

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
April 20, 2017

A meeting of the Jackson Township Planning Commission was held on April 20, 2017. Chairman, Jeffrey Thomas, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Sherri Hower and Dale Eagon. Ronald Padula and Mark Werkeiser were unable to attend. Sal Caiazzo, Township Engineer and Michelle Arner, SEO and Zoning Officer were present.

The Pledge of Allegiance was recited.

Minutes of March 16, 2017

Sherri Hower moved to approve the minutes of March 16, 2017, second by Dale Eagon, all aye. Minutes approved.

Old Business

Advanced Stone Handlers, LLC – Conditional Use (site is old Butz Landfill)

Brain Courtwright, PLS was present to represent the applicant, John D’Elia. Brian indicated all of the Township Engineer’s comments have been addressed with the exception of the comment relating to requirement of a Land Development Plan prior to installation of a building. A discussion followed with the intent to clarify if a ‘construction trailer’ is a building. It appears to meet the definition of a building. Zoning Officer Arner indicated if it meets the definition of a vehicle, she would consider it a vehicle. After further discussion, it was agreed that ultimately, it would be up to the Zoning Officer to make the determination if a Land Development Plan would be needed.

Dale Eagon inquired about the proposed water service since that would mean digging. Since no digging is permitted on this site, Brian said he will remove the water service reference.

Township resident Verna Detrick inquired if there would be any digging on the site. She also expressed concern about the brick and stone materials that would be stored and if any of the material is contaminated, who would be watching over the activity. She further expressed that environmentally, it would not be a good thing, especially with dirt and dust flying through the air if a shaker is used for soil separating. She believes the property should not have been sold and should have been left alone. Brian clarified that the PADEP monitors the site closely and no digging at all is permitted. The noise that a shaker makes and dust particulates could be a real concern, according to Verna. Also, since the material is brought in from ‘tear-downs’ there may be cockroaches, bedbugs, mice and rats, Verna warned. Verna also offered a brief history of the water contamination and subsequent public water made available through the EPA many years after the contamination was known. The members sympathized with the concerns expressed by Verna Detrick.

Brian mentioned the Environmental Covenant that expressly places conditions on the use of the property. Although this information does not appear to be recorded at Monroe County, it is available on the internet, Brian believes. Brian indicated he will add this information by reference to the EPA ID# to the plan.

There was some discussion about which way truck traffic will be entering and exiting the site. It makes sense to use Railroad Ave. This could be a condition to recommend.

There was discussion about soil separating, in that it is mentioned in the application and the public notice, however the applicant, John D’Elia did not mention this activity specifically at last month’s meeting. It was clarified that soil separating meets the definition of mineral processing, a conditional use in the Industrial Zoning District.

Michelle Arner noted that a performance standards affidavit will be required to be completed. This affidavit is an acknowledgement that the operation will be in compliance with noise, lighting and all zoning issues.

Sal Caiazzo mentioned the use of soil separating activity and it appears to meet the definition of mineral processing. Michelle agreed. Therefore, it is appropriate to recommend conditions for this activity.

There was additional discussion about the Industrial Zoning District. The main concern seems to be the possible noise concern, dusty conditions and preventing disturbance to the soil surface. Discussion followed regarding how preventing disturbance might be accomplished.

The members recommend the following conditions for the Conditional Use.

1. Truck traffic enter and exit the site by way of Railroad Avenue (from the east).
2. A Performance Standard Affidavit be executed.
3. Soil separating, that utilizes a machine, be performed on a concrete pad between the hours of 8:00 AM and 4:00 PM, Monday through Saturday. All soil storage to be on a concrete pad.

So moved by Sherri Hower, second by Dale Eagon. All aye, motion passed.

New Business:

Carrington-Costenbader – Re-Subdivide Lot 23 Foxborough Heights

Lot Line Adjustment – George Fetch, Jr. PLS

George Fetch was present to represent the applicants. George explained the two owners each own the middle lot and they desire to split the lot in half and join to their existing residential properties. There were a few comments about the existing and proposed improvements on the properties. There are a few comments on the Township Engineer's letter that need to be addressed; they are minor in nature. A treehouse exists that is not shown; this prompted some discussion about treehouses. Sherri Hower moved to recommend approval of the plan conditioned upon the engineer's review letter, second by Dale Eagon. All aye, motion passed.

Vivian Morris – Zoning District Change Request (Referred by Board of Supervisors)

There was discussion about the reasons for the Zoning change request. She is trying to sell the property and some of those interested have interest in having an event center, such as a wedding venue. Michelle described the property and some of the natural features. Due to the facts and circumstances, the members are not in favor of the zoning change. So moved by Dale Eagon, second by Sherri Hower. All aye, motion passed

Comments: none

Correspondence: none

Adjourn: Motion to adjourn by Dale Eagon, second by Sherri Hower. Meeting adjourned at 8:10 PM.

Respectfully submitted,
Michelle Arner
Recording Secretary