

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
November 21, 2024
6:00 PM

A meeting of the Jackson Township Planning Commission was held on November 21, 2024. Chairman, Jeffrey Thomas, called the meeting to order at 6:00 PM.

Members present: Jeffrey Thomas, Sherri Hower, Mark Werkeiser, Keith Schneck and Brent Klaus. Sal Caiazzo, Township Engineer, Luis Santos, Zoning Administrative Asst./Officer, Todd Weitzmann, Township Solicitor, and Renee Miller, recording secretary, were present.

The Pledge of Allegiance was recited.

Public Comments on Agenda Items: None

Minutes of October 17, 2024

Mark Werkeiser moved to approve the minutes of October 17, 2024. Seconded by Brent Klaus. All voted aye. Motion carried.

Old Business:

229 Possinger Drive - Edgemont Terrace LLC – Lot Consolidation/Land Development

Correspondence via email with representatives for Edgemont Terrace LLC, – no new updates. Intend to be present at Planning Commission meeting in December to provide updates.

Mark Werkeiser made a motion to table. Seconded by Brent Klaus. All voted aye. Motion carried.

Modern Gas Sales, Inc. – Land Development Amendment

No new updates available.

Brent Klaus made a motion to table. Motion seconded by Mark Werkeiser. All voted aye. Motion carried.

2100 Route 715 – R.A.T.T. Rentals LLC

An extension of time letter, to expire April 18, 2025 was received. Brent Klaus made a motion to recommend granting the extension of time. Motion seconded by Keith Schneck. All voted aye. Motion carried.

Sherri Hower made a motion to table. Motion seconded by Keith Schneck. All voted aye. Motion carried.

409 North Road – Orange Pavers – Land Development Amendment

Land Development Amendment Plans were accepted for review during the Planning Commission meeting in October. Plans include additional storage and storm water basin.

Tighe Meckes, P.E., was in attendance to represent Orange Pavers. Review provided by Township Engineer, Sal Caiazzo, dated November 21, 2024 was discussed.

Mark Werkeiser made a motion to table the discussion and plans. Motion seconded by Brent Klaus. All voted aye. Motion carried.

New Business:**1334 Twin Pine Road – Kuntz Land Development**

Sherri Hower made a motion to accept the application and submission as complete and table. Motion seconded by Brent Klaus. All voted aye. Motion carried.

Conditional Use application – Mountain Road – Piccone – Solar Array

Land Development Application for Conditional Use in the R-1 Residential Zoning District has been referred to the Planning Commission for recommendations by the Board of Supervisors.

The application indicates the proposal of a 12-acre solar array farm to be constructed on a parcel off Mountain Road.

Representatives present for proposed land development project: Dean Reynosa, Esq., Andrew DeSantis from BlueWave and David Wilson from Colliers Engineering & Design.

Review prepared by Township Engineer, Sal Caiazzo, dated November 21, 2024, was discussed. Areas of concern and discussion were, but not limited to, as follows:

- Size/construction of solar panels proposed
- Access to property via private road/driveway
- Stormwater controls
- Recent timber harvesting which has taken place
- Buffering for neighboring properties
- Wetlands on property
- Emergency response plan

Keith Schneck made a motion to table the discussion. Motion seconded by Brent Klaus. All voted aye. Motion carried.

192 Wellington Road – Planning Module- Eckberg

Mark Werkeiser made a motion to recommend the planning module for the septic improvements at 192 Wellington Road to be adopted, conditioned upon payment of fees and the review and signoff of Township Sewage Enforcement Officer, Michelle Arner. Motion seconded by Sherri Hower. All voted aye. Motion carried.

Correspondence: None

Comments: None

Adjourn: Motion to adjourn by Mark Werkeiser, seconded by Brent Klaus. Meeting adjourned at 7:25 PM.

Respectfully submitted,
Renee Miller
Recording Secretary