

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, October 19, 2021 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Sharon Enevoldson, Joshua Breslin, Secretary Lorraine Ramirez, Township Engineer Joseph Zucofski and several members of the public. Absent: Christopher Forte. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:31 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to approve the minutes of October 19, 2021 as presented. Upon roll call Keener, Kozlowski, Enevoldson and Breslin voted yes.

PLANS

None

OTHER BUSINESS

There was discussion regarding the Zoning Hearing Board Appeal for 171 Scenic Drive that was held on November 4, 2021. Dale Keener presented the letter from the Planning Commission. The hearing was continued to December 9, 2021 and the Township Engineer Joseph Zucofski will be looking into the frontage requirements of that lot.

Zoning Hearing Board Appeal Review – 462 Lowland Road: Joseph Fitzpatrick, Jr of Fitzpatrick, Lentz & Bubba Attorneys at Law, Michael Allen and Al Hedin of Lovett Industrial, Jeffrey Beavan of Bohler Engineering and Collin Potter of Cushman & Wakefield presented plans and requested that the Planning Commission give a recommendation letter to approve the Zoning Hearing Board Appeal to grant the two variances they requested regarding the area ratio allowed for the building and the building height requirement.

A Motion was made by Greg Kozlowski and seconded by Dale Keener to authorize Carbon Engineering to draft a letter for Planning Commission review and to submit to the hearing on Thursday, December 2, 2021 regarding the concerns, possible issues and any impact on neighboring properties of 462 Lowland Road. Planning Commission sees no issue in regards to the area ratio but will request denying the variance for the height requested of 49 feet. Upon roll call Keener, Kozlowski, Enevoldson and Breslin voted yes.

Zoning Ordinance review tabled until January 2022

A Motion was made by Dale Keener and seconded by Greg Kozlowski to accept the Planning Commission 2022 Schedule of Meetings to be held on the third Tuesday of each month at 7:30 P.M., as follows:

January 18	April 19	July 19	October 18
February 15	May 17	August 16	November 15
March 15	June 21	September 20	December 20

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

MISCELLANEOUS

Dale Keener requested that the township office contact Joan London, Township Solicitor be present at the January 2022 Planning Commission meeting to review and discuss difference between Special Exceptions and Variances based on Zoning Ordinance review.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Joshua Breslin to adjourn the meeting at 8:29 P.M. Upon roll call Keener, Kozlowski, Enevoldson and Breslin voted yes.

Attest:

Lorraine Ramirez
Secretary