

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
November 16, 2017

A meeting of the Jackson Township Planning Commission was held on November 16, 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.

The Pledge of Allegiance was recited.

Minutes of October 19, 2017

Dale Eagon moved to approve the minutes of October 19, 2017, second by Mark Werkeiser, all aye. Minutes approved.

OLD BUSINESS

Tannersville Physical Therapy & Wellness

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

A request had been made prior to this meeting from the applicant's consultant for the plan to be tabled until next month. Dale Eagon moved 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. Colin Riviere, representing Camelback Mountain, was also in attendance. Nate stated that CB H2O is the applicant and a submission is being made this evening. All submission documents were presented and Nate indicated the County Planning Commission also received a submission. Nate described the site and the intent of the applicant is to open the facility this winter. A recent survey by Frank Smith depicts the conditions and reflects the recent site work. Parking areas, stormwater facilities and placement of pavers for walkways and the wedding venue were some of the recent site work as described by Nate. The new impervious areas total less than 5000 square feet and qualify as exempt from the stormwater ordinance. Additional storm drains are proposed to keep water away from the building foundation. Also, a porch styled entry is planned in front of the building as well as two handicapped parking spaces.

Nate further explained the goal is to proceed with Land Development aspects while allowing building renovations to continue and to open the main floor only for the ski season.

Cooperation with the Monroe County Conservation District regarding earth disturbance and site stabilization continues. The overall disturbance is slightly less than one acre and will not require NPDES.

There was some discussion about the new wedding venue, which is located on top of the septic system beds. Colin described the components of the existing system. The system utilizes equalization storage tanks and pumps so that a heavy weekend flow can be spread out over subsequent days. Michelle reminded the members that, as the Township Sewage Officer, she finds the placement of pavers over the septic beds unacceptable. The complexity of soil testing for a replacement onlot disposal area was briefly discussed. The applicant is working on an alternate plan to hook into the Sewage Treatment Plant at the base of the mountain and believes this is the best

option. Michelle stated she agrees and supports the option to abandon the onlot system and connect to the treatment plant. For the short term, they are planning to utilize the existing system.

There was some discussion about the location of the treatment plant (being 3000 feet away), the Township Act 537 Plan and the planning service area. Nate stated the treatment plant does have capacity and coordination with PADEP is needed.

Discussion continued about the planned phased building permit and the need to come to an agreement regarding the amount of time the onlot septic system may continue to be used. Sherri questioned about weddings that may already be booked. Colin suggested it is likely wedding events are already booked given the popularity of the hotel.

Nate explained that EPT Ski Properties owns the facility and has a lease with the state. CBH2O has an agreement with EPT to run the ski area.

Sal questioned how future earth disturbance might affect the current NPDES boundary. Nate offered that the current boundary stops at the State Lands, explained some history, and offered that ultimately new NPDES permit numbers are likely.

Dale Eagon moved to accept the plan for review, second by Mark Werkeiser. All aye, motion passed.

New Business:

Mt. Gilead Camp and Conference Center

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

Jon Shupp was present as well as Adam Todd, Camp Director.

Jon summarized the overall property and the specific area of the plan showing the proposed improvements. Bathroom additions are proposed on each of 11 cabins. A new well and new water lines are also proposed. Presently there is only a bathhouse; the bathrooms will be added to the cabins for convenience and modernization. Electricity will also be added. Michelle noted that a community septic system was installed about 10 years ago to handle all of the camp. Adam indicated there is one cesspool in the area that will be abandoned. There is no added wastewater flow as the number of campers is not being increased.

Adam offered that the most important reason for the upgrades is safety for the young female campers, ages 9-11, especially in the event of an emergency. Adam added that this is a big change for the camp, but their goal is to achieve a balance with the modern improvements and the natural setting.

Sal stated that a number of plan waivers will be logical due to the simplicity of the project.

Dale Eagon moved to accept the plan for review, second by Sherri Hower. All aye, motion passed.

Comments: Michelle noted that the group working on a new ordinance for Short Term Rentals is meeting for the second time on December 7 at 6:00 PM. Mark Werkeiser and Ron Padula attended the first meeting. Members expressed interest in keeping in the loop. Michelle will get some information out to the members.

An update on the status of several other matters including ‘Thrills’, Campo and Hay Road property rezoning was provided.

Correspondence: none

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

Respectfully submitted,

Michelle Amer

Recording Secretary