

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, October 18, 2016
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, October 18, 2016 with the following present: Dale Keener, Christopher Forte, Greg Kozlowski, township engineer, Greg Haas and secretary, Anna Shollenberger. Absent: Josh Breslin & William Byassee. A copy of the attendance 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 Christopher Forte, seconded by Greg Kozlowski, to approve the minutes of August 16, 2016. Upon roll call, Forte, Kozlowski and Keener voted yes.

WALNUT ACRES SUBDIVISION – PRELIMINARY PLAN

Jeremiah Hoagland and Mark Gyombar of The Crossroads Group, LLC, and Mr. & Mrs. Steven Skoloda were present at the meeting

Due to the complexity of the plan and the applicant's engineer providing additional supplemental information on the Walnut Acres Subdivision during the review process, the township engineer was unable to complete the review and recommended that Mr. & Mrs. Skoloda submit a letter requesting a 90 day extension of time.

A letter was submitted by The Crossroads Group, LLC that the applicant requests and agrees to an extension of time until December 23, 2016.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors that a ninety (90) day extension of time be granted until December 23, 2016 on the Walnut Acres Subdivision. Upon roll call, Kozlowski, Forte and Keener voted yes.

Josh Breslin arrived at 7:39 p.m.

The Commission discussed the following items with Mr. Hoagland: sewage and storm water management, cluster development, Homeowners Association, open space, curbing and sidewalks etc.

ZONING HEARING BOARD – CERTIFICATION OF ORDER – BLUE MOUNTAIN IPG ASSOCIATES –(MAVIS TIRE MOTOR VEHICLE REPAIR SHOP)

The Zoning Hearing Board granted the special exception with some conditions, one of them being that if the applicant does not submit a formal written request with the Township for a zoning/building or other required permits within 18 month of the date of the certification ((September 26, 2016) the certification will expire.

VALENTI MID-ATLANTIC REALTY PRELIMINARY/FINAL PLAN

Correspondence, dated September 19, 2016, was received from the Board of Supervisors that the above captioned plan was approved with conditions. Also, the Board of Supervisors approved the request for a waiver for sidewalks for the Valenti Mid-Atlantic Realty Land Development Plan.

CORRESPONDENCE/BERKS COUNTY PLANNING COMMISSION – MEDICAL MARIJUANA ACT LAND USE IMPLICATIONS

Correspondence was received from the Berks County Planning Commission encouraging municipal officials to start the planning discussion by recognizing the facilities/activities established by the Medical Marijuana Act 16 signed into law on April 17, 2016.

Township engineer stated that eventually the township's zoning ordinance needs to be amended and to presently hold off on making the amendments since the full implementation of the program is expected to take the PA Department of Health between 18-24 month (early 2018).

ADJOURNMENT

Since there was no further business, a motion was made by Greg Kozlowski and seconded by Josh Breslin, to adjourn the meeting. The meeting was adjourned at 9:40P.M. Upon roll call, Kozlowski, Forte, Breslin and Keener voted yes.

Attest:

Anna M. Shollenberger
Secretary