

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
May 16, 2013

A meeting of the Jackson Township Planning Commission was held on May 16, 2013. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Mark Werkeiser, Dale Eagon, Ron Padula and Sherri Hower. Sal Caiazzo, P.E. from Hanover Engineering was present. Michelle Arner, SEO and Zoning Officer, was present.

Minutes of April 18, 2013

Dale Eagon moved to approve the minutes of April 18, 2013; second by Ron Padula, all aye. Minutes approved.

Old Business:

Tannersville Physical Therapy & Wellness - Amended Land Development Plan
Brian D. Courtright, P.L.S., Applicant: Ken Todd

Brian Courtright and applicant Ken Todd were present. Brian reviewed the few plan revisions in response to the Township Engineer's comments and in response to member discussion from the April 18, 2013 meeting.

A notation regarding approximately 20 clients per day was added to the plan. Michelle clarified the total sewage flows to be about 130 gallons per day accounting for clients and employees. The old septic facility that served the prior use of a single family dwelling is still being utilized.

An elevation view of the proposed addition was submitted.

Brian noted the only new lighting is associated with the building; there is no change with the parking lot lighting. Brian stated plan note 14 addresses the plan to be compliant with the SALDO and Zoning Ordinance; Michelle agreed this would generally satisfy the lighting requirement.

Further, any building mounted lights can be addressed with the zoning permit for the building.

The number of ADA accessible spaces was discussed. Michelle indicated that after review with the building code official, it was determined four ADA spaces, one being van accessible, is required for this site. The location of the spaces was discussed as well as the size of the spaces. It appears there will be one less parking space as a result.

Dale noted the existing well will be covered by the new building addition. It was noted that access to the well will be provided and compliance with building codes is not a concern.

Michelle noted that after further review of the section of the Zoning Ordinance dealing with the 75' buffer, she believes this is consistent with the intent of preserving the rural character of the Township and the section is not intended to impede land development. Although this land development plan does not specifically address the 75' buffer requirement, plan note 14, as noted above, does generally address all requirements of the Zoning Ordinance. Further, Michelle indicated she will bring this matter to the attention of the Board of Supervisors for further consideration.

The existing septic facility and tested reserve area were briefly discussed.

Sal noted the SALDO section dealing with landscape requirements has been met and there are more than enough trees remaining to be in compliance. Plan note 25, a revision from the previous plan, indicates landscaping will continue. Additionally, the limit of trees to be cleared has been shown.

Sal reviewed the Monroe County Planning Commission comments. It was noted the County review was only recently received and distributed; many of the comments have been satisfactorily addressed with the current revisions. The RKR Hess comment letter, also from the County, was reviewed. After noting the individual comments, Sal indicated everything from the county review has been satisfactorily addressed.

The recreation fee was discussed. The proposed building addition of 1707 square feet will incur a fee of approximately \$426.

There was some discussion about the water drainage concern on Route 715. Sherri indicated that she checked the drains and they are open. Other possible causes of the concern, which are particularly evident during cold weather, were noted.

On site stormwater management measures such as water gardens and retentive grading were mentioned as possibilities for future consideration on this site. Ken inquired if the recreation fee could be reduced if a water garden was pursued. Ida, an employee of the business, was present and further described some of her findings about water gardens and their use to manage rainwater in areas subject to flooding. Sal added that rain gardens are a good stormwater BMP that assist water infiltration and gets rid of contaminants before water can enter drains and streams. Ken described locations of the water garden(s) which would intercept roof runoff and be visually appealing.

Ron Padula moved to recommend approval of the amended land development plan conditioned upon showing adequate ADA parking, test pit locations, the Route 715 right-of way line and the PA One Call Number, second by Dale Eagon. All aye, motion passed.

Ken Todd offered further discussion about voluntarily installing a water garden at the time of construction and possibly influencing the recreation fee. The members felt this would be best addressed with the Board of Supervisors and were not inclined to give a recommendation on this request.

New Business: none

Correspondence: none

Comments: none

Adjourn: Motion to adjourn by Mark Werkeiser, second by Sherri Hower. Meeting adjourned at 7:55 PM

Respectfully submitted,
Michelle Arner
Recording Secretary