

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, February 19, 2019
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, February 19, 2019 with the following present: Josh Breslin, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas, township supervisor, Gene Schappell and two local residents. Absent: Dale Keener and Sharon Enevoldson. A copy of the roster is on file with the secretary.

Vice Chairperson, Greg Kozlowski, called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

A motion was made by Chris Forte, seconded by Josh Breslin to approve the minutes of January 15, 2019 as presented. Upon roll call, Forte, Breslin and Kozlowski voted yes.

CABELA'S OUTPARCEL SUBDIVISION – PRELIMINARY/FINAL PLAN

Mark Magrecki of Penn Terra Engineering, Inc. was present at the meeting relative to the Cabela's Outparcels. He stated that the proposed plan is for Lots 4, 5 and 6, an approximate total of nine (9) acres of excess land and is strictly for subdivision purposes only.

Items discussed were easements, number of parking spaces remaining for Lot #1 is 1,304 spaces, which will be sufficient and meets the township requirements plus Bass Pro does not want to encourage overnight truck parking. Sidewalks, landscaping, submission of the ESPC plan and all the improvements to be deferred etc. to be addressed in the final submission of the land development plan.

The township engineer stated there needs to be language on the final plan submission relative to the requirements of each new lot owner relative to the construction of the sanitary sewer system, water lines, sidewalks, easements etc. The engineer stated that a letter will be submitted in the next day or so listing his recommendations.

There was no action taken on the plan.

ENGINEER'S REPORT

- 1) Contacted by a WAWA representative and they are proposing a small addition to their building on the Route 61 side. Land development plans to be submitted in the near future.

ENGINEER'S REPORT

- 2) McDonald's is proposing updates to their existing restaurant and will be submitting a land development plan in the future.
- 3) Searched the internet re: ordinances for retirement communities and these types of developments are proposed and approved as a PRD (Planned Residential District). It allows for mixed uses and smaller lot sizes.

If the Commission wants to pursue this, Engineer recommended defining the cluster development section in the existing ordinance and to look at other ordinances. The Commission recommended that the township engineer pursue it.

- 4) SALDO is 95% complete and will e-mail a copy to the members and the township solicitor for their review.

OTHER BUSINESS

Gene Schappell stated that he had met with Ms. Rossman from the Berks County Planning and they are in the process of updating their 2030 plan and it was recommended that consideration be given to updating the Northern Berks Comprehensive Plan for the future. Schappell requested that members from each municipality in the Hamburg Area School District (Board of Supervisors/Council including one member from each of the planning commissions) to volunteer and attend the meetings to discuss and review the plan for the next ten (10) years. Kozlowski stated it will be discussed at the March planning commission meeting.

ADJOURNMENT

Since there was no further business, a motion was made by Chris Forte, seconded by Josh Breslin to adjourn the meeting. The meeting was adjourned at 8:56 P.M. Upon roll call, Breslin, Forte and Kozlowski voted yes.

Attest:

Anna M. Shollenberger
Secretary

