

Tuesday, January 19, 2021

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, January 19, 2021 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Josh Breslin, Sharon Enevoldson, Christopher Forte, Secretary Lorraine Ramirez, Township Engineer Greg Haas, and several members of the public. 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.

Chairperson Dale Keener appointed Lorraine Ramirez as temporary chairperson.

Lorraine Ramirez asked for nominations for chairperson. Christopher Forte nominated Dale Keener for chairperson. A Motion was made by Christopher Forte and seconded by Sharon Enevoldson to appoint Dale Keener as chairperson. There were no other nominations received. Upon roll call Forte, Breslin, Enevoldson and Kozlowski voted yes.

A Motion was made by Josh Breslin and seconded by Christopher Forte to appoint Greg Kozlowski as vice chairperson. There were no other nominations received. Upon roll call Keener, Breslin, Forte and Enevoldson voted yes.

A Motion was made by Sharon Enevoldson and seconded by Greg Kozlowski to appoint Lorraine Ramirez as secretary. Upon roll call Keener, Kozlowski, Enevoldson, Breslin and Forte voted yes.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

A Motion was made by Greg Kozlowski and seconded by Josh Breslin to approve the minutes of December 15, 2020 as presented. Upon roll call Keener, Kozlowski, Breslin, Enevoldson and Forte voted yes.

SUBDIVISIONS

AutoZone Retail Auto Parts - Gene Dvorchak, PE – Senior Engineer from MDM discussed Carbon Engineering Land Development review comments and will review Planning Commission’s concerns regarding the building colors.

SDA Blue Mountain Land Development – Jeremy Hoagland, President of The Crossroads Group, LLC presented the Preliminary/Final Plan and discussed the review comments from Carbon Engineering.

Chapter 25 – Stormwater Management (SWM)

Comments 1-9 SDA Blue Mountain will comply and make necessary changes.

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

Comments 1-9 SDA Blue Mountain will comply and make necessary changes.

Comment 10 – An overall property plan shall be provided that shows bearing, distances, and curve data based on a field survey, street widths for Mountain Road and Mountain View Drive, and zoning district boundary lines.

[Sec. 401. (a)(6). SDA Blue Mountain will put in waiver request, Greg Haas Agreed he will have no engineering issues with waiver request.

Comments 11-26 SDA Blue Mountain will comply and make necessary changes.

SUBDIVISIONS (continued)

Chapter 32 - Zoning Ordinance (ZO)

Comment 1 – SDA Blue Mountain will comply and make necessary changes.

Comment 2 - A buffer yard shall be proposed along the zoning district lines of the L-3 & R-2 zones, and the L-3 & R-1 zones, which consists of a fence, berm, and screen plantings. [Sec. 1105. (d)(3) and Sec. 1609.]. Jeremy Hoagland requested that the members and engineer offer recommendations on this review comment as the surrounding property is also property owned by SDA Blue Mountain. Members and engineer suggested they plant an assortment of trees and shrubs as buffer.

General

Comments 1-3 SDA Blue Mountain will comply and make necessary changes.

Mr. Hoagland asked for the planning commission support to grant a waiver request, there were no objections to a waiver request from the planning commission members or from the engineer and was asked to submit waiver request in writing.

OTHER BUSINESS

Discussion regarding Sharon Enevoldson’s reappointment as member of Planning Commission for 2021.

Members discussed Gander RV Zoning Hearing Board Notice.

A Motion was made by Sharon Enevoldson and seconded by Dale Keener to appoint Greg Haas to write a letter regarding the light output and signage for Gander RV. Upon roll call Keener, Kozlowski, Breslin, Enevoldson and Forte voted yes.

A Motion was made by Dale Keener and seconded Josh Breslin to authorize Dale Keener and Greg Kozlowski to speak on behalf of the letter being prepared relative to the Gander RV signage on January 28, 2021. Upon roll call Keener, Kozlowski, Breslin, Enevoldson and Forte voted yes.

OTHER BUSINESS (continued)

PRD – Planned Residential Development Ordinance – Greg Haas will review with Township Solicitor Joan London and will bring comments/suggestions to future meetings.

ADJOURNMENT

A Motion was made by Chris Forte and seconded by Greg Kozlowski to adjourn the meeting at 9:20 P.M. Upon roll call Keener, Kozlowski, Breslin, Forte and Enevoldson voted yes.

Attest:

Lorraine Ramirez
Secretary