

## TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, June 20, 2017  
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, June 20, 2017 with the following present: Dale Keener, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas and township solicitor, Joan London and one citizen. A copy of the roster is on file with the secretary. Absent Joshua Breslin

The meeting was called to order by Chairperson Dale Keener at 7:35 P.M. followed by the pledge of allegiance

### APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Chris Forte to approve the minutes of the May 16, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.

### VALENTI MID-ATLANTIC REVISED FINAL PLAN

Mark Magrecki was present at the meeting relative to the revised final plan. He stated that there was a change to the plan on the removal of the parking arrangement. The commission expressed their opinion relative to the traffic circulation at Starbucks and recommended that sidewalks be constructed along Jetson Drive. Mr. Magrecki stated that this would delay the project until the state approvals are received. The Commission requested the township solicitor to check on the previously approved waiver of sidewalks. The solicitor stated that the language on the plan relative to sidewalks gives the Board of Supervisors the authorization to request the developer to construct a sidewalk if conditions change.

A motion was made by Greg Kozlowski, seconded by Dale Keener recommending to the Board of Supervisors to consider that sidewalks be required along Jetson Drive for the above captioned subdivision. Upon roll call, Kozlowski, Keener, Forte and Enevoldson voted yes.

After reviewing and discussing the township engineer's comments, a motion was made by Sharon Enevoldson, seconded by Chris Forte to recommend to the Board of Supervisors that approval be given on the above captioned subdivision

**contingent upon updating the agreements and the township engineer's comments dated June 14, 2017 as follows:**

**Chapter 25 – Stormwater Management (SWM)**

1. Since this Plan proposes changes to earth disturbance activities from those depicted on the original land development plan, the revised Erosion and Sedimentation (E&S) Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)] (*same as SALDO comment # 1*)
2. Since this Plan proposes changes to earth disturbance activities from those depicted on the original land development plan, a revised NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e) and Sec. 404.] (*same as SALDO comment # 2*)
3. The 'Owners Drainage Certification' statement provided on the cover sheet shall be signed. [Sec. 403.(b)(22)]
4. The 'Drainage Certification' statement provided on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]
5. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 702., Sec. 703., Sec. 705., and Part 10]

This agreement was provided and executed for the original land development plan submittal, but shall be revised based on the new proposed changes to the stormwater management design for the project.

**Chapter 27 – Subdivision and Land Development Ordinance (SALDO)**

1. Since this Plan proposes changes to earth disturbance activities from those depicted on the original land development plan, the revised Erosion and Sedimentation (E&S) Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 304.(d)(2), Sec. 402.(e), Sec. 403.(d)(12) and Sec. 508.(c)(2)] (*same as SWM comment # 1*)
2. Since this Plan proposes changes to earth disturbance activities from those depicted on the original land development plan, a revised NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD

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3. or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 304.(d)(3) and Sec. 508.(c)(2)] (*same as SWM comment # 2*)
4. Since this Plan proposes changes to an approved, recorded plan, the 'Improvements Agreement' shall be revised accordingly. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7) and Sec. 601.(b)]

The Applicant's Engineer has responded "that the previously approved Improvements Agreement remains valid and does not require any update".

Recommended that the Township Solicitor provide guidance regarding this matter.

5. The 'Surveyor's Certification of Accuracy' and the 'Certification of Accuracy' statements provided on the cover sheet shall be signed and dated. [Sec. 403.(c)(4) and Sec. 403.(c)(7)]
6. The Plan proposes a shared access drive from Dave's Way to be utilized by both proposed lots. Also, the Plan proposes "joint parking" between both lots. An access
7. easement and/or shared, joint parking lot use agreement shall be provided and recorded with the Plan. [Sec. 403.(c)(16) and Sec. 403.(d)(5)]

This item was provided as part of the original land development submittal. This item shall be revised or updated if deemed necessary by the Township's Solicitor.

8. The 'Statement of Ownership and Acknowledgement of Plan' certifications provided on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]
9. The 'Wetlands Certification' statement provided on the cover sheet shall be signed and dated. [Sec. 403.(c)(24)]

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

**WALNUT ACRES SUBDIVISION**

**The Board of Supervisors had granted an extension of time on the Walnut Acres preliminary plan until August 31, 2017.**

**Attorney London stated that that the developer agreed that there will be no**

construction or earth moving prior to final plan approval since the approvals/permits have not been received from the outside agencies. The solicitor discussed the highlights in the conditional preliminary plan approval agreement (access agreement, sidewalks, street lighting, dedication of Eva's Way, which is contingent upon approval by the Zoning Hearing Board; speed limit on Eva's Way, open space, Home Owners Association and the approval process). The township engineer stated there are severe storm water deficiencies. Also, Attorney London stated that the review fees need to be paid up to date and made part of the agreement.

Mr. Keener requested the township solicitor to e-mail to the members the red lined copy of the conditional preliminary plan approval agreement between Walnut Acres and the Township so it can be reviewed prior to the joint meeting on Wednesday, June 21, 2017.

#### **REVISIONS/SALDO AND ZONING ORDINANCES**

Ms. London stated that the ordinances (SALDO and Zoning Ordinance) should be revised about every ten years to look at new concepts such as medical marijuana processors etc.

#### **ADJOURNMENT**

Since there was no further business, a motion was made by Chris Forte, seconded by Greg Kozlowski, to adjourn the meeting. The meeting was adjourned at 9:16 P.M. Upon roll call, Forte, Enevoldson, Kozlowski and Keener voted yes.

**Attest:**

**Anna M. Shollenberger  
Secretary**