

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
June 16, 2016

A meeting of the Jackson Township Planning Commission was held on June 16, 2016. Jeffrey Thomas, chairman, called the meeting to order at 7:00 PM.

Members present: Jeffrey Thomas, Mark Werkeiser, Sherri Hower and Ronald Padula. Sal Caiazzo, P.E. from Hanover Engineering and Michelle Arner, SEO and Zoning Officer, were present. The Pledge of Allegiance was recited.

Minutes of March 17, 2016

Mark Werkeiser moved to approve the minutes of March 17, 2016, second by Sherri Hower, all aye. Minutes approved.

Old Business: *none*

New Business:

John B. Cays and Robert E. Cays - Minor Subdivision and Lot Consolidation

Frank J. Smith, Jr. was present to represent the plan. The property owners were also present. Frank explained the purpose of the plan is to primarily clean up property boundaries; he provided an overview of the plan. Three new lots will be created, two lots on the east side of Cays road in the field and one large lot on the west side of the road. Robert Cays lot will be increased in size and Sparrow Lane will be increased to a 50' right-of-way. The Caravello lot will also become larger in size and the existing driveway will benefit from the increased width of the Sparrow Lane right-of-way. The homestead dwelling will result in a seven acre property on both sides of Cays Road.

Comments from our Township Engineer, Sal Caiazzo were reviewed. Zoning Comment #1: In coordination with Todd Weitzmann, Township Solicitor, Sal clarified the four step conservation design process would not be required for this plan. Sal explained the reasons why this plan meets the conditions to qualify as a limited exemption of the requirement for the conservation design subdivision as set forth in the Zoning Ordinance, section 1303.4.

SALDO Comments #2 through #5: Since the plan could be confusing without a verbal explanation, Sal suggested and Frank agreed to prepare an existing lot boundary plan with ownerships indicated. This will aide to clarify the purpose of the plan for future understanding.

Comment #7: Michelle reviewed the sewage facilities planning module comments, specifically clarifying the various buffers related to streams, ponds and wetlands. Michelle inquired as to the number of dwelling units in the old farmhouse and Margie Cays responded that it was just one single family dwelling. Comment #8: Current recording procedures at the County were discussed.

Comment #9: The ownership of Honeysuckle Lane was discussed. Frank explained there are properties that have an existing right-of way and they are responsible for maintenance, but the actual land will go with the owner of Lot 6.

Comment #10: Frank expressed the existing driveway serving the Lahr property will be reconstructed to eliminate the slight encroachment; the owners prefer this remedy rather than providing an easement.

Comment #12: Driveway locations and permitting was discussed. If Lot 6 is accessed by Honeysuckle Lane, the plan would become a major subdivision and the Lane would need to be improved to current standards. Frank indicated Lot 6 will be accessed from Cays Road. After discussion, it was agreed proposed driveway locations will be shown for the three new lots and driveway permits may be issued prior to plan approval. Ron Padula moved to table the plan, second by Sherri Hower, all aye. Motion passed.

Verdon E. Rustine and Barbara J. Rustine & William V. Rustine and Karen D. Rustine
Minor Subdivision and Lot Consolidation

Frank J. Smith, Jr. was present to represent the plan. The property owners were also present. Frank explained the purpose of the plan to combine lots for the overall agricultural property and to subdivide the Verdon and Barbara Rustine property which will become slightly smaller.

Township Engineer, Sal Caiazzo reviewed comments. Zoning Comment #1: The applicant will request a waiver for the wetland delineation since no new development is proposed. Comment #2: The existing farm lane to the existing three barns on proposed Lot 4 will be relocated such that an easement will not be needed. Comment #3: The sliver of land was discussed and Frank agreed with the comment to adjust the property line. SALDO Comment #1: A waiver will be requested to not show the building setback lines. Additionally all waivers will be noted on the plan. Comment #5: Frank explained the reasoning for the lot numbering, citing previous plans. Comment #7: Frank indicated the iron pin property corners will be set prior to final approval by the Board of Supervisors. Michelle noted the resultant large lot (137.55 acres) will have two dwelling and this is acceptable. After some discussion about the future meeting schedule, Ron Padula moved to recommend the requested waivers for delineating wetlands and showing setbacks (404.2.S and 404.2.O), second by Mark Werkeiser. All aye, motion passed. Mark Werkeiser moved to recommend approval of the plan conditioned upon our engineer's review letter, second by Sherri Hower. All aye, motion passed.

James B. Shick - Lot Combination, Applicant: Miller Group Holdings, LP - MBC Development, LP Ed Davis, P.E., from Miller Brothers, was present to represent the plan. The owner, James B. Shick, was also present. Ed noted the intent of the plan is to combine the two lots so that the Land Development Plan for Dollar General can proceed.

Comments from our Township Engineer, Sal Caiazzo were reviewed. Comment # 5 regarding the required right-of-way was discussed. The plan shows a 40' total right-of-way, however according to the SALDO, the design standards for a collector or connector road requires a 60' total right-of-way. The remaining comments were straight forward. There was some discussion about the approval of this plan, the relationship to the Land Development and various outside agency reviews in progress. Ed advised the members they may hold off on the final approval of this plan until the Land Development is further along. Michelle noted the 90 day township review period will need to be watched. Ron Padula moved to recommend approval of the plan conditioned upon the Township Engineer's review, second by Sherri Hower. All aye, motion passed.

Dollar General – Land Development Plan

Applicant: Miller Group Holdings, LP - Consultant: MBC Development, LP

Ed Davis updated the members on the plan. Since meeting with PennDOT, the driveway location has been moved to the east to line up with an existing residential driveway. Ed described the methods and paths of managing offsite and onsite stormwater. A detention pond and storage beneath the parking lot are proposed and will utilize infiltration and discharge. Ultimately, the existing drainage system across Route 715 will receive less runoff. Ed noted the water use is anticipated at less than 200 gallons per day. There will be two public bathrooms. Michelle mentioned that a sewage management agreement will be needed in lieu of a tested secondary site.

Sal noted that all SALDO required improvements will be required to be bonded.

Michelle noted the sign requirements for the wall sign and the freestanding sign. The landscaping plan was briefly discussed. Mark inquired about maintenance of the landscaping. Ed noted that will be the manager's responsibility.

The Route 715 setback was briefly discussed. Sal noted the ordinance is not clear in what the setback refers to, buildings or other improvements. After some discussion and measuring on the plan, Michelle indicated she will clarify the intent of the overlay and make a determination with regard to the actual requirement. Sherri noted the neighbor's septic system may hinder the location of the proposed well.

Sal indicated a review can be completed within a week or so. Ron Padula moved to accept the plan for review, second by Sherri Hower. All aye, motion passed. Ed noted that plans have been submitted to the Conservation District for NPDES, Monroe County Planning Commission and PennDOT. Ron Padula moved to table the plan, second by Mark Werkeiser. All aye, motion passed.

Comments: *none*

Correspondence: *none*

Adjourn: Motion to adjourn by Ron Padula, second by Sherri Hower. Meeting adjourned at 8:20 PM.

Respectfully submitted,
Michelle Arner
Recording Secretary