

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, February 28, 2017
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, February 28, 2017 with the following present: Dale Keener, Joshua Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, , secretary, Anna Shollenberger, township engineer, Greg Haas and several citizens. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:32 P.M. followed by the pledge of allegiance

PUBLIC PARTICIPATION

Michael Hoffman, 10 Foxwood Drive, inquired if 30 lots, 50'x100', can be developed on a 4.5 acre tract of land along Diamond Drive. The township engineer stated that the site is in an R-3 District and the lot size is 30, 000 square feet.

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Chris Forte to approve the minutes of January 24, 2017 meeting. Upon roll call, Kozlowski, Forte, Breslin, Enevoldson and Keener voted yes.

MOTT REVERSE SUBDIVISION

James Mott, 50 Willow Road, was present relative to the Mott Reverse Subdivision located along Jalappa Road.

The township engineer's review comments were as follows:

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. 313.(a)] The Plan shall be presented at a scale of 1" = 50'. [Sec. 403.(a)]

The Applicant's Surveyor has requested a waiver to allow for the Plan to be drawn at a scale of 1" = 40'. I have no engineering issues with this request.

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- 2. Error of closure computations shall be provided for the proposed combined lot. [Sec. 403.(c)(7) and Sec. 403.(c)(11)]**
- 3. The 'Certificate of Accuracy' statement provided on the Plan shall be signed and sealed by the Surveyor responsible for the Plan preparation. [Sec. 403.(c)(4) and Sec. 403.(c)(7)]**
- 4. A drainage easement shall be shown on the Plan for the channel from the outlet of the existing drainage pipe at the Jalappa Road bend to the SR 0078 right-of-way/property line. [Sec. 403.(c)(16)]**
- 5. The 'Certificate of Ownership' statement provided on the Plan shall be signed and notarized. [Sec. 403.(c)(18)]**
- 6. Stone or concrete monuments shall be set at property corners not currently marked. [Sec. 602.(h)]**

The Applicant's Surveyor has requested a waiver to allow for the placement of 30" # 5 rebar in lieu of monuments. I have no engineering issues with this request.

- 7. Metal markers shall be set at all property corners along SR0078 [Sec.602(k)]**

Mr. Haas stated that the information relative to Item #3 and #5 were submitted to him and a review letter was received from the Berks County Planning Commission (Item#1).

Mr.Mott requested the granting of the waivers (Items#2)

A motion was made by Greg Kozlowski seconded by Chris Forte recommending to the Board of Supervisors that the following waivers be granted:

- 1 .[Sec. 403.(a)] of the SALDO Ordinance to allow the plan to be drawn at a scale of 1"= 40'**
- 2 . [Sec. 602.(h)] of the SALDO Ordinance for the placement of 30" # 5 rebar in lieu of monuments.**

Upon roll call, Kozlowski, Forte, Breslin, Keener voted yes and Enevoldson abstained.

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A motion was made by Josh Breslin, seconded by Greg Kozlowski recommending to the Board of Supervisors that the Mott Reverse Subdivision be approved subject to the following (Items #4).

- 1. The ‘Certificate of Accuracy’ statement provided on the Plan shall be signed and sealed by the Surveyor responsible for the Plan preparation. [Sec. 403.(c)(4) and Sec. 403.(c)(7)]**
- 2. The ‘Certificate of Ownership’ statement provided on the Plan shall be signed and notarized. [Sec. 403.(c)(18)]**

Upon roll call, Breslin, Kozlowski, Forte, Keener voted yes and Enevoldson abstained.

WALNUT ACRES PRELIMINARY PLAN FOR CLUSTER DEVELOPMENT

Present at the meeting were Steven and Marlene Skoloda, Jeremiah Hoagland of the Crossroads Group and Attorney Allen Shollenberger relative to the preliminary plan for a proposed cluster development.

There was a discussion relative to the proposed speed limit on Eva’s Way, and the elevation of the road. Mr. Hoagland requested a waiver to allow for the current design of Eva’s Way as submitted to the township engineer.

Following the discussion, a motion was made by Josh Breslin, seconded by Sharon Enevoldson to recommend to the Board of Supervisors that a waiver be granted from [Sec. 502(g) (1) (i)] of the SALDO Ordinance for the current design of Eva’s Way for a speed design of 25 mph and a posted speed of the street to be 20 mph. Upon roll call, Breslin, Enevoldson, Forte, Kozlowski and Keener voted yes. The vote was unanimous.

Also, discussed the access easement from Holly Drive to Lot #30 and the proposed open space contained in Lot #30 and additional discussion of dedicating Eva’s Way to the Township versus a private road to be maintained by a proposed Homeowner’s Association.

After the general discussion with Mr. Hoagland and Attorney Allen Shollenberger, relative to Lot #30 being designated as open space, a motion was made by Greg Kozlowski, seconded by Dale Keener to reject the proposed arrangement of open space for Lot #30. Upon roll call, Kozlowski, Keener, Enevoldson, Forte and Breslin voted yes. The vote was unanimous.

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Mr. & Mrs. Skoloda, Mr. Hoagland and Attorney Shollenberger left at 8:20 P.M.

The members reviewed the SALDO regulations relative to cluster development, open space and the Homeowner's Association and discussed the township engineer's review comments of January 17, 2017.

A motion was made by Dale Keener, seconded by Greg Kozlowski, that the Crossroads Group, LLC has provided a letter to the Board of Supervisors, dated February 28, 2017, requesting a conditional preliminary plan approval for the Walnut Acres Plan. The Commission recommended that the Board of Supervisors not act on the request at this time for the following reasons:

- 1. Numerous items discussed at the November 16, 2016 and January 24, 2017 planning commission meetings, have not be resolved. These include but are not limited to pedestrian walking paths, sidewalks, curbing and privacy measures for individual lots.**
- 2. On site soil testing to sewage facilities and storm water management systems have not been completed. These test results may cause revisions to the layout of proposed sanitary systems or the design of the sanitary systems or the design of the storm water management basins.**
- 3. All other items as noted in the review letter by Carbon Engineering dated January 17, 2017 (Copy attached)**

Upon roll call, Keener, Kozlowski, Enevoldson, Forte and Breslin voted yes. The vote was unanimous.

A motion was made by Dale Keener, seconded by Josh Breslin, if the Board of Supervisors chose to grant conditional preliminary approval of the Walnut Acres Subdivision, it was recommended that the conditions to the approval be as follows:

- 1. Satisfying all items within the review letter by Carbon Engineering dated January 17, 2017.**

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- 2. No construction may begin whatsoever until all conditions are satisfactorily addressed, the Planning Commission recommends a “clean” Preliminary Plan Approval and the Supervisors grant a “clean Preliminary Plan Approval.**
- 3. The applicant shall have until November 30, 2017 to obtain a “clean” Preliminary Plan Approval by the Board of Supervisors, unless a time extension is granted.**

Upon roll call, Keener, Breslin, Enevoldson, Forte and Kozlowski voted yes. The vote was unanimous.

A motion was made by Dale Keener, seconded by Greg Kozlowski in support of the second motion made this evening relative to the Walnut Acres Subdivision, that we, the Township Planning Commission, upon the review of the requirement of Section 906(a)(2)(iv) of the SALDO Ordinance, the developer has not satisfied the requirements for the ownership of the open space contained within Lot #30. Based upon the Planning Commission’s review, the requirements for the open space in a cluster development must be owned by a Homeowner’s Association or trust and will remain as open space. Additionally the developer indicated all lots will not be required to participate in the Homeowner’s Association. This is a direct conflict with Section 906(a)(2)(iv) of the SALDO Ordinance requiring 100% membership. Upon roll call, Keener, Kozlowski, Enevoldson, Breslin and Forte voted yes. The vote was unanimous.

ADJOURNMENT

Since there was no further business, a motion was made by Dale Keener, seconded by Greg Kozlowski, to adjourn the meeting. The meeting was adjourned at 10:15 P.M. Upon roll call, Kozlowski, Breslin, Keener, Enevoldson and Forte voted yes.

Attest:

**Anna M. Shollenberger
Secretary**