

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, March 6, 2012
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on March 6, 2012 with the following present: Dale Keener, JoAnn Rahauer, Thomas Hojnowski, William Byassee, Anna Shollenberger and township engineer, Greg Haas from Carbon Engineering. A copy of the roster is on file with the secretary.

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

APPROVAL OF MINUTES

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahauer to approve the minutes of February 21, 2012. Upon roll call, Hojnowski voted yes, Rahauer voted yes, Byassee voted yes and Keener voted yes.

LAND DEVELOPMENT PLANS

1. CIGARS INTERNATIONAL, INC. – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

The following were present on behalf of Cigars International, Inc.: Craig Reynolds, President, Dave Delphia, Brian Stauffer, Mat Cook, Michael Barone and Maureen Mahlman;, Costas J. Hrousis of Veraxia; Mark Magrecki, of PennTerra Engineering Inc. and Jamie D.Smith of Lobar Design and Engineering.

Comments were received from the Berks County Planning Commission and the township engineer on the preliminary/final subdivision plan for Cigars International, Inc. The engineer's comments were as follows:

Chapter 16 – Impact Fees

1. A 'Traffic Impact Fee' shall be paid for the proposed traffic generation. The amount has been computed to be \$22,248.00 (27 total trips x \$824/trip). [Sec. 105. and Sec. 108.]

Chapter 23 – Sewers and Sewage Disposal

1. A 'Sewage Tapping Fee' shall be paid for the proposed connection to the sanitary sewer system. The amount has been computed to be \$12,015.00 (1,500 GPD x \$8.01/GPD) [Sec. 104.]

Chapter 25 – Stormwater Management

1. An erosion & sediment pollution control plan must be deemed adequate by the Berks County Conservation District (BCCD). [Sec. 303.(a) and Sec. 403.(a)(4)]
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e), and Sec. 404.]
3. The 'Owners Drainage Certification' provided on the cover sheet shall be signed and dated. [Sec. 403.(b)(22)]
4. The 'Engineer's Drainage Certification' on the cover sheet shall be completed, signed and dated. [Sec. 403.(b)(23)]
5. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 702., Sec. 703., Sec. 705., and Part 10]
6. Financial guarantee of the installation of all required stormwater management facilities shall be provided. A construction cost estimate for all site improvements dated February 27, 2012 has been provided. In concur with the estimate as presented. Financial guarantee for \$469,300.00 shall be provided. [Sec. 701.]
7. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. Attached is a computation for the amount to be paid. I have determined that \$4,976.53 shall be provided. [Sec. 706.(a)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan and provide comments. [Sec. 3012.(a), Sec. 303.(c)(2)(ii), and Sec. 304.(c)(2)]
2. An erosion and sediment pollution control plan must be deemed adequate by the BCCD. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12), and Sec. 508.(c)(2)]
3. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. [Sec. 304.(d)(3) and Sec. 508.(c)(2)]
4. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply must be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design. [Sec. 304.(d)(4) and Sec. 506.(a)]
5. A construction cost estimate for all site improvements dated February 27, 2012 has been provided. In concur with the estimate as presented. Financial guarantee for \$469,300.00 shall be provided. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)]

6. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
7. The Wetlands Certification' provided on the cover sheet shall be signed and dated. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
8. Evidence that the proposed landscape plan is acceptable to Cabela's shall be provided. [Sec. 403.(c)(13) and Sec. 403.(d)(5)]
9. The 'Statement of Ownership and Acknowledgement of Plan' on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]

After discussing several of the comments, , a motion was made by JoAnn Rahausser, seconded by William Byassee to recommend that the plan be approved subject to the township engineer's comments and all outside agencies requirements. Upon roll call, Rahausser voted yes, Byassee voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

ADOURNMENT

Since there was no further business, a motion was made by Thomas Hojnowski seconded by, JoAnn Rahausser to adjourn the meeting. The meeting was adjourned at 7:56 P.M. Upon roll call, Hojnowski voted yes, Rahausser voted yes, Byassee voted yes and Keener voted yes and Shollenberger voted yes.

Attest:

Anna M. Shollenberger
Secretary

