

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, November 17, 2020
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, November 17, 2020 with the following present: Dale Keener, Greg Kozlowski, Chris Forte, Sharon Enevoldson, Anna Shollenberger and township engineer, Greg Haas. Absent: Josh Breslin. Several members of the public were present and a copy of the roster is on file with the secretary

Chairperson Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Chris Forte to approve the minutes of September 15, 2020 as presented. Upon roll call, Kozlowski, Forte and Breslin voted yes.

EDGE SELF STORAGE PRELIMINARY/FINAL PLAN

Nick Henn of Lehigh Engineering Group was present at the meeting relative to Edge Self Storage preliminary/final plan. Mr. Henn indicated that all of the items in the township engineer's letter dated April 24, 2020 have been satisfied and still waiting for a Highway Occupancy Permit from PennDOT.

A motion was made by Greg Kozlowski, seconded by Sharon Enevoldson to recommend to the Board of Supervisors that conditional approval be granted subject to the following conditions plus receiving a Highway Occupancy Permit from PennDOT for the access drive :

Chapter 23 – Sewers and Sewage Disposal

1. A 'Wastewater Survey for Nonresidential Establishments: Application for Wastewater Discharge Permit' shall be provided for the proposed connection to the sanitary sewer system. [Sec. 111.](see also SALDO comment # 1)

Chapter 25 – Stormwater Management (SWM)

1. The Erosion and Sedimentation (E&S)Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)](same as SALDO comment # 2)
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities is necessary to be obtained for this project. A copy of the Permit once obtained shall be provided. [Sec. 303.(d) and Sec. 306.(e)] (same as SALDO comment # 3)

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3. The 'Land Owner Certification' statement provided on sheet 1 shall be signed and dated. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]
4. The 'Drainage Plan Certification' statement provided on sheet 1 shall be signed and dated. [Sec. 403.(b)(23)]
5. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be executed. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 403.(f), Sec. 702., Sec. 703., Sec. 705., and Part 10]
6. A financial guarantee of the installation of all required stormwater management facilities shall be provided.[Sec. 701.](see also SALDO comment # 4)
7. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

A computation by the township engineer determined that \$1,914.29 shall be provided.

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Plan depicts a proposed sanitary lateral to be connected to the main within Hex Highway. A Sewage Planning Module exemption must be obtained from the PA DEP for this connection. A copy of all planning documents shall be provided to the Township for submittal to the PA DEP. A copy of the exemption approval letter shall be provided once it is obtained. [Sec. 303.(a)(1)(iii), Sec. 303.(d)(10), Sec. 403.(d)(10), and Sec. 505.](see also Ch. 23 comment # 1)
2. The E&S Control Plan shall be deemed adequate by the BCCD. A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12), and Sec. 508.(c)(2)](same as SWMcomment # 1)
3. An NPDES Permit for Stormwater Discharges Associated with Construction Activities is necessary to be obtained for this project. A copy of the Permit once obtained shall be provided. [Sec. 303.(d) and Sec. 306.(e)] (same as SWMcomment # 2)
4. An 'Improvement Agreement' which includes financial security must be executed between the Township and the Developer.[Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)](see also SWM comment # 6)
5. All plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certification of Accuracy (Plan)' statement provided

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on sheet 1 shall be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]

6. The 'Certification of Ownership, Acknowledgment of Plan and Offer of Dedication' statement provided on sheet 1 shall be signed and notarized.[Sec. 403.(c)(18)]
7. The 'Wetland Certification' statement provided on sheet 1 shall be signed and dated. [Sec. 403.(c)(24)]

General

The connection of the proposed sanitary lateral to the existing main within the Hex Highway right-of-way requires a Highway Occupancy Permit be obtained from PennDOT. This should be noted on the Plan and a copy of the Permit once obtained should be provided.

Upon roll call, Kozlowski, Enevoldson, Forte and Keener voted yes.

PLEASANT HILLS – LOT #42 LAND DEVELOPMENT PLAN

David Lear, Lehigh Engineering, was present at the meeting relative to Pleasant Hills, Lot #42, located on the south side of Ash Road.

Discussed the comments in the township engineer's review letter of October 7, 2020 as follows:

Chapter 25 – Stormwater Management (SWM)

1. A stormwater management analysis shall be provided that proposes a facility (or facilities) to control the increase in runoff due to the proposed development. [Part 3 and Part 4] (same as SALDO comment # 12)
2. An Erosion and Sedimentation (E&S) Control Plan shall be prepared and deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)](same as SALDO comment # 2)

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan and provide comments. [Sec. 301.(a), Sec. 303.(c)(2)(ii), Sec. 303.(d)(1), and Sec. 304.(c)(2)]

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2. An E&S Control Plan shall be prepared and deemed adequate by the BCCD. A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 402.(e), Sec. 403.(d)(12), and Sec. 508.(c)(2)] (same as SWM comment # 2)
3. A sewage facilities planning module must be completed and approved by the Township and the PA DEP for the proposed connections to the existing sanitary sewer system. [Sec. 303.(d)(10) and Sec. 505.(c)]
4. An agreement from a bona fide cooperative association of lot owners shall be provided for the proposed connections to the existing water supply system. [Sec. 304.(d)(4), Sec. 506.(a), and Sec. 602.(f)].
5. An 'Improvement Agreement' which includes financial security must be executed between the Township and the Developer. A construction cost estimate shall be provided. The presentation of an as-built plan shall be included in the estimate. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)]
6. The plans shall be provided at a scale of 1" = 50'. They are shown at 1" = 30'. [Sec. 402.(a), Sec. 402.(c)(2), Sec. 403.(a), and Sec. 403.(c)(2)] (Note: The graphic scale provided on the Plan, for 1" = 50', is incorrect.)
7. The Plan shall be titled "Subdivision and Land Development" as it proposes a lot line to delineate Lots 42A & 42B. [Sec. 402.(c)(1) and Sec. 403.(c)(1)]
8. The Plan shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certification of Accuracy' statement shall be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
9. Some of the bearings and distances provided within the 'Full Tract Boundary' plan are not legible. These call-outs shall be darkened and moved slightly away from the property lines. [Sec. 402.(c)(6), Sec. 402.(c)(7), and Sec. 403.(c)(6)]
10. The size, material, and invert elevations of the proposed water and sanitary lines shall be indicated on the Plan. [Sec. 402.(c)(14)(vii) and Sec. 403.(c)(17)]
11. Land shall be dedicated for recreation or a contribution for recreation purposes shall be made for the two (2) new dwelling units. [Sec. 402.(c)(14)(viii), Sec. 402.(c)(14)(ix), and Sec. 602.(n)]

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12. A stormwater management analysis shall be provided that proposes a facility (or facilities) to control the increase in runoff due to the proposed development. [Sec. 402.(f)(3)](same as SWMcomment # 1)
13. A monument shall be specified on the Plan to be set at the intersection of Ash Road & Hill Drive. [Sec. 403.(c)(15) and Sec. 602.(h)(4)(i)]
14. Easements shall be provided for the proposed water and sanitary lines outside of the Ash Road right-of-way (through existing Lots 15 & 16, the existing detention basin lot, and proposed Lots 42A & 42B). [Sec. 403.(c)(16) and Sec. 508.(b)]
15. The 'Ownership Certification' statement provided on the Plan shall be signed and notarized.[Sec. 403.(c)(18)]
16. The Plan shall show proposed grading within the lots around the dwellings and driveways. [Sec. 403.(d)(11) and Sec. 508.(c)(4)]
17. A clear sight triangle shall be provided at the intersection of Ash Road & Hill Drive within proposed Lot 42B. A note shall be added to the Plan stating "No vision obstructing object shall be permitted within the clear sight triangle which obscures vision above the height of thirty inches (30") and below the height of ten feet (10'), measured from the centerline grade of the intersecting streets." [Sec. 502.(i)(1)]
18. A note shall be added to the Plan stating the proposed driveway for Lot 42B shall be located at least fifty feet (50') from the western edge of Hill Drive. [Sec. 504.(d)(3)]
19. The proposed driveways shall be paved with bituminous paving if their slopes exceed eight percent (8%). A paving detail shall be provided on the Plan if necessary. [Sec. 504.(d)(5)]
20. The Plan shall specify that the proposed driveways shall have entrances with radii of five feet (5'). [Sec. 504.(d)(6)]
21. The widths of the proposed driveways shall be indicated on the Plan. [Sec. 504.(d)(9)]
22. A marker shall be specified on the Plan to be set at the southwest corner of proposed Lot 42A. [Sec. 602.(k)]
23. Shade trees should be provided along Ash Road & Hill Drive. [Sec. 603.(a)]

Mr. Lear stated that he has no problems with the plans being tabled until the next meeting. A motion was made by Dale Keener, seconded by Greg Kozlowski to

table the plan until the next meeting. Upon roll call, Keener, Kozlowski, Enevoldson and Forte voted yes

AUTO ZONE RETAIL AUTO PARTS

Jeff Berneburg, MDM Surveyors & Engineering, LLA was present at the meeting relative to the Auto Zone Plan. The tract is located along the southwest side of Cabela Drive and Wilderness Trail intersection. Plan on constructing a 7,382 sq. ft. building with (30) parking spaces instead of the (39) required parking spaces. The Zoning Hearing Board approved the thirty parking spaces. Comments were received from the Berks County Planning Commission.

Reviewed the recommendations of the township engineer, letter dated November 7, 2020, as follows:

Chapter 23 – Sewers and Sewage Disposal

1. A 'Sewage Tapping Fee' shall be paid prior to final plan approval. The amount shall be \$8.01 times the number of gallons per day (GPD). The number of GPD has been determined to be one-hundred fifty (150) as per the provided 'Wastewater Survey for Nonresidential Establishments – Application for Wastewater Discharge Permit'. Thus, the fee to be paid shall be \$1,201.50. [Sec. 104.]

Chapter 25 – Stormwater Management (SWM)

1. A drainage easement shall be provided for the existing watercourse that traverses the southern end of the property. A stream buffer shall be proposed. [Sec. 301.(f), Sec. 304.(b)(2), and Sec. 306.(d)]
2. The provided Stormwater Management Narrative states that the "clay and shale soils present within the project area will prevent the operation and function of any infiltration BMPs" and "infiltration will not be possible within the proposed project area due to the subsurface clay and shale layers." Therefore, the infiltration objective (Recharge Volume, Rev) and water quality objective (Water Quality Volume, WQv) cannot be met. I concur with these statements in the report. However, all stormwater runoff shall be treated for water quality. Therefore, water quality features/devices shall be incorporated into the site's stormwater management design and detailed on the Plan. [Sec. 301.(k), Sec. 304.(b)(6), Sec. 304.(b)(7), Sec. 305., and Sec. 306.]
3. The Erosion and Sedimentation (E&S) Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan

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and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)](same as SALDO comment # 1)

4. The calculations contained within the Stormwater Management Narrative analyze the northern half of the property as one (1) watershed having its point of interest at the existing inlet at the southwest corner of the Cabela Drive/Wilderness Trail intersection. This is not appropriate. There are three (3) distinct sub-watersheds where runoff exits the property as follows.

- (1) The watershed area where runoff flows to the inlet mentioned above which only contains a very small portion of the site along Wilderness Trail.

- (2) The watershed area south of the inlet on the site where runoff flows into the street intersection, north of the highpoint in Cabela Drive.

- (3) The watershed area that contains the remaining portion of the site where runoff flows to the south to the existing culvert at the northwest intersection of Cabela Drive & Mountain Road.

The pre- and post-developed watershed computations shall be revised to analyze all three (3) sub-watersheds. As the design of the site is currently proposed, a large portion of runoff from (3) and most of the area from (2) is directed into watershed (1), thus drastically increasing runoff to the inlet and pipe system. [Sec. 308.(b), Sec. 403.(c)(3), and Sec. 403.(d)(3)]

5. An emergency spillway shall be provided for the proposed detention basin. Design calculations shall be provided within the Stormwater Management Narrative. [Sec. 310.(b)]
6. The proposed grading behind the building indicates that a concentration of runoff will be created. A vegetated channel/swale shall be proposed at this area which outlets at the bottom of the proposed detention basin. Design calculations shall be provided and a detail shown on the Plan. Adequate erosion protection shall be provided at the discharge of the channel into the basin. [Sec. 310.(f), Sec. 403.(a)(2), Sec. 403.(b)(17), Sec. 403.(b)(18), Sec. 403.(d)(1), and Sec. 403.(d)(3)]
7. A fifteen foot (15') wide access easement around all proposed stormwater Management and drainage facilities shall be provided and shown on the Plan. In lieu of depicting easement lines on the Plan, a general "blanket" easement note which gives the Township the right to access the property for inspection has satisfied this requirement in the past. [Sec. 403.(b)(19) and Sec. 901.]

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8. A note shall be added to the Plan indicating responsibility for maintenance of all proposed stormwater management and drainage facilities. [Sec. 403.(b)(21)]
9. A 'Land Owner Certification' statement shall be provided on the Plan and shall be signed and dated. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]
10. A 'Drainage Plan Certification' statement shall be provided on the Plan and shall be signed and dated. [Sec. 403.(b)(23)]
11. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 403.(f), Sec. 702., Sec. 703., Sec. 705., and Part 10]
12. A financial guarantee of the installation of all required stormwater management facilities shall be provided. A construction cost estimate shall be provided. The presentation of an as-built plan shall be included in the estimate. [Sec. 701.]
13. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

The engineer will provide a computation that determines the amount prior to final plan approval.

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The E&S Control Plan shall be deemed adequate by the BCCD. A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12), and Sec. 508.(c)(2)](same as SWM comment # 3)
2. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply to the site shall be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design to the site. [Sec. 304.(d)(4), Sec. 506.(a), and Sec. 602.(f)(1)]
3. An 'Improvement Agreement' which includes financial security must be executed between the Township and the Developer. A construction cost estimate shall be provided. The presentation of an as-built plan shall be included in the estimate. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)]

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4. The plans shall be provided at a scale of 1" = 50'. Sheets 1, C1.0, C1.B, C1.1, C1.3, D1.0, L1.0, PH1.0, TR1.0, & U1.0 are shown at 1" = 20' or 1" = 30'. [Sec. 402.(a) and Sec. 403.(a)]
5. The Plan proposes connections of proposed electric and telephone lines to existing facilities located slightly on the adjacent property owned by Blue Mountain IPG Assoc % Logans Roadhouse. A temporary construction easement And permanent utility easement shall be provided for this off-site work area. [Sec. 403.(c)(16) and Sec. 508.(b)]
6. A 'Certification of Ownership and Acknowledgment of Plan' statement shall be provided on the Plan and shall be signed and notarized.[Sec. 403.(c)(18)]
7. Certificate statements for the Township Planning Commission and Supervisors shall be provided on the Plan. [Sec. 403.(c)(19), Sec. 403.(c)(20), and Appendix III]
8. The following comments relate to the 'Asphalt Paving Section' detail provided on sheet C1.A. [Sec. 602.(a)(2)(iii)]
 - (a) Dimension 'A' shall be revised to 1.5" for Drive Aisles and Parking Areas.
 - (b) Dimension 'B' shall be revised to 3.0" for Parking Areas.
 - (c) The "Wearing Surface" call-out shall be revised to "Superpave Wearing Course, 9.5 mm".
 - (d) The "Binder Course" call-out shall be revised to "Superpave Base Course, 19.0 mm".
 - (e) The "Compacted Aggregate Base (or Soil Cement Equal)" call-out shall be revised to "PennDOT Type 2A Coarse Aggregate".

Chapter 32 – Zoning Ordinance (ZO)

1. The following comments relate to the provided Truck Turning Plan, sheet TR1.0. [Sec. 8-204.(e), Sec. 8-204.(g), Sec. 1803.(b), and Sec. 1803.(e)(10)]
 - (a) The Plan depicts the WB-62 truck will not be able to make the right turn from Cabela Drive onto Wilderness Trail without impacting the curb island and the outer curb and sidewalk along McDonald's. These areas shall be proposed to be reconstructed to allow for this vehicle to adequately take this turn without impacting any structures.

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(b) The Plan depicts the WB-62 truck will not be able to make the left turn from Wilderness Trail into the site without impacting the curb and sidewalk. A radius shall be provided at the proposed access drive intersection with Wilderness Trail or the access drive widened to allow for no impact.

(c) The reverse movement of the WB-62 truck towards the proposed loading area cross into eight (8) parking spaces.

(d) When the WB-62 truck is parked in the proposed loading area, the circulation of vehicles entering the site is adversely affected causing a potentially dangerous situation.

(e) A Truck Turning Plan shall be provided demonstrating how the WB-62 truck will exit the site from the proposed loading area. This shall include how or if the movements will impact the curb and/or sidewalks along Wilderness Trail and Cabela Drive.

General

1. The 'Certification of Order' issued by the Zoning Hearing Board on September 25, 2020 regarding building setbacks and the number of parking spaces should be referenced on the Plan including the specific variances that were granted.
2. The Plans to be recorded should be indicated at the listing of plans provided on the cover sheet (sheet CS). At a minimum sheets CS, C1.0, and C1.1 should be recorded.
3. The Plan should be titled "Preliminary/Final Land Development Plans" on sheet CS.
4. Accessibility signs should be shown on sheet C1.0 at the ADA parking spaces.
5. The proposed drainage trench drain at the access drive should be shifted slightly to be entirely outside of the Wilderness Trail right-of-way.
6. A Stop Sign, R1-1, should be provided at the exit side of the access drive intersection with Wilderness Trail as recommended in the Traffic Impact Study.

Also ,there was a discussion relative to the proposed building relating harmoniously to the surrounding buildings. [Sec. 8-204.(d) --- Ordinance No. 216-2014]

There was no action taken on the plan.

BERKS COUNTY PLANNING COMMISSION - SALDO COMMENTS

The Berks County Planning Commission reviewed the proposed amendments to the SALDO.

The township engineer stated that he had spoke with the township solicitor relative to the Berks County Planning Commission's comments. The township solicitor will make the necessary changes in accordance with their comments.

2021 MEETING DATE & TIME

A motion was made by Dale Keener, seconded by Chris Forte to hold the 2021 planning commission meetings on the third Tuesday of each month at 7:30 P.M., in the Township Municipal Building. Meeting dates are as follows:

Jan. 19	Apr. 20	July 20	Oct. 19
Feb. 16	May 18	Aug. 17	Nov. 16
Mar. 16	June 15	Sept. 21	Dec. 21

Upon roll call, Keener, Forte, Enevoldson and Forte voted yes.

PRD – PLANNED RESIDENTIAL DEVELOPMENT

The members continued with the review process on the PRD, dated 6-22-2020.

ADJOURNMENT

A motion was made by Greg Kozlowski, seconded by Chris Forte to adjourn the meeting. The meeting was adjourned at 9:15 P.M. Upon roll call, Kozlowski, Forte, Keener and Enevoldson voted yes. Upon roll call, the vote was affirmative.

Attest:

Anna Shollenberger
Secretary

