

## **TILDEN TOWNSHIP PLANNING COMMISSION**

Tuesday, October 16, 2012  
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on October 16, 2012 with the following present: Dale Keener, JoAnn Rahouser, Thomas Hojnowski, Anna Shollenberger and township engineer Ron Tirpak. Absent: William Byassee  
A copy of the roster is on file with the secretary

Chairman, Dale Keener, called the 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 Rahouser to approve the minutes of August 21, 2012. Upon roll call, Hojnowski voted yes, Rahouser voted yes and Keener voted yes.

### **RUSSELL STOVER CANDIES, INC.**

Mark Magrecki from PennTerra Engineering, Inc. and Henry Klover, architect, were present at the meeting relative to the preliminary/final subdivision plan for Russell Stover Candies, Inc.

Following the brief discussion on curbing and landscaping, a motion was made by Thomas Hojnowski, seconded by JoAnn Rahouser to recommend to the Board of Supervisors that the preliminary/final plan be approved contingent upon the township engineer's comments and all other outside agencies.

The township engineer's comments are as follows:

#### **Chapter 16 – Impact Fees**

1. A 'Traffic Impact Fee' shall be paid prior to final plan approval. Also, the proposed number of trips shall be computed to verify that the number will be less than the assumed within the Cabela's Traffic Impact Study (T.I.S.). [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 \$6,007.50 (750 GPD x \$8.01/GPD). [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)]
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. A computation shall be provided to verify the volume of the proposed infiltration bed as stated within the Stormwater Management Narrative & Calculations. [Sec. 305.(a)(3), Sec. 306.(a), and Sec. 403.(a)(3)]
4. The proposed underground infiltration basin shall be located a minimum of ten (10) feet From the building foundation. [Sec. 305.(k)]
5. The 'Owners Drainage Certification' on the cover sheet shall be signed. [Sec. 403.(b)(22)]
6. The 'Engineer's Drainage Certification' on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]
- 7 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]
- 8 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.]
- 9 A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. Attached is a computation that determines \$4,529.07 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. 301.(a), Sec. 303.(c)(2)(ii), and Sec. 304.(c)(2)]
2. The plan shall first be submitted as a Preliminary Plan. The plan has been submitted as a Preliminary/Final Plan. I have no engineering issues with this submittal process. Thus, I have reviewed the plan according to all preliminary and final plan requirements. [Sec. 303.]

3. 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)]
4. 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)]
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 'Improvement 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), Sec. 406., 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), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
8. The Location Map on the cover sheet shall be shown at a scale of 1"=800'. [Sec. 402.(c)(6) and Sec. 403.(c)(6)]
9. The Utility Plan shows a proposed "1" Domestic Service Line" (water), but the legend on that plan shows a "3/4" Copper Water Service Lateral". The plan shall be revised so that the call-out and legend are the same, providing for the size and type of proposed water line. [Sec. 402.(c)(14)(vii)]
10. The 'Wetlands Certification' on the cover sheet shall be signed. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
11. The 'Statement of Ownership and Acknowledgement of Plan' on the cover sheet must be signed and notarized. [Sec. 403.(c)(18)]
12. Locations of proposed underground electric and telephone lines shall be shown on the Utility Plan and the Lighting Plan. These lines shall not be located through or beneath the proposed infiltration basin. [Sec. 508.(b)(5)]

### **Chapter 32 – Zoning Ordinance**

1. A detail for the proposed Dumpster Enclosure shall be provided on the plan. The area shall be completely screened. [Sec. 1612.(g)(5)]
2. A proposed loading space area shall be provided on the site and delineated with paint striping. [Sec. 1802. and Sec. 1803.(b)]

3. The proposed percentage of interior landscaped area within the parking lot shall be indicated on the Landscape Plan. [Sec. 1803.(j)(2)(ii)]
4. Proposed deciduous trees shall have a minimum caliper of two (2) inches. This shall be specified on the Landscape Plan. The specific type of proposed trees shall be indicated on the Landscape Plan. [Sec. 1803.(j)(2)(ii) and Sec. 1803.(k)(3)]
5. The Landscape Plan shall be prepared by a registered Landscape Architect. [Sec. 1803.(k)(1)]
6. Locations of proposed underground electric lines shall be shown on the Utility Plan and Lighting Plan. These lines shall not be located through of beneath the proposed infiltration basin. [Sec. 2003.(e)(1)]

**General**

1. Evidence that a proposed landscape plan is acceptable to Cabela's should be provided.
2. According to the Cabela's Subdivision Plan, the sidewalks adjacent to the existing curb along Cabela Drive and Wilderness Road are required to have a width of five (5) feet behind the curb. The plan currently provides widths of four (4) feet behind the curb. The plan should be revised accordingly.
3. A curb ramp should be provided at the end of the proposed sidewalk at S.R. 0061.
4. The 'Light Pole Foundation Detail' provided on sheet 9.0 should be deleted as the detail is shown differently, and correctly, on sheet 7.0.

Upon roll call, Hojnowski voted yes, Rahausser 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 Rahausser, to adjourn the meeting. The meeting was adjourned at 8:03 P.M. Upon roll call, Hojnowski voted yes, Rahausser voted yes, Keener voted yes and Shollenberger voted yes.

Attest:

Anna M. Shollenberger,  
Secretary

