

## **TILDEN TOWNSHIP PLANNING COMMISSION**

Tuesday, April 16, 2019  
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, April 16, 2019 with the following present: Josh Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, Anna Shollenberger, secretary; Greg Haas, township engineer and two residents. A copy of the roster is on file with the secretary. Absent: Dale Keener

Vice Chairperson, Greg Kozlowski, called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

**PUBLIC PARTICIPATION:** None

### **APPROVAL OF MINUTES**

A motion was made by Chris Forte, seconded by Josh Breslin to approve the minutes of March 19, 2019 as presented. Upon roll call, Forte, Breslin, Enevoldson and Kozlowski, voted yes.

### **AMBULATORY SURGICAL CENTER**

Correspondence was received from Derenzo & Zerbe on behalf of the Tilden Township Ambulatory Surgical Center requesting a one (1) year extension of time for site improvements.

### **CABEALA'S OUTPARCEL SUBDIVISION (LOTS 1, 4, 5 & 6)**

The township engineer's review comments on the preliminary/final plan were as follows:

#### **Chapter 25 – Stormwater Management**

1. An erosion & sediment pollution control (ESPC) plan shall be deemed adequate by the Berks County Conservation District (BCCD). [Sec. 303.(a) and Sec. 403.(a)(4)]  
*(same as Chapter 27 comment # 1)*

The Applicant's Consultant has requested a deferment for the submittal of the ESPC Plan until the time of land development plan submittals for proposed Lots 4, 5, & 6. The township engineer has no engineering issues with this request.

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

1. An erosion & sediment pollution control (ESPC) plan shall be deemed adequate by the Berks County Conservation District (BCCD). [Sec. 303.(c)(2)(iii), Sec.

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304.(d)(2), Sec. 402.(e), Sec. 403.(d)(12), and Sec. 508.(c)(2)] (*same as Chapter 25 comment # 1*)

The Applicant's Consultant has requested a deferment for the submittal of the ESPC Plan until the time of land development plan submittals for proposed Lots 4, 5, & 6. The township engineer has no engineering issues with this request.

2. Approval of the method of sewage disposal must be obtained from the PA DEP for proposed Lots 4, 5, & 6. [Sec. 303.(d)(10), Sec. 403.(d)(10), and Sec. 505.(c)]
3. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply to proposed Lots 4, 5, & 6 shall be provided. [Sec. 304.(d)(4) and Sec. 506.(a)]
4. The 'Surveyor's Certification of Accuracy' and the 'Engineer's Certification of Accuracy' statements provided on the cover sheet shall be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
5. The shared existing right-of-way line delineating the Laurel Avenue and Cabela Drive right-of-way lines shall be shown on all plans. [Sec. 402.(c)(13) and Sec. 403.(c)(10)]
6. The 'Wetlands Certification' provided on the cover sheet shall be signed and dated. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
7. The 'Statement of Ownership and Acknowledgement of Plan' provided on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]
8. Sidewalks shall be provided along Cabela Drive and Mountain Road. [Sec. 602.(c)]

The Applicant's Consultant has requested a deferment from this requirement until the time of land development plan submittals for proposed Lots 4, 5, & 6. The township engineer has no engineering issues with this request, but recommends the following.

The same action shall be taken regarding this matter as was taken for the subdivision plan for Lots 1, 2, & 3 (the same language for the motion by the Supervisors should be made and noted on this plan).

**General**

1. General Note # 16 provided on the cover sheet should reference the 150' wide easement, not the previously proposed 80' width.

The township engineer stated that the only item outstanding is a letter from PA DEP.

A motion was made by Sharon Enevoldson, seconded by Chris Forte to recommend to the Board of Supervisors that conditional approval be given on the Cabela's Outparcel Subdivision (Lots 1,4,5, & 6) subject to the township engineer's review letter dated April 4, 2019. Upon roll call, Enevoldson, Forte, Breslin & Kozlowski voted yes.

A motion was made by Chris Forte, seconded by Josh Breslin to recommend to the Board of Supervisors that the following waivers be granted:

- 1) Applicant's consultant requested a deferment for the submittal of the ESPC Plan until the time of land development plan submittals for proposed Lots 4, 5 & 6.
- 2) Applicant's consultant has requested a deferment from the sidewalk requirements until the time of land development plan submittals for proposed Lots, 4, 5, & 6. The same action shall be taken regarding this matter as was taken for the subdivision plan for Lots 1, 2, & 3 (the same language for the motion by the Board of Supervisors should be made and noted on the plan).

Upon roll call, Forte, Breslin, Enevoldson and Kozlowski voted yes.

**WALNUT ACRES LAND DEVELOPMENT PLAN**

The township engineer stated that the Sewage Facilities Planning Module for Walnut Acres was formally submitted to the township last week and the planning commission should take action at tonight's meeting. He stated that he had contacted Jeremy Bentz, Sewage Enforcement Office regarding the module. The engineer gave an update relative to the conversation with the sewage enforcement officer and stated the Township has sixty (60) days from the submittal date to act on this.

After reviewing the component in the module, a motion was made by Josh Breslin, seconded by Greg Kozlowski to approve and sign the Walnut Acres Sewage Facilities Planning Component in the Module and to forward the module to the Board of Supervisors for their action. Upon roll call, Breslin, Kozlowski, Enevoldson and Forte voted yes

**SALDO UPDATES**

Kozlowski recommended that for the next meeting the members review the red-lined items in the SALDO.

**ADJOURNMENT**

A motion was made by Chris Forte, seconded by Sharon Enevoldson to adjourn the meeting. The meeting was adjourned at 8:37 P.M. Upon roll, Breslin, Forte, Enevoldson and Kozlowski voted yes.

Attest:

*Anna M. Shollenberger*  
Anna M. Shollenberger  
Secretary