

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, December 17, 2019
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, December 17, 2019 with the following present: Greg Kozlowski, Josh Breslin, Sharon Enevoldson, Christopher Forte, Anna Shollenberger, secretary and several members of the public. Absent: Dale Keener and Greg Haas, township engineer. A copy of the roster is on file with the secretary.

Vice Chairman, 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 November 19, 2019 as presented. Upon roll call, Kozlowski, Breslin and Forte voted yes.

MCDONALD'S USA L.L.C. FINAL LAND DEVELOPMENT PLAN

Melissa Bean and Kristen Calabro, Bohler Engineering and Rich Ault, Rawden Joint Ventures Corp. were present at the meeting. Ms. Bean stated that they have worked with the township engineer relative to adjustments to the access drive.

The township engineer's comments were as follows:

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. A construction cost estimate shall be provided for the proposed site improvements. An 'Improvement Agreement' must then be executed which includes financial security. 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)]

A 'Preliminary Opinion of Probable Construction Cost' dated November 21, 2019 prepared by Bohler Engineering has been provided. A marked-up copy of that estimate is included herein for the Applicant's Engineer's use in making revisions.

2. The 'Surveyor's Certification' and 'Professional Engineer's Certification' statements provided on sheet 1 shall be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
3. The 'Absence of Wetlands Certification Statement' provided on sheet 1 shall be signed and dated. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]

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4. The 'Owner of Record' statement provided on sheet 1 shall be signed and notarized. [Sec. 403.(c)(18)]

General

1. The 'Waivers Requested' listing provided on sheet 1 should be updated to 'Waivers Received' based on actions by the Supervisors at their regular meeting held on October 16, 2019.

A motion was made by Chris Forte, seconded by Josh Breslin to recommend to the Board of Supervisors that conditional approval be given subject to the township engineer's review letter dated December 12, 2019. Upon roll call, Forte, Breslin, Enevoldson and Kozlowski voted yes.

APPLICATION/SPECIAL EXCEPTION REQUEST – JONATHAN A. YEAGER & MAINLAND & MARINE MOTOR SALES

An application was received from Jonathan Yeager & Mainland & Maine Motor Sale, occupants of the property owned by Ervin D. Steinly, Jr. & Rebecca Steinly. The property is located at 2519 Diamond Drive in an R-3 Residential District.

After reviewing the application, a motion was made by Chris Forte, seconded by Josh Breslin to submit the following recommendations to the Zoning Hearing Board relative to the special exception request as follows:

1. The project will require a formal land development submittal which will include paved access drive and parking, stormwater management facilities, sewage planning, temp. erosion & sediment pollution control, landscaping, lighting, financial security, etc.
2. The Notice of Appeal states "mostly stone" as the cover type. Areas will need to be paved with bituminous materials.
3. Their current site at 1527 Pottsville Pike (Route 61) has access from the north-bound direction. (The overall site, paving & building is approx. 295' x 90') The Diamond Drive site will not have direct access to Route 61.
4. Existing trees along the west side of Route 61, may not allow for sight into the property. (Trees could be cut however if they are outside of the PennDOT legal right-of-way). Also, visitors to the site may find it difficult to travel to

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the site from Route 61 as they would need to take Jetson Drive, Industrial Drive, West State Street and Diamond Drive.

5. The trucking company/repair garage at the end of Maple Drive (mentioned in the Application) utilizes Maple Drive as access from West State Street and only passes eight (8) houses and one (1) church. The proposed site access from West State Street will likely utilize Diamond Drive for access from West State Street and will pass fourteen (14) houses. Also, Diamond Drive has two (2) sharp 90-degree bends (having radii of only 50 feet).
6. It is recommended that the special exception/variance be denied since the proposed use would be in violation of the Tilden Township Zoning Ordinance.

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

2020 MEETING DATES & TIME

A motion was made by Greg Kozlowski, seconded by Josh Breslin to hold the 2020 planning commission meetings on the third Tuesday of each month at 7:30 P.M., in the Township Municipal Building with the exception of the January meeting to be held on the second Tuesday. Meeting dates are as follows:

Jan. 14	Apr. 21	July 21	Oct. 20
Feb. 18	May 19	Aug. 18	Nov. 17
Mar. 17	June 16	Sept. 15	Dec. 15

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

ADJOURNMENT

A motion was made by Josh Breslin, seconded by Sharon Enevoldson to adjourn the meeting. The meeting was adjourned at 7:54 P.M. Upon roll call, Breslin, Enevoldson, Kozlowski and Forte a voted yes.

Attest:

Anna M. Shollenberger
Secretary

DRAFT