

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**September 15, 2016**

A meeting of the Jackson Township Planning Commission was held on September 15, 2016. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM. This meeting was held in the lower level of the Fire Hall due to renovations taking place in the Township Building.

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

**Minutes of August 18, 2016**

Ron Padula moved to approve the minutes of August 18, 2016, second by Sherri Hower, all aye. Minutes approved.

**Old Business:** none

**New Business:**

**Land Development Plan – International Sports Camp - Two Cabins**

Consultant: Reilly Associates, Applicant: International Sports Training Camp, Owner: Chase Mutual, Inc.

Chris McDermott, P.E. was present to represent the plan. Mark Major, Camp Director, arrived shortly after the start of the meeting. Chris summarized the project, being two new cabins, each approximately 1500 square foot in size. The project site is in the wooded area up behind the Sports Arena. The cabins are planned to face each other with a fire pit in the middle. Each cabin will accommodate 24 beds, 48 total. Access would be over a gravel path and the existing water and sewage facilities will be utilized. An additional sewage mound is planned to be constructed. Chris indicated sewage planning has previously been approved back in 2001 or thereabouts. Coordination with DEP regarding modifications to the sewage bed location is planned. Stormwater impact is di minimis and although a basin can be constructed, the impact to the woodland may be counterproductive according to Chris. Instead, a berm is planned to intercept any runoff and allow percolation into the ground. The members inquired about site disturbance, the existing improvements and impervious areas. Chris further explained how the natural topography of the land will allow for controlled infiltration and overland flow of the resultant stormwater with minimal impact, if any, to the existing camp facilities. Sal clarified that the cumulative impervious area is a consideration. For instance, relief was given for the recent new cafeteria. Mark Major went into some detail about future buildout of the camp that they are basically done, except for upgrading or replacing staff cabins. Chris offered to place a covenant on the plan that will address the cumulative stormwater concerns. Sal asked that the berm be strategically located such that the roof leaders from the new cabins will be directed there and the berm will be effective. Coordination with the Township Engineer and the County Conservation District regarding relief from the Stormwater Ordinance will be needed. Sal also noted that certain waivers will need to be requested, including the Site Analysis Resource Study. Mark noted the use of the cabins is intended for summer camp use, including pre and post camp. Sewage treatment and water availability will need to be clarified and certified. Chris indicated that a preliminary/final plan will be pursued. After some additional discussion about landscaping it was suggested a site visit for the members and Township Engineer may be helpful. Sal offered to schedule a site visit. Dale Eagon moved to table the plan, second by Mark Werkeiser, all aye. Motion passed.

**Comments:** none

**Correspondence:** none

**Adjourn:** Motion to adjourn by Dale Eagon, second by Ron Padula. Meeting adjourned at 7:35 PM.

Respectfully submitted,  
Michelle Arner  
Recording Secretary