

DRAFT
TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, August 18, 2020
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, August 18, 2020 with the following present: Dale Keener, Greg Kozlowski, Josh Breslin, Chris Forte, Anna Shollenberger, secretary and township engineer, Greg Haas. Absent – Sharon Enevoldson. Two members of the public were present and 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 Greg Kozlowski, seconded by Dale Keener to approve the minutes of July 21, 2020 as presented. Upon roll call, Kozlowski, Keener and Forte voted yes.

WALNUT ACRES SUBDIVISION

The Township Engineer gave a brief update on Walnut Acres relative to a letter dated August 4, 2020 addressed to the Board of Supervisors of their intent to submit a Water Quality Management Permit application to the PA Department of Environmental Protection. Also, a letter from Crossroads Group listing a summary of the updates in response to the Township Engineer’s review letter dated June 14, 2020. Following the discussion on the sewage disposal systems, a motion was made by Greg Kozlowski, seconded by Dale Keener that due to lack of information on the Water Management Permit Application from PennDep to table action on the Walnut Acres Subdivision. Upon roll call, Kozlowski, Keener, Breslin and Forte voted yes.

EDGE SELF STORAGE

A letter was received from Impact Engineering Group, dated August 13, 2020, requesting a 90 day extension of time on the Edge Self Storage Plan to allow time to work on obtaining any required approvals from the cell tower company and the PennDOT HOP permit.

A motion was made by Dale Keener, seconded by Chris Forte to recommend the acceptance of the ninety (90) day extension of time from Impact Engineering Group for Aloe 9-5, LLC. and to make a recommendation to the Board of Supervisors to grant an extension until December 16, 2020. Upon roll call, Keener, Forte, Breslin and Kozlowski voted yes.

WAWA AMENDED LAND DEVELOPMENT – TESLA ELECTRIC VEHICLE CHARGERS

Jesse Karp, Telesa, Inc., had contacted the Commission and requested to speak via speaker phone at the meeting since the Company is limiting travel due to Covid-19.

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Mr. Karp stated that Telesa is proposing a charging station which would be limited to Telsa's use. The charging station to be located at Wawa at Route 61 and Lowland Road, Mr. Keener requesting Mr. Karp to give an overview on the plan that was submitted and a background on the charging station. The Engineer's comments, dated July 31, 2020, were discussed 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), Sec. 303.(d)(1), and Sec. 304.(c)(2)]
2. 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)]
3. The Plan shall be shown at a scale of 1" = 50'. The plan is presented at a scale of 1" = 30' and 1" = 8'. [Sec. 402.(a) and Sec. 403.(a)]
4. A 'Certification of Accuracy' statement shall be provided on the Plan and shall be signed and dated by the Plan Preparer. [Sec. 403.(c)(7)]
5. A 'Certification of Ownership and Acknowledgement of Plan' statement shall be provided on the Plan and shall be signed by the Owner and notarized.[Sec. 403.(c)(18)]
6. A Certificate of Approval of the Plan by the Township Board of Supervisors, a Certificate of Recommendation for Approval of the Plan by the Township Planning Commission, a Berks County Planning Commission Certification block, and a Berks County Recorder of Deeds block shall be placed on sheet number T-1. [Sec. 403.(c)(19), Sec. 403.(c)(20), Sec. 403.(c)(21), and Sec. 403.(c)(22)]
7. The 'Curb/Pavement Detail' provided on sheet number C-5 shall show four inches (4") of bituminous **base** course (not 4" of **wearing** course). [Sec. 602.(a)(2)(iii)]

General

1. The phrase "Amended Preliminary/Final Land Development Plan" should be provided on sheet number T-1.

2. A listing of waivers, including section numbers and dates when received from the Supervisors, should be provided on sheet number T-1, if applicable.

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3. The plan sheets to be recorded should be indicated at the 'Drawing Index' provided on sheet number T-1. At a minimum, sheet numbers T-1 & C-1 should be recorded.
4. Last year a Land Development Plan for this site was approved that depicted a building addition off the rear of the existing building. In conjunction with that building addition, a loading zone was proposed behind the building consisting of yellow striping on the pavement with "Delivery Vehicles Only" signs at each end. Five (5) of
The eight (8) proposed associate parking stalls shown on this Plan encroach into the yellow striping and beyond one of the signs shown on the approved Plan. In fact, the sign is located within the middle of one of the proposed spaces. This Plan should be revised to incorporate the proposed site improvements from the Building Addition Land Development in this area.

Mr. Keener informed Mr. Karp that if they so wish, a waiver request for the plan scale needs to be submitted to the Planning Commission secretary for action to be taken at the September meeting. There was no action taken on the plan.

NOTICE OF APPEAL – AUTOZONE RETAIL AUTO PARTS STORE DEVELOPMENT

A Notice of Appeal was received from AutoZone Development. The property is located at 75 Wilderness Trail. The variance request is for dimensional requirements, parking spaces and loading area. After discussing the application, it was recommended that the township engineer draft a letter with the members' talking points and to be discussed at the next meeting.

SALDO UPDATES

The Township Engineer had presented green lined updates to the SALDO dated 8-17-20. There was a discussion on the item on page 20 relative to correspondence from the Township to the applicant be sent by registered mail. The other updates included Traffic Impact Study which will include the language from the existing Ordinance plus some regulations from the MPC.

Following the discussion on the item of registered mail, a motion was made by Dale Keener, seconded by Chris Forte to recommend the incorporation of the modifications as presented at the Planning Commission meeting on August 16,

2020 by Carbon Engineering, green lined areas, with the exception of registered mail. Upon roll call, Keener, Forte, Breslin and Kozlowski voted yes.

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A motion was made by Dale Keener, seconded by Greg Kozlowski to make a recommendation to the Board of Supervisors to begin the formal process of the adoption of the SALDO draft, dated 8-17-20, with the exception of the registered mail requirement. Upon roll call, Keener, Kozlowski, Breslin and Forte voted yes.

PRD – PLANNED RESIDENTIAL DEVELOPMENT

The members started the review process on the PRD, dated 6-22-2020.

ADJOURNMENT

A motion was made by Greg Kozlowski, seconded by Dale Keener to adjourn the meeting. The meeting was adjourned at 9:55 P.M. Upon roll call, Kozlowski, Forte, Keener and Breslin voted yes. Upon roll call, the vote was affirmative.

Attest:

Anna Shollenberger
Secretary