of Copies:

I have forwarded you electronic scanned copies of the above-referenced requests that were granted; there is no cost for forwarding the electronic scanned copies. Should you need paper copies, the cost of reproducing the documents is \$0.25 per page.

Right To Appeal:

Where the Township denied records as set forth above, if applicable, you have a right to appeal the denial of information. The OOR (Office of Open Records) strongly recommends that appeals be submitted through the online version of the official OOR Appeal Form. If that's not possible, the OOR also accepts appeals via email, fax, postal mail, and in-person submission. Appeals submitted via email should be attached as a Microsoft Word (.doc or .docx) or PDF file.

Email Attachment Formats: Appeals filed via email may include PDF, Microsoft Word (doc, docx, or rtf), Microsoft Excel (xls orxlsx), and image file (jpg, png, gif, or tiff) attachments. If an appeal to be filed via email includes an attachment of any other format, call the Office of Open Records (717-346-9903) before sending it. Any other formats may be rejected by Commonwealth servers.

Email Attachment File size: If an appeal to be filed via e-mail includes an attachment exceeding 4MB, call the Office of Open Records (717-346-9903) before sending it. Attachments exceeding 4MB may be rejected by Commonwealth servers.

Appeals may also be submitted via fax (717-425-5343) or postal mail:

*Office of Open Records
333 Market Street, 16th Floor
Harrisburg, PA 17101-2234*

In-person submissions are accepted at the Office of Open Records, 333 Market Street, 16th Floor, Harrisburg, PA, during normal business hours.

The deadline for an appeal submitted electronically (email or fax) is 11:59:59 p.m. on the 15th business day from the mailing date of the Agency's response or the date that the request was deemed denied. For in-person submissions and submissions via postal mail, the deadline is 5:00 p.m. on the 15th business day. See 65 P.S. § 67.1101. Please note that a copy of your original Right-to-Know request and the denial letter must be included when filing an appeal. The law also requires that you state the reasons why the record is a public record and address each of the reasons the Agency denies your request. Visit the Office of Open Records website at <http://www.openrecords.pa.gov> for further information on filing an appeal.

If you have further questions, please do not hesitate to contact the undersigned. ***Please be advised that this correspondence will serve to close this record with our office as permitted by law.***

Sincerely,



Paige Stefanelli
Plainfield Township

PS:ps

Cc: Plainfield Township Right-to-Know File



Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAME: PLAINFIELD TOWNSHIP (Attn: AORO)

Date of Request: 06/05/2024 Submitted via: Email U.S. Mail Fax In Person

PERSON MAKING REQUEST:

Name: Peter Watson Company (if applicable): Stellar Innovations

Mailing Address: 2605 Maitland Center Parkway, Suite C

City: Maitland State: FL Zip: 32751 Email: MLS@stellaripl.com

Telephone: (302) 261-9069 Fax: 407- 210-3113

How do you prefer to be contacted if the agency has questions? Telephone Email U.S. Mail

RECORDS REQUESTED: *Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.*

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Address: 927 BREIDINGER RD, NAZARETH, PA, 18064

Parcel: G8 18 3A-6 0626

Owner: WERKHEISER MATTHEW &. LEE-WERKHEISER JACQUELINE

- DO YOU WANT COPIES? Yes, printed copies (default if none are checked)
 Yes, electronic copies preferred if available
 No, in-person inspection of records preferred (may request copies later)

Do you want certified copies? Yes (may be subject to additional costs) No

RTKL requests may require payment or prepayment of fees. See the [Official RTKL Fee Schedule](#) for more details.

Please notify me if fees associated with this request will be more than \$100 (or) \$_____.

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: _____ Date Received: _____ Response Due (5 bus. days): _____

30-Day Ext.? Yes No (If Yes, Final Due Date: _____) Actual Response Date: _____

Request was: Granted Partially Granted & Denied Denied Cost to Requester: \$_____

Appropriate third parties notified and given an opportunity to object to the release of requested records.



Plainfield Township Zoning & Code Office

6292 Sullivan Trail
Nazareth, PA 18064

CERTIFICATE OF OCCUPANCY

Permit Number: **B-2021-061**

Issue Date: **November 15, 2021**

Site Address: **927 BREIDINGER RD NAZARETH PA 18064**

Job Description: **RESIDENTIAL-ROOF MOUNTED SOLAR PANELS**

Type of Construction: **VB**

Use Group: **IRC**

Construction Code Edition Applied with Review: **2015 IRC**

Special Comments/ Conditions: **None**

Owner Name: **WERKHEISER MATTHEW &**

Owner Address: **927 BREIDINGER RD NAZARETH, PA 18064**

Applicant Name: **WERKHEISER MATTHEW &**

Applicant Address: **927 BREIDINGER RD NAZARETH, PA 18064**

Date of Final Inspection: **November 12, 2021**

This is to certify that the work completed under this permit as described above has been inspected by a Certified Inspector and was found in compliance with the Building Codes of Plainfield Township in compliance with the State of Pennsylvania Uniform Construction Code (PA UCC). The owners and/or operators of this building may not add, remove, or alter any feature or element within or on the exterior of the building that has the potential to adversely affect the accessibility to and usability of the elements and features of the building without first consulting with the Building Code Official as well as securing any and all required permits as required by law. Any alterations without prior approval will automatically render the Certificate of Occupancy as null and void. Use and Occupancy is only legal with a valid Certificate of Occupancy issued by the authority having jurisdiction.

Building Code Official:

Paige Stefanelli, BCO



Plainfield Township Zoning & Code Office

6292 Sullivan Trail
Nazareth, Pa. 18064

CONSTRUCTION PERMIT

Permit Number: **B-2021-061**

Issue Date: **October 14, 2021**

Site Address: **927 BREIDINGER RD NAZARETH PA 18064**

Job Description: **RESIDENTIAL-ROOF MOUNTED SOLAR PANELS**

Type of Construction: **VB**

Use Group: **IRC**

Construction Code Edition Applied with Review: **2015 IRC**

Special Comments/ Conditions: **None**

Owner Name: **WERKHEISER MATTHEW &**

Owner Address: **927 BREIDINGER RD NAZARETH, PA 18064**

Applicant Name: **WERKHEISER MATTHEW &**

Applicant Address: **927 BREIDINGER RD NAZARETH, PA 18064**

Contractor Name: **Trinity Solar**

Contractor Address: **170 Corporate Dr, Reading, PA 19605**

FEE: \$343.25

Building Code Official:

A handwritten signature in cursive script that reads "Paige Stefanelli".

Paige Stefanelli, BCO

This is NOT a Certificate of Occupancy. A Certificate of Occupancy will only be issued once all permits have been paid for and all work has passed inspection.

Pursuant to Act 45 Section 403.63(g) Page 77 and 403.43(g) Page 71, A permit becomes invalid unless the authorized construction work begins within 180 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced.

No building permit shall be issued for any property which will require access to a highway under the jurisdiction of the Department of Transportation unless the permit contains notice that a highway occupancy permit is required pursuant to section 420 of the act of June 1945 (P.L. 1242, No.428), known as the State Highway Law, before driveway access to a State highway is permitted.



Plainfield Township Zoning & Code Office

6292 Sullivan Trail
Nazareth, Pa. 18064

CONSTRUCTION PERMIT

Permit Number: BZ-2021-032

Issue Date: April 20, 2020

Site Address: 927 BREIDINGER RD, NAZARETH, PA 18064

Job Description: RESIDENTIAL-ABOVE GROUND POOL

Type of Construction: VB

Use Group: IRC

Construction Code Edition Applied with Review: 2015 IRC

Special Comments/ Conditions: Pools walls shall be minimum 48-inches above grade at all points within a 3-foot radius around such pool wall unless code-approved barrier is installed. Install per manufacturers installation instruction. Ladders shall prevent swimming behind or through risers and comply with the 2015 ISpsc.

Owner Name: WERKHEISER, MATTHEW

Owner Address: 927 BREIDINGER RD NAZARETH, PA 18064

Applicant Name: WERKHEISER, MATTHEW

Applicant Address: 927 BREIDINGER RD NAZARETH, PA 18064

Contractor Name: WERKHEISER, MATTHEW

Contractor Address: 927 BREIDINGER RD NAZARETH, PA 18064

FEE: \$264.50

Building Code Official:

Paige Stefanelli, BCO

*This is **NOT** a Certificate of Occupancy. A Certificate of Occupancy will only be issued once all permits have been paid for and all work has passed inspection.*

Pursuant to Act 45 Section 403.63(g) Page 77 and 403.43(g) Page 71, A permit becomes invalid unless the authorized construction work begins within 180 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced.

No building permit shall be issued for any property which will require access to a highway under the jurisdiction of the Department of Transportation unless the permit contains notice that a highway occupancy permit is required pursuant to section 420 of the act of June 1945 (P.L. 1242, No.428), known as the State Highway Law, before driveway access to a State highway is permitted.



Plainfield Township Zoning & Code Office

6292 Sullivan Trail
Nazareth, Pa. 18064

Phone: 610-759-6944 x 103
Fax: 610-759-1999

Email: zoning@plainfieldtownship.org

ZONING PERMIT

No. BZ-2021-032

Date: May 27, 2021

Expires: May 26, 2023

Location: 927 Breidinger Rd.

Parcel #: G18-13A-6-0626

Zoning District: Farm & Forest (FF)

Subdivision: Gap View Acres

Description of Project: above-ground residential pool

Applicant/Owner: Matthew Werkheiser

Contact zoning office to schedule required inspections, provide at least 72 hours' notice.

Required Inspections:

1. Final inspection after pool is completely constructed per approved plan and permanently stabilized (mowable lawn condition)

This Permit must be attached by the Owner or Contractor in a visible location on the premises for New Construction and Alterations, until work is completed, inspected, and approved by the Zoning Officer.

Please note the following ordinance requirements related to non-commercial pools:

- a. 27-318.3.G(5): "Drainage. The draining of all pools shall comply with § 27-501 of this Chapter."
 - i. 27-501.1: "All uses shall be developed in a manner consistent with the preservation of the quality of the existing environment and of any natural amenities present on the site."
 - ii. 27.501.2: "All uses shall provide for the preservation and the minimum destruction of natural drainage areas, minimum grading and destruction of the ground surface, the preservation of substantial stands of trees and forested areas, and the preservation of attractive views and any other natural features existing on the site."
- b. 27-318.3.G(6): "Noise. No loudspeaker or amplifying device shall be permitted which will project sound beyond the boundaries of the property or lot where such pool is located."
- c. 27-318.3.G(7): "Lighting. No lighting or spot light shall be permitted which will shine directly upon or beyond the boundary of the property where such pool is located."



Plainfield Township Zoning & Code Office

6292 Sullivan Trail
Nazareth, Pa. 18064

Phone: 610-759-6944 x 103
Fax: 610-759-1999

April 27, 2021

DENIAL LETTER

Additional Information Required

Applicant/Owner: Matthew Werkheiser (matthew.werkheiser@gmail.com)
927 Breidinger Rd.
Nazareth, PA 18064

Subject Property: 927 Breidinger Rd.
Parcel # G8-18-13A-6-0626
Subdivision: Gap View Acres

Zoning District: Farm & Forest (FF)

Permit #: BZ-2021-032

Subject Matter: Zoning permit review for proposed residential above-ground pool

Dear Mr. Werkheiser,

The zoning permit application for the proposed residential above-ground pool 927 Breidinger Rd. was received by our office on April 7, 2021.

Per 27-305.2.R, the existing principal-use of the Single-family detached dwelling is permitted. Per 27-305.5(9), a non-commercial swimming pool is a permitted accessory-use only if such use complies with the relevant standards contained in 27-318.

Based on our review of the zoning permit application, the application has been denied for the following reasons:

1. Per §27-802.1.D(1): Zoning permit application submitted is incomplete; a complete zoning review could not be performed. Please clarify and revise the zoning permit application:
 - a. Parcel # is not provided on page 1, please see above for assistance and provide a revised application.
 - b. The zoning district was incorrect as indicated on page 1, please see above for assistance and provide a revised application.

Right to Appeal

You have the right to appeal this denial letter to the Zoning Hearing Board within thirty (30) days in accordance with section §27-804 of the Code of Ordinances of Plainfield Township, specifically, Sections §27-804 (5), §27-804 (6), and §27-804 (7). The Zoning Hearing Board application is available at the Plainfield Township Municipal Office or on the Plainfield Township website (www.plainfieldtownship.org).

Thank you for your cooperation in this matter. Please contact our office with any questions.

Sincerely,



Sharon Pletchan
Zoning Officer
Plainfield Township

ecc: Thomas Petrucci, Township Manager
Paige Stefanelli, Township Permit Coordinator

Township Property File

Construction Authorization

No: 00- 692

Tax ID: G8 18 3A-6

Owner: Werkheiser, Maynard & Barbara

Address: 927 Breidinger Road

City, State: Nazareth, PA 18064

Applicant: Maynard Werkheiser

Address: 927 Breidinger Road

City, State: Nazareth, PA 18064

Property: 927 BREIDINGER ROAD

Proposed Use: Residential

Category: Alteration

Project Description: Pave existing driveway

Size of Structure:

No of Rooms: 0

No of Baths: 0

Foundation Type:

Superstructure:

Roof Type:

Garage Type:

Date: 31-Oct-00

Cost: \$2,000.00

Permit Fee: \$15.00

Zoning Officer Signature: *Chap J. Koll*

1794

DIEHL PAVING, INC.

P.O. BOX 276 610-760-9451
DANIELSVILLE, PA 18038-0276

DATE 10-26-00 60-7496/2313

PAY
TO THE
ORDER OF

Planfield Township

\$ 40.00

forty

100

DOLLARS  Security features printed. Drawn on back.


Pottstown, PA 19464

FOR

Mary Koll

⑈001794⑈ ⑆231374961⑆ 0568895328⑈04