

**JACKSON TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**June 21, 2018**

A meeting of the Jackson Township Planning Commission was held on June 21, 2018. Chairman, Jeffrey Thomas, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Dale Eagon, Ronald Padula, Mark Werkeiser and Sherri Hower. 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 May 17, 2018**

Sherri Hower moved to approve the minutes of May, 17, 2018, second by Dale Eagon. 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. Sal Caiazzo, Township Engineer, indicated the plan has addressed all elements needed for approval. It was noted that certain waivers were recommended last month. Sal stated the remaining items needed for final plan approval include the granting of the requested waivers, performance guarantee, improvements agreement, payment of recreation fee and any outstanding review fees, the stormwater maintenance agreement and payment into the stormwater maintenance fund. Mark Werkeiser moved to recommend plan approval conditioned upon the items noted above, second by Dale Eagon. All aye, motion passed.

**New Business**

**Mountain Springs Lake**

Land Development Plan (Sketch Plan) – Gilmore & Associates, Inc.

Robin Rader and Ben Kutz, from Gilmore were present to represent the sketch plan. Robin explained the intent of the plan to address various desired improvements over the next three years or so. Many of the improvements are needed to provide additional accommodations and expanded venue area for weddings. Robin described various scenarios and why these improvements are needed to fill the needs of those seeking a complete wedding venue.

Robin continued describing the various improvements and how the improvements relate to the overall business of the resort. Additional improvements include moving roads, parking areas, paving roads and parking areas, repurpose of buildings and the lodge addition. The possible waiver to not require paving was discussed. It was noted that some of the proposed improvements are safety driven. Robin stated the improvements shown are those the resort hopes to realize within the next five years. Sal Caiazzo noted that land development approval is valid for five years and Jeff Thomas added that seeking land development approval for all the improvements is good planning. Ben Kutz noted that plans will address Conservation District and NPDES permitting. Sal questioned the swale that runs through the proposed lodge addition. After some discussion, Sal

noted verification that the swale is not a stream, such as an Army Corps of Engineers determination, will be needed. Lighting was discussed as well as sewage disposal adequacy and capacity. Michelle Arner suggested more information on the current sewage disposal system serving the lodge would be helpful. Additionally, a reserve sewage disposal area may be needed. Additional plan elements were described including more storage, a bathroom for the lodge employee area and repurposing old cottages for storage of supplies. Sal suggested utilizing small bioretention areas for stormwater management. Exploration of ways to proceed with design and permitting for cabin replacement was discussed.

### **Cameltop Mountain Lodge**

#### **Land Development Plan – Lower Level Improvements – RKR Hess**

No representatives were present.

Michelle Arner noted the applicant is presently working with the Conservation District for NPDES permitting. Sal Caiazzo noted there are no site improvements in this phase, only the sewer line. The sewer lateral design and path were briefly discussed. Dale Eagon moved to accept the plan for review and table the plan, second by Ron Padula. All aye, motion passed.

**Correspondence:** none

**Comments:** Michelle Arner noted the proposed Short-Term Rental Ordinance will be on the Board of Supervisors' agenda on July 12, 2018.

Ron Padula inquired about the status of the old 'Thrills' building. Michelle noted there is currently an appeal before the Commonwealth Court. It has been a year since the Board of Supervisors decided the building must be demolished, pursuant to the Dangerous Structure Ordinance.

Mark Werkeiser and Mark Major updated the members on current CJERP matters. The main focus is a new emergency control center planned to be located in Chestnuthill Township.

**Adjourn:** Motion to adjourn by Ron Padula, second by Dale Eagon. Meeting adjourned at 8:10 PM.

Respectfully submitted,

*Michelle Arner*

Recording Secretary