

**JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
April 15, 2010**

A meeting of the Jackson Township Planning Commission was held on April 15, 2010. Ed Possinger called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Ed Possinger, Wyatt Snyder and Brad Rustine. Joseph Derrick was not in attendance. Sal Caiazzo, P.E. from Hanover Engineering was present. Michelle Arner, SEO and Zoning Officer was also present.

No public comment on agenda items.

There was no quorum for the scheduled meeting of March 18, 2010. The minutes of the February 18, 2010 meeting were inadvertently missed and will be considered at the next meeting, May 20, 2010.

Old Business:

Rocky Russo – Land Development Plan – Rinker Road – Achterman Associates

Fred Courtright, P.E., P.L.S. was present from Achterman Associates. A response letter, revised land development plan, revised stormwater management plan and traffic analysis, dated April 15, 2010 were presented. Sal Caiazzo went over the review letter, dated April 9, 2010. The applicant has resolved the zoning issues by separating the proposed new dwelling from the existing non-conforming garage. The revised plan and response letter satisfactorily address the comments related to parking and driveway sight distance. There was some discussion about the Recreation Fee of \$1200 for the new dwelling and whether any guide rail is required. The members did not recommend a guide rail for this plan.

Michelle Arner indicated the sewage planning module needs one final review by her and the members could act to conditionally approve the planning module. So motioned by Wyatt Snyder, Jeff Thomas seconded the motion. All voted aye. Motion carried.

Fred Courtright requested that the Planning Commission recommend conditional approval of the Land Development Plan for Rocky R. Russo. The conditions are payment of the recreation fee and approval of the planning module by DEP. Jeff Thomas motioned, second by Wyatt Snyder. All votes aye; motion passes, 4-0.

New Business:

Ken Todd of Tannersville Wellness Center brought in a plan showing additional parking. There was some discussion concerning parking spaces and drainage. He will continue to coordinate with his consultant and make a submission to revise the previously approved Land Development Plan (Georgine Peffley).

Correspondence: none

Comments: none

There being no further business, Jeff Thomas made a motion to adjourn, seconded by Wyatt Snyder. All voted aye. Motion carried. Meeting adjourned at 7:35PM

Respectfully submitted,

Michelle Arner

Recording Secretary