

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**June 15, 2017**

A meeting of the Jackson Township Planning Commission was held on June 15, 2017. Vice Chairman, Dale Eagan, called the meeting to order at 7:00 PM.

Members present: Sherri Hower, Dale Eagan, Ronald Padula and Mark Werkeiser. Jeffrey Thomas arrived about 7:15. Sal Caiazzo, Township Engineer and Michelle Arner, SEO and Zoning Officer were present.

The Pledge of Allegiance was recited.

**Minutes of April 20, 2017**

Ron Padula moved to approve the minutes of April 20, 2017, second by Mark Werkeiser, all aye. Minutes approved. There was no meeting in May.

**Old Business** - none

**New Business:**

**Tannersville Physical Therapy & Wellness**

Sketch Plan – Robert L. Collura Civil Engineers & Land Surveyors

Neil Policelli, from Robert Collura's Office, presented the sketch plan. A building addition and additional parking are proposed. Neil explained there are issues with infiltration for stormwater management facilities and it is possible a NPDES permit may be needed. Neil further explained that soil testing showing restrictive limiting zones to bedrock limiting storage volume. A pre-application meeting with Monroe County Conservation District is set up for next week.

Sal noted the review comments cover general items that require attention. The additional parking will impact the Highway Occupancy Permit and likely move beyond a minimum use to a low volume permit. Michelle noted the expanded use will require PennDOT review according to Township Ordinance.

The remaining engineering comments for the Sketch Plan were reviewed with the applicant and the members. The vegetation, removal of trees, planting of trees and shrubs was discussed and how plantings impact stormwater facilities. Neil and Sal further explained some of the criteria considered when developing a site and managing increases in stormwater runoff. Existing drainage patterns in the neighborhood were discussed. The applicants, Ken and Georgine Todd arrived at this point.

Ken and Georgine expressed that they are not sure about when the addition would be constructed. A replacement septic system would be installed if and when the addition is constructed; Neil offered to note this on the plan.

The additional parking, being 20' from the existing right-of way, may require a waiver since typically the measurement should be from the ultimate right-of-way.

Some additional mapping details were discussed.

No action was taken since this is a sketch plan.

**Tom Shafer – Land Development Plan**

Tom Shafer provided a project summary and update for his commercial building project on Wallingford Road. It has been slightly over five years since the plan was conditionally approved.

Tom indicated there was to be one 6500 sf steel building with three tenants. One of the tenants, tumbling classes, will utilize all 18 outdoor parking spaces. Since no additional parking is provided, there can be no additional tenants and the building size can be reduced to 3500 sf. This would be considered a Phase 1. If, in the event, the tenant was changed, the building could be enlarged to accommodate additional tenants so long as the parking requirement is met. This would be considered Phase 2. Tom indicated all of the planned improvements would be constructed except the building would be smaller.

The members discussed this scenario. An understanding was reached whereby the land development plan would remain valid and the size of the building and parking requirements are treated as building and zoning approvals. Sal clarified that if the location and/or number of parking spaces would change in the future, an amended plan would need to be submitted for Township approval. Michelle clarified that tenant approval is always subject to adequate parking and sewage disposal capacity. The commission appreciated the opportunity to review and understand the described proposal.

**Comments:**

Mark Werkeiser reported on CJERP topics. Medical Marijuana is a topic getting attention. Mark summarized the state regulations that will be required for growing facilities including security. The Industrial Zoning District currently provides for ‘agricultural products processing’ as a permitted use. There may be additional conditions the Township may desire for these types of facilities, such as review as a conditional use or meeting standards for specific uses. It was noted that, as a regional use, this may be required to be a permitted use. After extensive discussion, the members would like to review the current state requirements prior to making any formal recommendations. Michelle will gather information from the County Planning Commission and provide to the members.

Michelle mentioned the blighted properties issue that the County Planning Commission is bringing into focus. There are at least three detention ponds that fall into this category. It was noted these properties will continue to deteriorate and likely cause issues with stormwater management unless the Township takes action.

**Correspondence:** none

**Adjourn:** Motion to adjourn by Dale Eagon, second by Ron Padula. Meeting adjourned at 8:20 PM.

Respectfully submitted,  
Michelle Arner  
Recording Secretary