

## **TILDEN TOWNSHIP PLANNING COMMISSION**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, September 21, 2021 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Christopher Forte, Sharon Enevoldson, Secretary Lorraine Ramirez, Township Engineer Greg Haas, Carbon Engineering representatives Rose Chapello and Mike Tirpak via telephone conference and several members of the public. Absent: Joshua Breslin. 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 and seconded by Sharon Enevoldson to approve the minutes of August 17, 2021 as presented. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

### **SUBDIVISIONS**

Kelly Toyota of Hamburg – Building addition/car wash on Kelly Property:  
Greg Kelly, President of Kelly Automotive and Casey Bond from Base Engineering discussed issues regarding the Township Engineer’s review comments from July 20, 2021.

**A Motion was made by Greg Kozlowski and seconded by Christopher Forte to recommend to the Board of Supervisors acceptance of the time extension to November 15, 2021. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

**A Motion was made by Dale Keener and seconded by Sharon Enevoldson to recommend Conditional Approval subject to Supervisors concurring with an agreement that must be drawn up by Kelly Automotive within ten (10) calendar days in which they agree to have an executed and finalized commitment to address the issues of Stormwater Management, language on the plans relative to the unapproved parking area within the easement as well as all points and comments contained in the July 20, 2021 Review Comments by Carbon Engineering. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

Bass Pro Gone Fishing (PA), LLC:  
Charles Barreras Partner from The Chartwell Law Offices, LLP and Hayley Pugh, Design Architect with Bass Pro Shops presented a video depicting the proposed plans.

**A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend to the Board of Supervisors grant the requested time extension from the developers as provided in the letter dated September 21, 2021 of the Amended Land Development Plan to January 31, 2022. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

Schrack Reverse Subdivision: Branden Bialek, EIT/Project Engineer with The Crossroads Group, LLC presented the plans to consolidate two lots owned by Eric and Veronica Schrack.

**A Motion was made by Greg Kozlowski and seconded by Christopher Forte to recommend to the Board of Supervisors grant Conditional Approval of the Schrack Reverse Subdivision based upon Carbon Engineering’s Review letter dated August 26, 2021. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

### **PUBLIC PARTICIPATION**

Michael Allen, Managing Partner, Eastern Region of Lovett Industrial, Al Hedin, VP Construction of Lovett Industrial and Jeffrey Beavan, Associate from Bohler Engineering provided a Concept Plan and to receive feedback by the Planning Commission regarding a proposed 481,000 square foot warehouse located at 462 Lowland Road, in the L2 Industrial Zoning District. Discussion was held regarding tractor trailer traffic turning on to Route 61, possible road issues and variances that would be needed. Preliminary plans were submitted for review for the next planning commission meeting.

**OTHER BUSINESS**

Greg Kozlowski updated the members on the Northern Berks Comprehensive Plan.

Review of the Zoning Ordinance suspended until next month's meeting.

**MISCELLANEOUS**

Township Engineer discussed an issue that arose at the Traffic Impact Committee in which the entrance at Dave's Way was discussed. Traffic is not permitted to exit but people are still using it as an exit and turning left. Engineer commented

**A Motion was made by Dale Keener and seconded by Sharon Enevoldson to request supervisors investigate with the township solicitor the potential closure of Dave's Way from Jetson Drive due to the hazardous conditions that are exhibited by drivers continuing making left hand turns at Dave's Way based on the comments provided by the Traffic Impact Fee Committee. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

**A Motion was made by Dale Keener and seconded by Christopher Forte to send a letter of appreciation to Greg Haas for his service as Township Engineer. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

**ADJOURNMENT**

**A Motion was made by Christopher Forte and seconded by Greg Kozlowski to adjourn the meeting at 10:34 P.M. Upon roll call Keener, Kozlowski, Enevoldson and Forte voted yes.**

Attest:

Lorraine Ramirez  
Secretary