

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
December 21, 2017

A meeting of the Jackson Township Planning Commission was held on December 21, 2017. Chairman, Jeffrey Thomas, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Sherri Hower, Dale Eagon and Mark Werkeiser. Sal Caiazzo, Township Engineer and Michelle Arner, SEO and Zoning Officer were present. Member Ronald Padula was not able to attend. Supervisor Mark Major was in attendance.

The Pledge of Allegiance was recited.

Minutes of November 16, 2017

Mark Werkeiser moved to approve the minutes of November 16, 2017, second by Dale Eagon, all aye. Minutes approved.

OLD BUSINESS

Tannersville Physical Therapy & Wellness

Land Development Plan Amendment – Robert L. Collura Civil Engineers & Land Surveyors

A request has been made by the applicant to table this plan. An extension of time has not yet been received, however. A motion was made by Dale Eagon to recommend denial of the plan subject to addressing the Township Engineer's review letter, unless an extension of time is received. Second by Sherri Hower. All aye, motion passed.

Cameltop Mountain Lodge

Land Development Plan Amendment – RKR Hess Associates

Nate Oiler, P.E. was present to represent the plan. Nate noted revised plans had been submitted addressing comments from the Township Engineer, Zoning & Sewage Officer and Monroe County Planning. Sal noted there are three waivers requested, including SALDO 406. (Site Context Map), 406.3 (Site Analysis Map) and 612.10B & C (paving for parking lot). Nate offered that the original plan of 1978 was approved with 56 spaces and a gravel parking lot and it has been maintained that way. There are 14 new parking spaces in the upper lot, however the total number of spaces has not increased. The waiver is requested to not require paving for the new 14 spaces, being characterized for seasonal use or for special events. There was some discussion about the reconfiguration of parking spaces and access for delivery trucks or busses. Mark Werkeiser moved to recommend the requested waivers (noted above), second by Sherri Hower. All aye, motion passed.

Sal noted there is a new light post identified and a lighting plan is required. After some discussion, Nate agreed to address this comment. Landscaped parking islands was discussed. It was agreed that certain trees identified on the plan are intended to remain to meet the intent of the SALDO. Additionally, it is unclear at this time how many parking spaces will ultimately be required for the expanded use and wedding venue. Pedestrian access from the upper parking lot was suggested.

Nate described the phasing plan. Phase 1 completion is to occupy the main floor of the restaurant for the skiers sometime in January. Phase 2 includes the new parking lot lighting, ADA parking,

stormwater management improvements and the sewage disposal resolution. Michelle Arner inquired about the phasing plan and what if phase two doesn't happen. For instance, what if an alternate sewage disposal solution is not realized. The condition of the existing sewage beds, one being covered by pavers and the other located in the path of a stormwater outfall, will still need to be addressed. Sal suggested that certain scenarios and provisional outcomes can be identified and addressed in the developer's agreement. Nate responded to the points that will need to be worked out and noted that ultimately resolving the sewage disposal issue is a critical element to completing phase 2.

Sal summarized how this plan started and where it is now. The expanded use that includes the wedding venue is the main reason the land development plan was requested and prepared. Now the wedding venue is being included in Phase 2. Sal offered that land development approval is not needed for Phase 1. He added that much more information is needed for the expanded use, such as demonstrating that adequate parking and sewage disposal needs are addressed. In response, Nate reiterated that Land Development approval will not be needed for Phase 1 and this will give them more time to work out the details for Phase 2. Michelle noted that building and zoning permits for Phase 1 will still need to be finalized prior to any occupancy. All seemed in agreement and understanding on this matter.

There was continued discussion about the wedding venue use and related parking requirements either in conjunction with the hotel or as an entirely separate use. Nate suggested offering a facility for celebrations at Cameltop is certainly the intent of the applicant. He added there are details to continue to analyze especially in regard to the sewage treatment plant and making the connection about 3000 feet away with 600 feet vertical drop. NPDES permitting may also be a consideration. Michelle noted correspondence was received from DCNR, Bureau of State Parks regarding favorable acknowledgment of the new uses.

The location of the existing sewage disposal beds was further discussed.

Dale moved to table the plan, second by Mark Werkeiser. All aye, motion passed.

Mt. Gilead Camp and Conference Center

Land Development Plan Amendment – Jonathan Shupp, P.L.S.

Jon Shupp was present.

Sal noted that all comments have been addressed except the location of the water line, a note indicating there are no wetlands in the vicinity of the proposed additions and receipt of Monroe County Planning Commission comments. Jon indicated he will place notes on the plan indicating the required 10' separation between the water and sewer lines and the wetland note.

Dale moved to recommend approval of the plan conditioned upon placing the discussed notes on the plan and receipt of MCPC comments, second by Mark Werkeiser. All aye, motion passed.

New Business: none

Comments: Michelle noted that Sherri Hower is up for reappointment by the Board of Supervisors and she has agreed to continue to serve as a member of this Planning Commission.

Correspondence: none

Adjourn: Motion to adjourn by Dale Eagon, second by Sherri Hower. Meeting adjourned at 7:45 PM.

Respectfully submitted,

Michelle Arner

Recording Secretary