

TILDEN TOWNSHIP BOARD OF SUPERVISORS

Friday, March 21, 2014
Special Meeting

The Tilden Township Board of Supervisors met in the Township Municipal Building with the following present: Supervisors Gene Schappell, Carl Spatz and Fred Herman, Township Secretary, Cheryl Haus, Solicitor Joan London and Engineers Mike and Ron Tirpak. A roster is available with the Secretary.

The meeting was called to order by Chairman Gene Schappell, at 9:32 A.M.

PUBLIC PARTICIPATION

The meeting began with Brent Miller of STV Incorporated presenting Inspection Reports on Tilden Township bridges.

Two bridges located on Creamery Road, over Mill Creek, (bridge numbers 6 & 7) have Priority 1 maintenance items for fascia beam cracks. At this point there is not a recommendation for posting. A Priority 1 requires a Plan of Action and 6 months to fix the cracks. Options include 1. Replace beams

2. Contracting with a company to cut the parapets to eliminate the joints and make the parapet continuous. 3. Epoxying the cracks in the beams.

Replacing / Repairing bridges are charged 80% federal funds / 20% local funds. Mr. Miller will contact Mr. Poplowski for a breakdown of inspection costs.

Maintenance items on all bridges include: pavement repairs at approaches to the bridges, replace clearance markers, update approach guiderails, pavement repairs to the wearing surfaces, remove gravel / leaf debris, maintain trees, etc. up stream and down stream of the bridges.

A recess was taken @ 9:45 a.m.

The meeting reconvened @ 10:00 a.m.

The proposed re-zoning request Ordinance was discussed.

Tom Werley, 215 Pine Road Hamburg, PA 19526 started the meeting asking if Mr. Eisenhauer (Eisenhauer Nissan) can build without changing the zoning. Mr. Eisenhauer would not be able to build using the draft plan from Cabela's due to the 50 acre requirement. Mr. Eisenhauer would also need to go in front of the Zoning Hearing Board for a Special Exception to build a 28,000 sq. ft. building. There is no guarantee that a Special Exception would be granted.

Steve Zablocki and Holly Moylan were in attendance representing Laurel Center. Supervisor Schappell stated that landscaping regulations have been put in place under the proposed ordinance to protect residents @ Laurel Nursing.

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Attorney Nestor discussed with residents, the Board and Mr. Eisenhower the desire of Cabela's to increase retail by selling lots once the proposed ordinance was passed. A deal has not been reached between Cabela's and Mr. Eisenhower.

Attorney Joan London explained uses that are permitted by right, permitted provided that public sewer and water is available, permitted as a Special Exception by the Zoning Hearing Board and permitted when authorized as a Conditional Use by the Board of Supervisors.

Engineer Ron Tirpak, presented additional changes to the Proposed Revision to the Zoning Ordinance:
Sec.8-202(f)(A)-Add after the words "if the travel demands of new" the following words "subdivisions and/or"
Sec.8-202 (f)(B)(1)-Delete the last sentence and add the following sentence: These requirements shall be applicable to each movement studied, not just the overall intersection LOS.
Sec.8-202(f)(B)(2)-Add If the intersection LOS meets the LOS requirements, the developer may still be required to provide mitigation to address critical lanes or approaches.

Including residents on Laurel Avenue in the C-3 District was also discussed.

No action was taken.

ADJOURNMENT

The meeting was adjourned @ 12:30 p.m.

ATTEST:

Cheryl A. Haus
Secretary