

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
December 19, 2024
6:00 PM

A meeting of the Jackson Township Planning Commission was held on December 19, 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, Michelle Arner, Sewage Enforcement Officer, and Renee Miller, recording secretary, were present.

The Pledge of Allegiance was recited.

Public Comments on Agenda Items: None

Minutes of November 21, 2024

Sherri Hower moved to approve the minutes of November 21, 2024. Seconded by Brent Klaus. All voted aye. Motion carried.

Old Business:

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

Tony Ganguzza, PE. was present to provide an update to the Planning Commission on the progress of the septic aspect of the submitted land development plans.

Main update details discussed:

- Working with DEP and EPA
- Have been working on mainly environmental related aspects of the proposed plans
- Ground water and wetland analysis have been completed – will take approximately 1 (one) month for results
- Stormwater infiltration testing is complete
- Monitoring wells have been drilled for water quality testing
- EPA – via virtual meeting – not near superfund site or plume area
- Current existing septic system is being evaluated – to serve “Building #2”
- “Building #1” to be served by a sewage disposal drip system -to be installed north of the PPL right of way
- Items listed in the review letter from Township Engineer are being addressed – long process – will take time
- The design for the realignment of Possinger Road is in progress

Township residents, Verna and Clarence Detrick brought up concerns of the drilling and testing being near/in the plume area, noise levels of trucks, stormwater runoff, proximity to their property and disturbance of their peace in the neighborhood. Tony Ganguzza assured the residents they are

looking into various buffers to be put in place. In addition, the proposed entrance driveway has since been moved farther away from their property line which borders the project. This project is extensive and will take time to get all necessary requirements met and in place.

Township resident, Lisa Buchholz, thanked the engineers of Edgemont Terrace LLC and the Township for being transparent and keeping the public informed as the project moves forward.

Extension of Time letter was received on December 9, 2024. Mark Werkeiser made a motion to recommend an extension be granted until August 31, 2025. Motion seconded by Sherri Hower. All voted aye. Motion carried.

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. Letter of Extension received on December 13, 2024, to expire April 15, 2025.

Modern Gas representatives have not attended the Planning Commission meetings for many months. Updates have not been provided regarding the status of the “school bus filling issue.”

Sherri Hower made a motion to recommend an extension be granted until February 11, 2025. Modern Gas Inc. should attend the Planning Commission meeting in January 2025. Motion seconded by Keith Schneck. All voted aye. Motion carried.

Sherri Hower made a motion to table. Motion seconded by Mark Werkeiser. All voted aye. Motion carried.

2100 Route 715 – R.A.T.T. Rentals LLC

Township Engineer, Sal Caiazzo, provided a brief update on the recent scoping meeting with PennDOT, which took place on December 9, 2024.

Keith Schneck made a motion to table. Motion seconded by Brent Klaus. 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 December 19, 2024 was discussed.

It was stated that concrete was being poured in the location of the proposed additional storage areas. Work is being performed prior to Land Development plans being approved and recorded.

Sherri Hower made a motion to recommend an extension be granted until April 16, 2025. Motion seconded by Keith Schneck. All voted aye. Motion carried.

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

1334 Twin Pine Road – Kuntz Land Development

Sherri Hower made a motion to table. Motion seconded by Brent Klaus. All voted aye. Motion carried.

Conditional Use application – Mountain Road – Piccone – Solar Array

Mark Werkeiser made a motion to table the discussion. Motion seconded by Sherri Hower. All voted aye. Motion carried.

New Business:

Planning Commission Reorganization/General Business Meeting

Planning Commission Reorganization/General Business Meeting is scheduled for Thursday January 16, 2025 at 6:00 PM

Correspondence: None

Comments: None

Adjourn: Motion to adjourn by Mark Werkeiser, seconded by Brent Klaus. Meeting adjourned at 7:15 PM.

Respectfully submitted,
Renee Miller
Recording Secretary