

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**January 16, 2014**

A meeting of the Jackson Township Planning Commission was held on January 16, 2014. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

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

**ReOrganization**

Current officers are as follows: Chairman: Jeffrey Thomas, Vice Chairman: Dale Eagon, Secretary: Ronald Padula. Mark Werkeiser moved to reappoint the current slate of officers for 2014, second by Sherri Hower, all aye. Motion passed.

Current meeting schedule is third Thursday of each month, 7:00 PM at the Jackson Township Municipal Building. Dale Eagon moved to keep this same schedule in place, second by Mark Werkeiser, all aye. Motion passed.

**Minutes of November 21, 2013**

Dale Eagon moved to approve the minutes of November 21, 2013; second by Mark Werkeiser, all aye. Minutes approved. There was no meeting in December.

**Old Business:** *none*

**New Business:**

**Sketch Plan- Robert Miner Estate – Minor Subdivision** B.T.T. Associates, Inc. (Wenton Lane)

Ralph Matergia, Esq. and Barry Tompkins, P.L.S were present to represent the applicant. Mr. Matergia provided some background for the property. Mr. Matergia explained that under a trust arrangement, the members of the trust were each entitled to a portion of the property. It was noted that a previous sketch plan had been submitted back in 2007.

Mr. Tompkins further explained that the sketch demonstrates a four lot subdivision; one lot has an existing dwelling. One of the issues is that one lot would utilize a shared driveway without direct access to the Township road. Access issues utilizing a private right-of-way were discussed. Mr. Tompkins indicated he prepared the plan based upon positive feedback from the planning commission in 2007. Mr. Miner then passed away and the plan went dormant.

Sal Caiazzo referenced his review letter, dated January 16, 2014. Sal explained the current requirement for a private access road and that it may serve up to three dwellings. A private access road is required to be improved and paved 18' in width. Sal clarified the specifications for paving being pursuant to table 6.2. Sal also indicated that if a private access road is proposed, the plan must be considered a major subdivision and meet those requirements.

There were some questions about the 40' wide right of way shown. Mr. Matergia indicated rights to the right-of-way would need to be examined. Mr. Matergia correctly stated that if more than three lots have the potential to utilize the private access street, a waiver may be requested.

There was further discussion about the configuration of lots utilizing the private access road and whether the land might be subdivided differently to satisfy the terms of the trust. Required lot area and consideration of lot constraints were also discussed. Barry understood that creation of any new lot would need to utilize lot constraints; Michelle reviewed the section in the Zoning Ordinance

regarding the creation of new lots. Sal believes the minimum lot area refers to net area after applying the constraints.

It was noted that stormwater control would also be required since total impervious cover will easily exceed 5000 square feet. Sal indicated that typically the proposed lot improvements will need to be shown in order to determine whether a NPDES permit will be required.

Mr. Matergia and Mr. Tompkins indicated a willingness to examine possible alternative lot configuration. Mr. Matergia also noted breaking up the land to reflect what was intended in the trust may be challenging. He added that another sketch plan may be appropriate.

Mr. Tompkins explained the enumeration of lots having considered the previous subdivisions. Michelle added that the prior soil test results for sewage disposal are acceptable.

### **Randy & Linda Rice - Mountain View Vineyard - Discussion (future plans)**

Randall Rice advised the members that he and Linda acquired another piece of land (5+ acres) adjacent to their property. Their intent is to expand the vineyard. Randy summarized a recent discussion with the Zoning Officer, Michelle Arner, whereby it was agreed that it is no longer a requirement that they live on the same property as the business. Therefore they will not need to join the properties and it is their intent to move their residence to the existing dwelling on the newly acquired property.

Randy updated the members on the completed property improvements that were part of the conditional use approval for agritourism. For instance, the holding tank has been installed, building inspections have been performed, ADA accessible ramps completed and the driveway has been widened to accommodate two-way traffic.

Randy added that the upstairs of the current winery (where they currently live) will be used for private tastings. Michelle questioned whether the parking area is adequate for the expanded use. Randy offered that they have expanded their parking area slightly since there was extra earth material from the driveway widening. Randy explained this earth was relocated along the tractor access area, pushed out and stone placed to create more parking, possibly 10 additional spaces. Michelle cautioned Randy in that the expanded parking requires permitting and also results in an increase in impervious area. The location and amount of area being utilized for additional parking was clarified. After discussion of the tractor path and use of stone, it was agreed that the recently placed earth should be planted with grass. The reason for this was further clarified by Sal Caiazzo. Because they were at the cusp with regard to impervious area, any increase will require stormwater management. The members were in agreement; the relocated material should be seeded with grass. Michelle added that the expansion of the tasting area will require UCC approval and certificate of occupancy from the building code official in addition to coordination with the Zoning Office. Michelle asked Randy if there are any facilities on the new property to be utilized for the business. Randy indicated, other than growing grapes, there would be no facilities for the business aspect on the new property.

**Correspondence:** none

**Comments:** Michelle noted that the continuation of the "Where's Prime Rib" Zoning Hearing has been rescheduled for February 4, 2014 at 7:00 PM

**Adjourn:** Motion to adjourn by Ron Padula, second by Dale Eagon. Meeting adjourned at 8:00 PM.

Respectfully submitted,  
Michelle Arner  
Recording Secretary