

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, August 21, 2012
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on August 21, 2012 with the following present: Dale Keener, JoAnn Rahouser, Thomas Hojnowski, William Byassee, Anna Shollenberger and township engineer Greg Haas. A copy of the roster is on file with the secretary

Chairman, Dale Keener, called the meeting to order at 7:42 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by William Byassee, seconded by JoAnn Rahouser to approve the minutes of July 17, 2012. Upon roll call, Byassee voted yes, Hojnowski voted yes, Rahouser voted yes and Keener voted yes

JAMES KAUFFMAN – PRELIMINARY/FINAL SUBDIVISION PLAN

Michael Bercek, James Kauffman and Andrea Ruf were present at the meeting relative to the James Kauffman one lot Subdivision Plan.

Mr. Bercek stated that they have no objections to addressing the township engineer's comments and requested a waiver from the following sections of the Tilden Township Subdivision and Land Development Ordinance: Section 403.(b)(2) – Existing contours within Lot No. 2; Section 403.(c)(24) – wetlands delineation and Section 405.(a) and Section 405.(b)- preliminary hydrogeologic evaluation. Also presented a Met-Ed plan, which provided contours, pipelines and easements.

A motion was made by William Byassee seconded by JoAnn Rahouser recommending to the Board of Supervisors that no waiver be granted on the existing contours and shall be shown on sheets 2 and 3 for within Lot #2 and can be obtained from a source other than a field survey. Contour lines can be shown at five (5) feet intervals as proposed to two (2) feet. No objection on the waiver on wetlands delineation. A note stating that there are no wetlands on the property shall be provided on the plan and no objection to the waiver on a preliminary hydrogeologic evaluation for this minor subdivision.

Upon roll call, Byassee voted yes, Rahouser voted yes, Keener voted yes, Hojnowski voted yes and Shollenberger voted yes.

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A motion was made by JoAnn Rahausser, seconded by Thomas Hojnowski recommending to the Board of Supervisors that the Kauffman subdivision plan be approved subject to the following conditions:

Chapter 25 – Stormwater Management

1. The extent of the existing drainage easement through Lot # 2 shall be shown on sheets 2 and 3. [Sec. 301.(f) and Sec. 306.(d)]
2. Any existing stream or channel through Lot # 2 shall be shown on sheets 2 and 3. [Sec. 403.(b)(3), Sec. 403.(b)(17), and Sec. 403.(b)(18)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. It shall be clearly noted on sheet 1 that only sheets 1 and 2 are to be recorded and that sheet 3 is being included in the plan set solely to demonstrate a possible future layout of lots for the subdivision of Lot #2. [Sec. 309.]
2. The Plan Preparer shall sign and seal the plan as well as the 'Certification of Accuracy'. [Sec. 403.(c)(4) and Sec. 403.(c)(7)]
3. Any existing or proposed restrictions or covenants shall be noted on the plan. [Sec. 403.(c)(13) and Sec. 403.(d)(5)]
4. Building setback lines shall be shown and labeled on sheets 2 and 3. [Sec. 403.(c)(14)]
5. The extent of the existing drainage easement through Lot # 2 shall be shown on sheets 2 and 3. [Sec. 403.(c)(16)]
6. Existing sanitary sewer and gas lines and easements are present on the site. These items shall be shown and labeled on the plans. [Sec. 403.(c)(16) and Sec. 403.(c)(17)]
7. Mr. Kauffman shall sign and have notarized the Owner's statement. [Sec. 403.(c)(18)]
8. A Sewage Facilities Planning Module must be approved by the PA DEP. [Sec. 403.(d)(10) and Sec. 505.(c)]
9. Recreation facilities may be required. [Sec. 602.(n)]

Upon roll call, Rahausser voted yes, Hojnowski voted yes, Byassee voted yes, Keener voted yes and Shollenberger voted yes.

RESCHEDULE SEPTEMBER MEETING

A motion was made by JoAnn Rahouser, seconded by William Byassee that if a meeting is required in September to reschedule from Tuesday, September 17, 2012 to Monday, September 16, 2012, at 7:30 P.M. Upon roll call, Rahouser voted yes, Byassee voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser, to adjourn the meeting. The meeting was adjourned at 8:15 P.M. Upon roll call, Byassee voted yes, Hojnowski voted yes, Rahouser voted yes, Keener voted yes and Shollenberger voted yes.

Attest:

Anna M. Shollenberger
Secretary