

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, November 19, 2019
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, November 19, 2019 with the following present: Dale Keener, Josh Breslin, Christopher Forte, Greg Kozlowski, Anna Shollenberger, secretary; Greg Haas, township engineer and several members of the public. Absent: Sharon Enevoldson. A copy of the roster is on file with the secretary.

Chairman, Dale Keener, called the meeting to order at 7:31 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION: None

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Chris Forte, to approve the minutes of October 15, 2019 as presented. Upon roll call, Kozlowski, Breslin, Forte and Keener voted yes.

D&S PORTABLE TOILETS LAND DEVELOPMENT PLAN

Nick Henn, P.E. was present at the meeting relative to D&S Portable Toilets and stated that the revisions had been made to the plan.

The township engineer's review comments were as follows:

Chapter 25 – Stormwater Management (SWM)

1. The 'Land Owner Certification' statement provided on sheet 1 shall be signed and dated. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]
2. The 'Drainage Plan Certification' statement provided on sheet 1 shall be signed and dated. [Sec. 403.(b)(23)]
3. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 403.(f), Sec. 702., Sec. 703., Sec. 705., and Part 10]

A draft agreement was provided on October 16, 2019 and is acceptable for execution.

4. A financial guarantee of the installation of all required stormwater management facilities shall be provided. [Sec. 701.]

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A construction cost estimate dated October 9, 2019 has been provided and is acceptable. An amount of financial security of \$8,889.50 is required for this project.

5. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

A computation was previously provided that determined the amount to be \$1,628.59.

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. An 'Improvement Agreement' which includes financial security must be executed between the Township and the Developer. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)]

A construction cost estimate dated October 9, 2019 has been provided and is acceptable. An amount of financial security of \$8,889.50 is required for this project.

A draft agreement was provided on November 4, 2019 and is acceptable for execution.

2. All plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certification of Accuracy (Plan)' statement provided on sheet 1 shall be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
3. The 'Certification of Ownership, Acknowledgment of Plan and Offer of Dedication' statement provided on sheet 1 shall be signed and notarized. [Sec. 403.(c)(18)]

A motion was made by Greg Kozlowski, seconded by Josh Breslin to recommend to the Board of Supervisors that the plan be approved subject to the conditions listed in the township engineer's review letter dated November 18, 2019. Upon roll call, Kozlowski, Breslin, Forte and Keener voted yes.

2020 MEETING DATES

A motion was made by Dale Keener, seconded by Greg Kozlowski to tentatively approve the proposed 2020 meeting dates as reflected on the agenda.

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Jan. 21	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, the vote was affirmative.

ENGINEER'S REPORT

- 1) **Saldo Updates** - The township engineer stated that the draft SALDO ordinance was submitted to Attorney Joan London in October for her review. Dale Keener suggested that he reach out to Attorney London before the next meeting and give an updated report at the next meeting and also asked if there is a benefit for Attorney London to attend one of the meetings for a constructive conversation on the SALDO updates.
- 2) **McDonald's** – Engineer has been in contact with McDonald's engineer relative to the access drive. A slight improvement is being proposed.

SPECIAL EXCEPTION REQUEST – KENNETH SENFT

Kenneth Senft submitted an application, property located at 811 Hex Highway, requesting a special exception to modify the condition found in certifications of order dated 12-14-98 and 4-10-14 and to allow the office and bathroom to remain and to sell the 1.32acre parcel to a third party.

A motion was made by Dale Keener, seconded by Josh Breslin that the planning commission takes no action on the request for a special exception. Upon roll call, Keener, Breslin, Forte and Kozlowski voted yes.

ADJOURNMENT

A motion was made by Greg Kozlowski, seconded by Chris Forte to adjourn the meeting. The meeting was adjourned at 8:28 P.M. Upon roll call, Breslin, Kozlowski, Forte and Keener voted yes.

Attest:

Anna M. Shollenberger
Secretary

