

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, March 15, 2016
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, March 15, 2016 with the following present: Dale Keener, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas and several citizens. Absent: William Byassee and Joshua Breslin. A copy of the attendance roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:35 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Christopher Forte, seconded by Greg Kozlowski, to approve the minutes of February 25, 2016. Upon roll call, Forte, Kozlowski and Keener voted yes.

TILDEN AMBULATORY SURGICAL CENTER

Dr. Ashok Kumar, Aristides I. Otero, ASLA,- Stackhouse Bensinger, Inc.; Kiprian A. Fedetz, A.I.A, Fedetz & Martin Associates were present at the meeting relative to the preliminary/final plan for the proposed Ambulatory Surgical Center. The engineer's comments were as follows:

Chapter 16 – Impact Fees

1. A 'Traffic Impact Fee' shall be paid prior to final plan approval. The amount shall be \$824.00 times the number of PM peak hour trips. The Applicant's Engineer shall provide the anticipated number of trips for the project site. [Sec. 105. and Sec. 108.]

Chapter 23 – Sewers and Sewage Disposal

1. A 'Sewage Tapping Fee' of \$9,155.43 shall be paid prior to final plan approval. [Sec. 104.]

Chapter 25 – Stormwater Management (SWM)

1. The 'Stormwater Management Landowner's Acknowledgement' statement provided on the cover sheet shall be signed. [Sec. 403.(b)(22)]
2. The 'Schuylkill River Watershed Act 167 Plan' statement provided on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]

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3. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be executed. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 702., Sec. 703., Sec. 705., and Part 10]

A draft copy of an agreement has been provided. I concur with the agreement as presented.

4. Financial guarantee of the installation of all required stormwater management facilities shall be provided. [Sec. 701.]

A 'Construction Cost Estimate' prepared by Stackhouse Bensinger Inc. dated February 29, 2016 has been provided. A marked-up copy of that estimate is included herein to be utilized for making revisions.

5. A previously computed amount of \$2,477.37 shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. An 'Improvement Agreement' must be executed for the project which includes financial security. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406. and Sec. 601.(b)]

A 'Construction Cost Estimate' prepared by Stackhouse Bensinger Inc. dated February 29, 2016 has been provided. A marked-up copy of that estimate is included herein to be utilized for making revisions.

2. The plans shall be provided at a scale of 1" = 50'. They are shown at 1" = 30'. [Sec. 402.(a) and Sec. 403.(a)]

The Applicant's Engineer has requested a waiver from this requirement to allow for the plans to be presented at the current scale. I have no engineering issues with this request.

3. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certificate of Accuracy' statement provided on the cover sheet shall also be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]
4. The 'Certificate of Ownership' statement provided on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]

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5. Locations of proposed underground electric lines to site lights shall be shown on the Utility Plan and the Lighting Plan. These lines shall not be located through or beneath the proposed infiltration bed. [Sec. 508.(b)(5)] (*same as ZO comment # 2*)

Chapter 32 – Zoning Ordinance (ZO)

1. The Landscape Plan shall be prepared by a registered Landscape Architect. A seal with signature shall be provided on sheet no. 5 of 8. [Sec. 1803.(k)(1)]
2. Locations of proposed underground electric lines to site lights shall be shown on the Utility Plan and Lighting Plan. These lines shall not be located through of beneath the proposed infiltration bed. [Sec. 2003.(e)(1)] (*same as SALDO comment # 5*)

General

1. At the Planning Commission meeting held on December 15, 2015 it was discussed that a sidewalk deferral note be provided on the plan in lieu of the installation of sidewalks along Industrial Drive as part of the Plan. I recommend language similar to the following be added to sheet 3 of 8.

“Sidewalk Deferral Note: If ever required by the Supervisors, The Owner shall be responsible to install sidewalks through the site along Industrial Drive.”

Following the discussion, a motion was made by Dale Keener, seconded by Chris Forte to recommend to the Board of Supervisors, a conditional approval on the preliminary/final plan based upon the comments provided by the township engineer, dated March 8, 2016. Upon roll call, Keener, Forte and Kozlowski voted yes.

VALENTI-MID-ATLANTIC REALTY PRELIMINARY/FINAL PLAN

Mark Magrecki of PennTerra Engineering, Inc. was present at the meeting to present a brief informal presentation on the four (4) acre lot located at the intersection of SR-61 and Jetson Drive for the construction of a multi-tenant restaurant/retail building. The site is currently comprised of the Wendy’s restaurant and the former PADOT jug handle land. Mr. Magrecki stated they are working with PennDOT to get a release from the agreement.

There was a brief discussion relative to the increased traffic flow on the private road and the proposed multi-use tenant building.

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The township engineer will provide comments on the Valenti Mid-Atlantic Realty preliminary/final land development plan for the April meeting.

SALDO

The Township engineer had prepared a checklist of revisions to the Subdivision and Land Development Ordinance. The Commission will review the engineer's recommendations at the next meeting.

ADJOURNMENT

Since there was no further business, a motion was made by Greg Kozlowski, seconded by Chris Forte, to adjourn the meeting. The meeting was adjourned at 8:50 P.M. Upon roll call, Kozlowski, Keener, and Forte voted yes.

Attest:

**Anna M. Shollenberger
Secretary**