

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
July 19, 2012

A meeting of the Jackson Township Planning Commission was held on July 19, 2012. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Dale Eagon, Mark Werkeiser and Ronald Padula. Brad Rustine was not able to attend. Sal Caiazzo, P.E. from Hanover Engineering was not present. Michelle Arner, SEO and Zoning Officer, was present.

Minutes of June 21, 2012

Dale Eagon motioned to approve the minutes of June 21, 2012; second by Ron Padula, all aye.

Old Business:

Mountain View Vineyard: Conditional Use Application - Agritourism

Randall & Linda Rice were present; project consultant Ronald Myszka was also present.

Randall Rice apologized for his attitude during a prior meeting. The applicants and their consultant presented a new plan and supporting documents.

The focus of the plan and information is to address the comments presented in the two previous review letters by Township Engineer, Sal Caiazzo. Ron indicated that Frank Smith, Jr., Inc. performed survey work to locate the existing structures, prepared a boundary closure report and added a wetland note. These items were P.L.S. certified on the plan. Ron added that he utilized the Urban Land Institute guidance for the 9' x 18' parking spaces. The parking surface would be gravel and include a fence to help define the area. The use of wheel stops and paint to identify parking spaces was indicated by Randall Rice. Ron added PennDOT had visited the site and reviewed the driveway and use; a letter from PennDOT indicating an additional permit was not required, was submitted. A new 3' x 5' sign is desired and the sign will not interfere with clear line of sight. The short and long term plans were presented and it was indicated that permits for the desired improvements would be obtained prior to construction of the particular improvements. The use of a holding tank for a new restroom, dedicated for the commercial aspect (wine tasting room), was discussed. Michelle indicated this was acceptable and would require a permit after the conditional use is approved and the applicant shows all requirements, including a contract with a hauler, have been satisfied. Linda Rice indicated she had obtained certain food service related licenses and will forward them to the Township via email. Linda also added that they are pursuing a satellite shop in Delaware Water Gap which will provide a convenient retail location for their customers, rather than a trip to the winery.

The members were accepting of the efforts the applicants have made to address the plan and conditional use requirements. Dale Eagon motioned to table the plan, second by Ron Padula, all aye, motion passed.

Large Gathering Ordinance

Ron Padula offered a comprehensive sample ordinance which addressed the application process, bonding and penalties. There were no additional comments regarding the sample ordinances. The members were hopeful to have a Jackson Twp ordinance in the near future that they can act upon to recommend.

NEW BUSINESS:**Andrade: Lot Combination Plan**

Ron Padula motioned to accept the plan for review, second by Dale Eagon. All aye, motion passed.

Comments:

Michelle commented on certain issues such as discharge of firearms and the frequent use of fireworks being the subject of complaints. After some discussion, including the legal challenge of defending decibel readings, the members indicated it may be more appropriate to address these concerns as part of a nuisance ordinance, rather than the large gathering ordinance presently being considered.

Correspondence: none

Motion to adjourn by Dale Eagon, second by Ron Padula. Meeting adjourned at 7:45 PM

Respectfully submitted,

Michelle Arner

Recording Secretary