

TILDEN TOWNSHIP PLANNING COMMISSION

Regular Meeting
March 15, 2011

The Tilden Township Planning Commission met in the Tilden Township Municipal Building on March 15, 2010 with the following present: Dale Keener, JoAnn Rahauser, Thomas Hojnowski, Engineer, Greg Haas, representing Carbon Engineering and Secretary, Cheryl Haus. Members, William Byassee and Kristi Koinski were absent. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:45 p.m.

Secretary Cheryl Haus asked for nominations for Chairman for 2011. JoAnn Rahauser nominated Dale Keener for Chairman. Tom Hojnowski seconded the motion. Upon roll call, Rahauser, Hojnowski and Keener voted yes.

Dale Keener, Chairman, asked for nominations for Vice-Chair for 2011. JoAnn Rahauser nominated Tom Hojnowski for Vice-Chairman. Dale Keener seconded the motion. Upon roll call, Rahauser, Keener and Hojnowski voted yes.

Dale Keener, Chairman, asked for nominations for Secretary for 2011. JoAnn Rahauser nominated Cheryl Haus for Secretary. Tom Hojnowski seconded the motion. Upon roll call, Keener, Rahauser and Hojnowski voted yes.

The Pledge of Allegiance was held.

PUBLIC PARTICIPATION - NONE

APPROVAL OF MINUTES

A motion was made by Tom Hojnowski and seconded by JoAnn Rahauser to approve the minutes of November 16, 2010. Upon roll call, Rahauser, Hojnowski and Keener voted yes.

CONTENTMENT FARMS PLAN REVIEW

Carbon Engineering, Inc. comments of Plan Review February 24, 2011.

Jamie Motley of Motley Associates had one item to discuss with the Board. General Comment # 3 Proposed Basin 1 is located within Lots 5 and 6. It is unlikely that each property owner will maintain their portion of the basin. I recommend that Basin 1 be proposed to be under one ownership and that the lot lines be revised accordingly.

The Board reviewed this with Greg Haas, and agreed that the Basin cannot be contained on one lot and they do not have a problem with the comment being removed.

Chapter 23 - Sewer and Sewage Disposal

1. A tapping fee shall be paid for the proposed connection to the sanitary sewer system. (Sec. 104.)

Chapter 27 - Subdivision and Land Development Ordinance

1. The plans shall be signed and sealed by the engineer and/or surveyor responsible for the plans. (Sec.402.(c)(4))

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2. It appears that the existing tract boundary extends to the east of Pine Road, T-800. Thus, there may exist a piece of property owned by the Applicant between the Spayd and Sturm properties and the Pine Road right-of-way. If this is the case, then I recommend that Kenneth & Arlean Spayd and Madge Sturm become part of this plan and that those portions of property be transferred to those owners. Also see SALDO comment #7 regarding the Pine Road right-of-way. (Sec.402.(c)(7))

3. The zoning district boundary line through the center of Pine Road, T-800, shall be labeled on sheet D-01. (Sec.402.(c)(8))

4. Existing and proposed contour lines shall be labeled on sheets D-02 and D-03. (Sec. 402.(c)(9))

5. The existing pipe under Hex Highway, S.R. 4028, approximately two-hundred ten (210) feet east of the Linden Drive extension intersection shall be better labeled on the plans. (Sec.402.(c)(11))

6. The right-of-way lines for the existing Linden Drive shall be shown, labeled, and dimensioned on the plans. The cartway width and cul-de-sac dimensions shall also be provided on the plans. (Sec.402.(c)(13))

7. The right-of-way lines for Pine Road shall be shown, labeled, and dimensioned on the plans. (Sec.402.(c))13))

8. General Note 18 on sheet D-01 states that areas of the existing Linden Drive cul-de-sac on each side of the roadway are to be reverted to the respective adjoining land owners. These areas shall be clearly shown and labeled on the plans with bearings, distances, and curve data. Also, the existing property line that separates the Sickler and Fisher properties from the existing Linden Drive cul-de-sac shall be shown on the plan. Does the existing Linden Drive right-of-way extend to the eastern Sickler and Fisher property lines? More detail of this entire area shall be provided on the plans. James & Charlene Sickler and Scott & Esther Fisher shall become part of this plan. (Sec.402.(c)(14)(iv))

9. As per as-built information provided from the Contractor, the existing sanitary manhole #124 shall be revised to #119 and have a rim elevation of 403.7+/-, an invert in of 396.95, and an invert out of 396.90. The existing sanitary manhole #125 shall be revised to #118 and have a rim elevation of 407.8+/-, an invert of 400.94, and an invert out of 400.90. The sanitary line between the two (2) manholes is 340 feet of 8-inch SDR-35 pipe @ 0.015 ft./ft. The proposed elevations for San. MH 1 shall be revised accordingly. (Sec. 402.(c)(14)(vii))

10. The low-pressure sewer main as depicted at the "Typical Grinder Pump Service Connection Schematic to Low Pressure Sewer" detail on sheet D-08 should show a diameter of 1.5 inches to correspond to the plans. (Sec.402.(c)(14)(vii))

11. The location of all wetlands, as determined by an actual field survey, shall be shown on the plans. The name, address, and signature of the person performing the wetland determination shall be provided on the plan. General Note #11 on sheet D-01 shall be deleted. (Sec.402.(c)(15))

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12. The proposed Linden Drive street profile on sheet D-05 shall show the connection to the existing Linden Drive cul-de-sac. (Sec.502.(a)(2))
13. The phrase "and/or Tilden Township Authority: shall be removed from General Note #13 on sheet D-01. (Sec.505.(c))
14. The proposed grate elevation for inlet I-33 seems too high. The grate shall be lowered to about elevation 405.00. The proposed '406' contour shall be shown in this area to tie-into the existing contour at the edge of Hex Highway. The proposed pipe inverts at inlet I-33 and the endwall elevation at the existing headwall two-hundred ten (210) feet east of the Linden Drive extension intersection with Hex Highway, S.R. 4028, shall be lowered as necessary. The proposed outlet elevation at the endwall shall be approximately 400.00. (Sec. 507.(a)(2) and Sec.507.(h))
15. The amount of runoff that reaches the existing pipe under Hex Highway, S.R. 4028, approximately two-hundred ten (210) feet east of the Linden Drive extension intersection shall be analyzed in the Stormwater Management calculations Report for the pre- and post- developed conditions. This essentially breaks Watershed A into two (2) separate watersheds. (Sec.507.(a)(5))
16. The locations of all infiltration tests shall be indicated on the plans. The elevations of all tests shall be provided within the Stormwater Management Calculations Report. As per the Pennsylvania Stormwater Best Management Practices Manual, Appendix C, December 30, 2006, a reduction factor shall also be calculated and applied to the design infiltration rate. This calculation shall be provided within the Stormwater report and all basin and drywell routings shall be revised accordingly. (Sec.507.(a)(5))
17. The post-development time of concentration path amounts for the Bypass A, Basin, 1 inflow, and Drywell watersheds within the Stormwater Management Calculations Report are longer than the pre-developed path amounts for their corresponding watersheds. I do not concur with the post-developed calculations, as these amounts will be shorter in time than the pre-developed amounts due to the changes in cover types. The post-developed path calculations shall be revised accordingly. (Sec.507.(a)(5))
18. A note shall be provided on the plans stating that runoff from all proposed roof areas for buildings within Lots # 1, 2, 28 and 29 shall be collected at downspouts and conveyed to the drywell on their respective Lot. The size, type, and minimum slope of these pipes shall be indicated on the plans. The "Drywell Pit & Observation Well Detail" shall be revised to show the pipe from the buildings entering the drywell. (Sec.507.(a)(5))
19. The proposed street, houses, and all other proposed items shall be deleted from the Pre-Developed Watershed Plan, sheet D-14.1. (Sec.507.(a)(5))
20. The discharge from proposed Basins 1 and 2 will be concentrated onto property owned by John & Kristi Koinski. Approval for these discharges must be approved. (Sec.507.(c) and Sec.508.(c)(4)(viii))

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21. The areas within the rear of Lots 10, 11, and 12 around Hassler Run and its floodplain shall be preserved. It is unlikely that the area be proposed to be under one (1) ownership and that the lot lines be revised accordingly. (Sec.508.(a))
22. Easements shall be provided for all proposed drainage channels and pipes, and detention basins outside of street rights-of-way. (Sec.508.(b)(1))
23. The erosion and sediment pollution control plan must be deemed adequate by the Berks County Conservation District. (Sec.508.(c)(2))
24. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be obtained for the project. (Sec.508.(c)(2))
25. Monuments shall be proposed along street rights-of-way. (Sec.602.(h)(4))
26. A speed limit sign shall be proposed on the plans for Jennifer Drive in front of Lot 7. (Sec.602.(j))
27. Metal markers shall be proposed for all lot corners. (Sec.602.(k))

Traffic Impact

1. A traffic impact fee of \$23,072 must be paid for the traffic generated from this project.

General

1. General Note # 6 and # 16 on sheet D-01 are the same. General Note # 16 should be deleted and the notes renumbered accordingly.
2. The waivers granted by the Board of Supervisors concerning vertical profile scale (Sec.402.(f)(2)(i)), right-of-way width (Sec.502.(a)(2)), and lot depth ratio (Sec.504.(a)(4)) should be listed on the plans.
3. Proposed Basin 1 within Lots 5 and 6. It is unlikely that each property owner will maintain their portion of the basin. I recommend that Basin 1 be proposed to be under one ownership and that the lot lines be revised accordingly.
4. A Highway Occupancy Permit (HOP) from PennDOT must be obtained for the proposed Linden Drive intersection with Hex Highway, S.R.4028. A copy of the HOP should be provided.
5. A note should be added to sheet D-01 stating that each individual lot owner is responsible for the maintenance of their driveway cross-pipes.
6. The "Drawing Index" provided on the cover sheet should list sheet D-01 as "Lot Layout Plan".
7. The "Low Pressure Sewer 90 degree Bend Cleanout Manhole 4" And Under" detail provided on sheet D-08 does not appear necessary. The detail should be deleted from the plans.

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March 15, 2011**Red Robin Land Development Plan**

Todd Stager of PennTerra, Jim Ryan CEO of Red Robin and Dan Wise of PennTerra gave a presentation on the Cabela Outparcel formerly approved for LoneStar Steakhouse and Logan's Steakhouse. Red Robin is now interested in building on this lot. Chairman Dale Keener stated the Planning Commission has a future vision of a thematic Development in that area and would like Red Robin to work on the exterior being harmonious to other businesses in the area. Mr. Keener will stop by the Promenade shops (another Red Robin facility in the Lehigh area). Maintenance of the impervious bituminous pavement and bus parking were discussed.

A waiver was requested to Chapter 27-Subdivision and Land Development Ordinance Numbers 14 (impervious bituminous paving (602.(a)(iii) and number 15 4 foot sidewalks versus 6 foot sidewalks as per the Cabela's plan (602.(c).

Chapter 23 - Sewers and Sewage Disposal

1. A tapping fee shall be provided for the proposed connections to the sanitary sewer system. (Sec.104.)

Chapter 25 - Stormwater Management

1. The erosion & sediment pollution control plan must be deemed adequate by the Berks County Conservation District (BCCD) (Sec.303.(a)and Sec.403.(a)(4)0

2. The post-construction Stormwater management analysis and design provided as part of the existing 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. Proposed inlet I-6 shall be rotated ninety degrees (90 degree) to allow for the installation of the Snout device at the outlet pipe. (Sec.304.(b)(6) and Sec.305.(a)(2)(iv))

4. The Designer shall verify that the proposed bottom of the infiltration trench is a minimum of twenty-four (24) inches above a limiting zone. (Sec.305.(a)(2)(i) and Sec.305.(b))

5. Easements shall be provided for the proposed drainage and Stormwater management facilities that include ingress to and egress from the Mountain Road right-of-way. (Sec.403.(b)(19) and Sec.704.(b))

6. A note shall be provided on a plan to be recorded indicating the responsibility for maintenance of all proposed drainage and stormwater management facilities. Specific maintenance provisions for all proposed drainage and Stormwater management facilities shall be noted on the plans. (Sec.403.(b)(21) and Sec.403.(e))

7. The required Design Engineer statement shall be provided on a plan to be recorded. The "Drainage Plan meets" phrase in the statement can be revised to "proposed drainage and Stormwater management facilities meet". (Sec.403.(b)(23))

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8. 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)
9. Financial guarantee of the installation of all required Stormwater management facilities shall be provided. A construction cost estimate shall be provided. The presentation of As-Built Plans shall be included within these items. (Sec.701.)
10. A specified amount shall be paid to the "Township Stormwater Control and BMP Operation and Maintenance Fund". (Sec.706.(a))

Chapter - Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan and provide comments. (Sec.301.(a),Sec.303.(c)(2)(iii), and Sec.304.(c)(2))
2. The 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. The sewage planning exemption for the proposed sanitary connection to the existing system must be approved by the PA DEP. (Sec.303.(d)(10),Sec.403.(d)(10), and Sec.505.(c))
4. The post-construction Stormwater management analysis and design provided as part of the existing 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))
5. 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))
6. A construction cost estimate shall be provided for the required site improvements. An "Improvements Agreement" must then be executed. The presentation of As-Built Plans shall be included within these items. (Sec.304.(d)(10), Sec.305.(a), Sec.403.(d)(7), and Sec.601.(b))
7. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. (Sec.402.(c)(4) and Sec.403.(c)(4))
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. An easement shall be provided for the existing 48-inch drainage pipes that traverse the site if none already exists. If an easement does exist, then it shall be shown on the plan. (Sec.403.(c)(16) and Sec.508.(b)(1))
10. The "Statement of Ownership and Acknowledgement of Plan" must be signed and notarized. (Sec.403.(c)(18))
11. Clear sight triangles shall be provided at the Wilderness Road and Mountain Road intersections with Cabela Drive (within the northwest and southwest corners of the parcel, respectively). A note shall be added to the plan stating that no vision

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obstructing object shall be permitted which obscures vision above the height of thirty (30) inches and below the height of ten (10) feet, measured from the centerline grade of intersecting streets, is permitted within the clear sight triangles. The two (2) proposed Pin Oaks as shown on the Landscape Plan shall be relocated. (Sec.502.(i)(1) and Sec.502.(i)(1)(i))

12. A note shall be added to the plan stating that all materials and workmanship involved in the construction of the site work shall be in accordance with the latest edition, including supplements, of the Pennsylvania Dept. of Transportation Specifications Pub. Form 408, unless otherwise noted. (Sec.601.(c))

13. The "Standard-Duty Bituminous Paving" detail provided on sheet no.9.00 shall show six (6) inches of bituminous base course for interior access ways and driveways. (Sec. 602.(a)(2)(iii))

14. All proposed parking areas shall be constructed with impervious bituminous paving. The plan shows an area twenty (20) feet deep by two-hundred forty (240) feet long of pervious paving that does not conform to the requirements of the SALDO. A waiver should be requested for the deviation. I would have no engineering issues with this request (Sec. 602.a.(2)(iii))

15. According to the Cabela's Subdivision Plan six (6) foot wide sidewalks are required along the streets. The plan currently shows four (4) foot wide sidewalks, and shall be revised accordingly. (Sec.602.(c))

Chapter 32 - Zoning Ordinance

1. Clear sight triangles shall be provided at the Wilderness Road and Mountain Road intersections with Cabela Drive (within the northwest and southwest corners of the parcel, respectively). (Sec.1606.)

2. The proposed parking aisles consisting of twenty-two (22) spaces each to the south of the building shall be separated by a physical barrier permanently fixed to the ground. (Sec.1803.(e)(9))

3. The Landscape Plan shall be prepared by a registered landscape architect. (Sec.1803.(k)(1))

4. The Landscape Plan should propose a variety of flowering and evergreen plant materials in addition to the proposed deciduous ones. (Sec.1803.(k)(3))

5. Proposed underground electric lines shall be shown on the Grading, Drainage and Utility Plan to all site lights. (Sec.2003.(e)(1))

6. Proposed site light posts shall be placed a minimum of five (5) feet outside paved areas. The Site Lighting Plan shall be revised accordingly. (Sec.2003.(e)(2))

Traffic Impact

1. A traffic impact fee of \$64,067.64 must be paid for the traffic generated from this project. (10.92 x 5,867 S.F.)

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General

1. The proposed underground infiltration trench is located with its eastern side only approximately 15-inches from the eastern property line. The facility should be shifted away from the property line a minimum of ten (10) feet.
2. Any proposed building-mounted lights should be shown and labeled on the Site Lighting Plan.
3. The Site Lighting Plan should be revised to obtain a minimum of 0.5 footcandles within all areas of the proposed parking lot.
4. The sump for proposed inlet I-3 should be depicted on the profile plan, sheet no.8.00.
5. The number of proposed trees listed in the Zoning/Site Data on the cover sheet should be changed to correspond to the Landscape Plan.
6. The "Reviewed By The Tilden Township Engineer" area should be removed from the Municipal Signature Blocks on the cover sheet.

A motion was made by JoAnn Rahauser and seconded by Tom Hojnowski to authorize a Special Meeting of the Tilden Township Planning Commission on March 29, 2011 @ 7:30 p.m. to review colored renderings, the Red Robin Land Development Plan and any other business that may come before the Board. Upon roll call, Rahauser, Hojnowski and Keener voted yes.

OTHER BUSINESS:

A motion was made by Tom Hojnowski and seconded by JoAnn Rahauser to approve the meeting dates for 2011. Upon roll call, Hojnowski, Rahauser and Keener voted yes.

ADJOURNMENT:

A motion was made by JoAnn Rahauser and seconded by Tom Hojnowski to adjourn the meeting @ 10:07 p.m. Upon roll call, Rahauser, Keener, and Hojnowski voted yes.

ATTEST:

Cheryl A. Haus
Secretary