TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, September 18, 2018
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, September 18, 2018 with the following present: Dale Keener, Josh Breslin, Chris Forte, Greg Kozlowski, secretary, Anna Shollenberger, absent - Sharon Enevoldson, township engineer, Greg Haas, and several local residents. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Chris Forte, seconded by Greg Kozlowski to approve the minutes of August 21, 2018. Upon roll call, Forte, *Kozlowski*, Breslin and Keener *voted yes.*

PUBLIC PARTICIPATION: NONE

BLUE MOUNTAIN ACADEMY HANGAR BUILDING – LAND DEVELOPMENT PLAN

Mark Bradbury, V.P. of Martin Bradbury & Griffith, Inc., Tom Sitler and Ron Becker of Blue Mountain Academy were present at the meeting relative to the construction of a new pad at the west end of the runway including an office, bathroom and mechanical room and a two (2) car parking lot.

Mr. Bradbury went over the engineer's comments of September 17, 2018 as follows:

Chapter 25 – Stormwater Management

1. **This project qualifies as a "Regulated Activity". Therefore, a stormwater management plan and analysis must be provided. [Chapter 25]**

2. **The erosion and sediment pollution control plan shall be deemed adequate by the Berks County Conservation District. A copy of the adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)] *(same as Chapter 27 comment # 2)***

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), Sec. 303.(d)(1) and Sec. 304.(c)(2)]**

2. **The erosion and sediment pollution control plan shall be deemed adequate by the Berks County Conservation District. A copy of the adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 402.(e), Sec. 403.(d)(12), and Sec. 508.(c)(2)]** ***(same as Chapter 25 comment # 2)***

3. **A construction cost estimate shall be provided for the proposed 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)]**

4. **The Plan shall be shown at a scale of 1" = 50'. [Sec. 402.(a) and Sec. 403.(a)**

   A note on sheet no. 1 requests a waiver to allow for the Plan to be presented at a scale of 1" = 40'There are no engineering issues with this request.

5. **The sheet size of the plans shall be 22" x 34", or 34" x 44". [Sec. 402.(a)(2) and Sec. 403.(a)(2)]**

   A note on sheet no. 1 requests a waiver to allow for the Plan to be presented at a size of 24" x 36". There are no engineering issues with this request.

6. **The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certification of Accuracy' statement provided on sheet no. 1 shall also be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]**

7. **The Overall Property Plan shall be prepared by the Applicant's Engineer/Surveyor and be made part of the plan set. The property bearings and distances are not entirely legible on the provided plan. Zoning district boundary lines within the property shall be shown and labeled. Existing streets with their cartway and right-of-way widths located through and adjacent to the property shall be shown. Adjacent property Owner names and recording information shall also be shown. [Sec. 402.(c)(7), Sec. 402.(c)(8), Sec. 402.(c)(13), Sec. 403.(c)(5), Sec. 403.(c)(8) and Sec. 403.(c)(9)]**

8. **The type of proposed water line shall be indicated on the Plan. [Sec. 402.(c)(14)(vii)]**

9. **The locations of proposed survey markers and monuments shall be shown on the plan. [Sec. 403.(c)(15), Sec. 602.(h)(4) and Sec. 602.(k)]**

10. **The 'Certification of Ownership and Acknowledgement of Plan' statement provided on sheet no. 1 shall be signed and notarized. [Sec. 403.(c)(18)]**

Chapter 32 – Zoning Ordinance

1. **The expansion of the existing airport by constructing a hangar building with an office, bathroom and mechanical room is not a permitted use or a use permitted by Special Exception within the L-3 Zoning District. However, this extension of an existing use may be authorized as a Special Exception by the Zoning Hearing Board. The Zoning Officer shall be consulted by the Applicant regarding this matter. [Sec. 1103., Sec. 1104. and Sec. 1603.(b)(2)]**

2. **The proposed hangar building is proposed within the required 75' front yard area. The building shall be pushed back off the street to be situated beyond the 75' setback line, or a variance shall be sought by the Applicant from the Zoning Hearing Board. [Sec. 1105.(d)(1)]**

General

1. **The waiver request from Chapter 27, Section 502.(a)(7)(c) provided on sheet no. 1 should be withdrawn and deleted from the sheet as it is not applicable. However, see Chapter 32 comment # 2.**

2. **Details should be provided on the Plan for the proposed macadam access drive and parking area, the macadam taxi way, and the sidewalk.**

3. **Existing contour lines should be shown/completed on the Plan to the east of the proposed taxi way.**

Following the review, a motion was made by Greg Kozlowski, seconded by Josh Breslin to recommend to the Board of Supervisors that a waiver be granted to allow for the plan to be presented at a scale of 1"= 40'. [Sec. 402.(a) and Sec. 403.(a)] Upon roll call, Kozlowski, Breslin, Forte and Keener voted yes.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors that a waiver be granted to allow for the plan to be

presented at a size of 24" x 36" [Sec. 402.(a)(2) and Sec. 403.(a)(2)] Upon roll call, Kozlowski, Forte, Breslin and Keener voted yes.

There was no action taken on the plan.

SALDO UPDATES

Members continued with the review and discussion of the Township Engineer's second set of updates - clarification of definitions on land provisions and the provisions for the submittal and processing of plans. Pages 13 – 21 to Section 320 were reviewed.

CORRESPONDENCE – Steven & Marlene Skoloda

Received a copy of the Zoning Hearing Board's opinion relative to Steven & Marlene Skoloda amending the previous special exception, which now the applicants shall establish a Homeowners' Association in accordance with applicable law including the Land Development Ordinance. Applicant has eighteen (18) months from August 10, 2018 to submit a formal written request with the Township for a zoning/building or other required permits or the certification will expire.

ADJOURNMENT

Since there was no further business, a motion was made by Greg Kozlowski, seconded by Chris Forte to adjourn the meeting. The meeting was adjourned at 9:33 P.M. Upon roll call, Kozlowski, Forte, Keener and Breslin voted yes.

Attest:

Anna M. Shollenberger