

**JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
March 15, 2018**

A meeting of the Jackson Township Planning Commission was held on March 15, 2018. Vice Chairman, Dale Eagon, called the meeting to order at 7:00 PM.

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

The Pledge of Allegiance was recited.

Reorganization

Nominations were held for the slate of officers as follows:

Chairman: Jeffrey Thomas – nomination by Sherri Hower, second by Ron Padula

Vice Chairman: Ron Padula – nomination by Dale Eagon, second by Mark Werkeiser

Secretary: Sherri Hower – nomination by Mark Werkeiser, second by Dale Eagon

All votes aye.

Minutes of December 21, 2017

Ron Padula moved to approve the minutes of December 21, 2017, second by Dale Eagon, all aye. Motion passed. There was no meeting held in January or February.

Old Business

Tannersville Physical Therapy & Wellness

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

Michelle Arner updated the members on the status of this plan. An extension of time had been received and a request has been made by the consultant to table the plan. Additionally, a meeting was held on site with PennDOT; Sal Caiazzo attended this meeting. Sal summarized the PennDOT meeting. Topics covered included change from a minimum use to a low volume designation, driveway radius, safe sight distance and if shoulder widening would be required. Additionally, the existing stormwater inlet was determined to be acceptable. Following the site meeting, information regarding the number of employees and use was submitted to PennDOT by the consultant; they are waiting to hear back from PennDOT. This information will be used to determine if shoulder widening will be required.

Sal added there are additional comments that need to be addressed for the plan, noting stormwater management is a key matter. A motion was made by Dale Eagon to table the plan. 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. Tad Skoczynski was present representing CBH2O.

Nate offered an update on the project. The new upper parking area, being gravel and intended for seasonal use, will require a waiver from the Board of Supervisors. A new light is proposed for this parking area. The existing parking area is lit by existing lighting that also light the ski trails. These lights will be able to be turned on during the summer.

The renovation of Cameltop Lodge is proceeding. The goal is to open the main floor as part of 'phase one'. Various building code aspects are being resolved in support of this goal. Additionally the new storm drain facility, especially the outfall area, may need to be adapted so as not to impact one of the sewage disposal drainfields located immediately downslope of the outfall. This outfall modification would be temporary until such time the sewage disposal area is abandoned. Nate reminded the members the goal for sewage disposal is to connect to the existing Camelback Wastewater Treatment Plant. Nate added that coordination with PADEP is ongoing with regard to discovery of the Township Act 537 Plan, verification that the sewer lateral can be constructed without further planning being required and clarification as to any permitting requirement. Prior plans relating to Camelback projects in Pocono Township clearly show that Cameltop is recognized as being within the service area of the treatment plant. The lateral would be a 2" pressure sewer line that will minimize disturbance and be about 3,000 feet in length. The design will allow for a second line that can accommodate additional flow if needed in the future or be available if the first line fails. Nate believes NPDES permitting, with the Monroe County Conservation District, will be required and may optimistically take two months.

Nate offered a document outlining the phases of improvements for discussion and in an effort to work things out with the Township. Previously, the members considered that Phase One would not require Land Development approval. Phase One includes opening the main floor of the Lodge while still utilizing the existing sewage disposal system. During the ski season, the Lodge is only used by skiers. After the ski season, tasks to be completed include installing the light for the upper parking area, complete the ADA parking and complete the modification needed for the temporary stormwater culvert outfall.

Phase Two occupancy would include opening the lower floor of the Lodge. Due to the projected sewage flows, the planned new sewer lateral would need to be in place at this time.

The Lodge is basically an extension of the hotel. Bus or shuttle service is used for hotel guests and employees. The provided parking would be primarily for visitors who do not stay at the hotel. There was discussion about adequate parking for a wedding event. About 57 spaces are provided. Since all weddings are booked through Camelback, the number of people would be known and shuttle service would be offered if needed. Additionally, if a group event was booked at the Lodge, it would be closed to the public. Small wedding groups would be able to utilize the Lodge for the reception. Large wedding receptions would need to utilize the hotel.

Elements of the wedding venue were discussed, including permitting for the gazebo and accessibility. If needed, the NPDES permit can include an accessible path that may need to be constructed.

There was discussion about the land development plan and what aspects of the improvements can be approved for use prior to completion of any or all of the conditions that may be required for ultimate Township approval. Sal Caiazzo offered that the plan became land development due to the expansion of use of the Lodge and addition of the wedding venue; additionally, the required permits were not obtained. Normally, conditions for approval must be realized prior to final plan approval. Nate offered that use of the wedding venue in particular is desired as part of Phase One because some weddings are already booked and they are working very hard to comply with what is required. Michelle cautioned that use of the wedding venue prior to Phase Two/Land Development approval might be considered if certain assurances, especially with regard to time frame for completion, were

set forth. Sal also cautioned allowing the phase one use, conditioned upon phase two. The possibility of tying assurances to the Zoning Permit or Temporary Use Certificate was discussed.

Nate stated that once the questions of the sewer lateral are worked out, he is hopeful to be in a position to request a conditional land development approval at the meeting next month. Nate further explained some of the NPDES permitting. Tad provided an update on the status of the renovations. The renovations will result in a higher quality restaurant. Nate provided additional details on the specifics of the sewer lateral and design. Further, Nate offered they will continue to work with the Township to bring the whole project together and make it work.

Nate summarized and clarified that the purpose of their presentation at this meeting is to provide an update on the project.

Motion to table the plan by Dale Eagon. Second by Sherri Hower. All aye, motion passed.

Correspondence: none

Comments:

Michelle Arner updated the members of the status of the draft Short-Term Rental Ordinance. A final draft for review by the planning commission is anticipated in the near future.

Adjourn: Motion to adjourn by Dale Eagon, second by Sherri Hower. Meeting adjourned at 8:03 PM.

Respectfully submitted,

Michelle Arner
Recording Secretary