

JACKSON TOWNSHIP PLANNING COMMISSION
MINUTES
July 20, 2023
6:00 PM

A meeting of the Jackson Township Planning Commission was held on July 20, 2023. Chairman, Jeffrey Thomas, called the meeting to order at 6:00 PM.

Members present: Jeffrey Thomas, Sherri Hower, Brent Klaus, Mark Werkeiser, and Keith Schneck, Renee Miller, recording secretary, Sal Caiazzo, Township Engineer and Zoning Administrator, Luis Santos, and SEO, Michelle Arner, were present.

The Pledge of Allegiance was recited.

Minutes of June 15, 2023

Brent Klaus moved to approve the minutes of June 15, 2023. Seconded by Keith Schneck. All voted aye. Motion carried.

Old Business:

2234 Route 715 - New Day Storage LLC – Land Development

The review (dated June 20, 2023) provided by Township Engineer, Sal Caiazzo, was briefly discussed. There were no representatives for New Day Storage present.

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

631 Smith Hill Road – Renee Valovich – Minor Subdivision

Updated plans addressing the items in the review from Township Engineer, Sal Caiazzo, dated June 15, 2023 were provided.

Keith Schneck made a motion to recommend the plans the plans for approval, conditional upon Township Engineer, Sal Caiazzo's, review dated July 20, 2023. Motion seconded by Brent Klaus. All voted aye. Motion carried.

6000 Running Valley Road – S3N Development – Land Development – Conditional Use

Conditional Use application was referred to the Jackson Township Planning Commission by the Jackson Township Board of Supervisors on June 8, 2023. Conditional Use request is to convert the existing structure to 43 apartments. The Zoning Interoffice Memo dated July 17, 2023 was reviewed and discussed. Main items of discussion were:

- Current condition of building/structure
- 1 continuous building vs 3 separate buildings

- Variance may be required
- Possible number of apartments and parking
- DEP recommendations and guidelines

Sherry Hower made a motion for the recommendation of the use subject to the resolution of items listed in the Zoning memo (dated July 17, 2023), SEO memo (dated June 26, 2023), SALDO and DEP recommendations. Motion seconded by Brent Klaus. All voted aye. Motion carried.

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

An Extension of Time letter (to expire 2/29/2024) was received on July 17, 2023. Sherri Hower made a motion to accept the extension of time (to expire 2/29/2024) for land development plans – Option 1 and Option 2. Motion seconded by Brent Klaus. All voted aye. Motion carried.

Township Engineer, Sal Caiazzo, stated he has meetings scheduled with the engineers for Edgemont to discuss the submitted plans.

Representatives of Edgemont Terrace LLC stated updated plans to be provided for the Planning Commission meeting scheduled for September 21, 2023. Edgemont does not intend to have plans in time for the meeting scheduled in August.

New Business:

Chestnuthill Township – Proposed Zoning and SALDO Ordinance amendments

A brief discussion regarding the proposed amendments to Chestnuthill's Zoning and SALDO Ordinances were discussed. The proposed amendments address a Solar Commercial Overlay. Sal Caiazzo stated many municipalities are reviewing current zoning and SALDO Ordinances concerning solar power. Our ordinances are straight forward and mostly up to date concerning solar power, but we can certainly review the ordinances to see if ours should need any amendments.

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