

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
May 17, 2018

A meeting of the Jackson Township Planning Commission was held on May 17, 2018. Chairman, Jeffrey Thomas, called the meeting to order at 7:00 PM.

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

The Pledge of Allegiance was recited.

Minutes of April 19, 2018

Dale Eagon moved to approve the minutes of April 19, 2018, second by Mark Werkeiser. All aye, motion passed.

Old Business

Tannersville Physical Therapy & Wellness

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

Consultants Ryan Dentith and Neil Policelli were present to represent the plan. Ryan described the modification used to manage the stormwater. In particular, the upland drainage is bypassed to the existing inlet adjacent to Route 715. Use of pervious pavement is integral to the onsite drainage plan.

Sal Caiazzo reviewed the requested waivers relative to the landscape requirements. A street tree waiver is requested as well as the need for a waiver for the landscaping within the 20' buffer area. The existing trees on the west side of the property will remain. A drainage swale adjacent to Route 715 on the east side is not compatible with street trees and landscaping; this is the reason for the waiver request. There was discussion about landscaping and what might be acceptable. There may not be area available to accommodate shrubs due to the drainage features. Ryan offered clarification on the function of the curbing and swale. Sherri expressed concern on behalf of the neighbor across Route 715 about the stormwater runoff through the culvert onto their property. Neil explained the design of the stormwater management plan will not increase the flow. Sal added that the Act 167 (Stormwater Ordinance) requirements involve reducing the runoff and the design should alleviate some of the concerns. Additional details of the functioning of the underground stormwater basin were explained. The two SALDO waivers for landscaping being considered are SALDO Section 615.4.A (Street Trees) and Section 615.6.B (Parking Lot Buffer). Ken and Georgine Todd arrived and Sherri updated the owners on the substance of the current discussion. Sherri Hower moved to recommend the noted waivers, second by Dale Eagon. All aye, motion passed.

Additional waiver requests are for SALDO Section 406.2 (Site Context map), 406.2 (Existing Resource and Site Analysis) and 406.4 (Resource Impact and Conservation Analysis). These are partial waivers as some of the information is included with the plan. Mark Werkeiser moved to recommend these waivers, second by Dale Eagon. All aye, motion passed.

Sal described a few other comments that need to be reviewed and he plans on completing a written review in the near future. Sal noted the design is much improved since the first submission.

Recreation Fees were questioned and whether the fees apply to this plan. Michelle Arner noted she believes the fees apply and will review the requirements.

Sal noted that PennDOT had determined the current minimum use driveway is adequate, however if

there are additional employees in the future, a low volume permit will be required. Ken Todd noted there are five employees now. Ken described the future desire to upgrade to the low volume driveway and Ryan added that the current design will accommodate a future upgrade with a four foot shoulder widening and turning radius. Mark Werkeiser inquired about the pervious pavement and how does it work. Sal offered details on the technology, including the materials, how it functions. Maintenance of the pervious pavement is important.

A cost estimate has been included and a developer's agreement will be needed. Sal recommended tabling the plan until a final review can be completed.

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

New Business

Cameltop Mountain Lodge – Sewage Planning Module

A Sewage Planning Module, Component 3 and 4A has been submitted for action. Michelle described the use of the module for this project is to change the method of sewage disposal from onlot to utilization of the wastewater treatment plant. The reason for the change is the increase in wastewater flows from the facility and to resolve the conflict with placement of the wedding venue over the onlot disposal bed.

The Planning Commission is responsible to complete for Component 3A. There was some discussion about the design of the sewage lateral, being about 2700 feet in length.

Sherri Hower moved to recommend acceptance of the sewage module, second by Dale Eagon. All aye, motion passed.

Short-Term Rental Ordinance – Request from Board of Supervisors

There was some discussion about the number of people that will be permitted to stay overnight being based upon the number of bedrooms. The number of bedrooms is tied directly to sewage disposal. Sewage disposal capacity is based on the actual design and permit. This information is known and can usually be confirmed by the property records kept by the Township.

The fees will be determined by the Board of Supervisors. There was some discussion about reasons for suggesting reasonable fees, including covering costs and to encourage compliance.

Sherri questioned the need to clarify incidences of excessive noise under Section 7.E and do we need to add time of day. Michelle offered that the noise section in the Zoning Ordinance still applies and Mark Werkeiser added that Section 7.E appears to apply to all times of day. Jeff Thomas added that the State Police can be alerted to a disturbance. Additionally, Section 6.B.1.f. indicates that this subject must be communicated on the notice that is posted inside of the front door of the dwelling. Members commented that the ordinance seemed easy to understand and reasonable.

Dale Eagon moved to recommend adoption of the ordinance, second by Sherri Hower. All aye, motion passed.

Correspondence: none

Comments: none

Adjourn: Motion to adjourn by Mark Werkeiser, second by Sherri Hower. Meeting adjourned at 7:57 PM.

Respectfully submitted,

Michelle Arner

Recording Secretary