

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
June 17, 2010

A meeting of the Jackson Township Planning Commission was held on June 17, 2010. Vice Chairman, Jeffrey Thomas called the meeting to order at 7:00 PM.

Members Edward Possinger and Joseph Derrick have resigned. The Jackson Township Supervisors, at their meeting of June 10, 2010, appointed two new members. Mark Werkeiser has been appointed to replace Ed Possinger; this term runs through the end of 2015. Jan Anglemire has been appointed to replace Joseph Derrick; this term runs through the end of 2012.

Members present: Jeffrey Thomas, Wyatt Snyder, Mark Werkeiser. Brad Rustine and Jan were not in attendance. Sal Caiazzo, P.E. from Hanover Engineering was present. Michelle Arner, SEO and Zoning Officer was also present.

Re-Organize: Wyatt Snyder nominated Jeffrey Thomas as Chairman, second by Mark Werkeiser. All votes aye, motion passed. Jeffrey Thomas nominated Wyatt Snyder as Vice Chairman, second by Mark Werkeiser. All votes aye, motion passed. Brad Rustine will remain as Secretary.

Minutes of February 18, 2010: Wyatt Snyder made a motion to approve the minutes, second by Mark Werkeiser; all votes aye, motion passed.

Minutes of April 15, 2010: Wyatt Snyder made a motion to approve the minutes, second by Mark Werkeiser; all votes aye, motion passed.

Note: There was no quorum present at the March 18, 2010 and the May 20, 2010 scheduled meetings.

Old Business:

Peffley Amended Land Development Plan – Boucher & James, Inc.

Ken Todd and his consultant Aaron Sissler, P.E. were present. This plan proposes eight additional parking spaces for the site known as the Tannersville Wellness Center located on Route 715.

The Township Engineer's letter of June 16, 2010 was reviewed. Following is an account of the response to Township Engineer's comments:

1. Pavement depths are shown on sheet two and are acceptable.
2. A lighting plan will be prepared for the next submission.
3. The gross floor area and revised calculations will be updated.
4. The lot coverage (impervious area) will be shown.
5. The existing well location will be added to the plan.
6. A sewage planning module is not needed according to the SEO.
7. The stop sign, which does exist, will be added to the plan.
8. The number of final mylars was agreed to, being two.
9. An updated closure report, signed by a licensed surveyor, will be provided.
10. Regarding an E & S Plan, the commission members believe the plan that has been provided is adequate since the total disturbance is approximately 7000 sf. PA Code Chapter 102 requirements use a 20,000 sf threshold. The Board of Supervisors may make the final determination as to whether approval from the Monroe County Conservation District is required.
11. Calculations showing the adequacy of the proposed swale will be provided using the 10 year storm.

12. After some discussion, the Planning Commission recommends waiving the recreation fee for the proposed parking lot expansion.

13. Accurate monumentation (property corners) will be provided.

14. Regarding the need for financial security, the applicant offered that he has been compliant with site improvements in the past, the total cost of improvements is likely to be under \$10,000 and he requests that no financial security be required. After some discussion, the commission members believe it is appropriate for the Board of Supervisors to make this determination.

Wyatt Snyder motioned to recommend approval of the plan conditioned upon the changes and recommendations, second by Mark Werkeiser. All votes aye, motion passed.

New Business: none

Correspondence: none

Comments: none

There being no further business, Wyatt Snyder made a motion to adjourn, seconded by Mark Werkeiser. All votes aye, motion carried. Meeting adjourned at 7:35 PM

Respectfully submitted,

Michelle Arner

Recording Secretary