

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, May 21, 2019
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, May 21, 2019 with the following present: Dale Keener, Josh Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, Anna Shollenberger, secretary; Greg Haas, township engineer and five members of the public. A copy of the roster is on file with the secretary.

Chairman, Dale Keener, 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 Greg Kozlowski, seconded by Chris Forte, to approve the minutes of April 16, 2019 as presented. Upon roll call, Kozlowski, Forte, Breslin and Enevoldson voted yes.

WAWA AMENDED LAND DEVELOPMENT PLAN

Erich Schock, attorney, from Fitzpatrick Lentz & Bubba; Ronald Klos, Jr., P.E. Bohler Engineering and Bill Robins, Wawa, were present at the meeting relative to the amended Wawa land development plan.

Ron Klos stated that ten years ago the company downsized its foot print from approximately 5,000 SF to 4,000 SF due to economic conditions. They are now proposing an additional 1,095 S.F. so improvements can be made to include a salad bar, the installation of an ADA accessible air machine, reconfiguration of the ADA and improvements to the site. Klos stated no parking spaces will be lost and will remain open during construction. Also, requested the approval of several waivers.

Dale Keener expressed several concerns: accommodations for truck parking would be an enhancement, the in and out flow of traffic on Lowland Road is problematic, consider some modifications (widening) for a left turn lane to the site and a right lane. Klos stated that they will come in with an updated plan and work with the township engineer on the design of the access area. Township engineer stated that he would like to see the access area improved. Keener also asked if the exterior of the building will be updated and if so they can maintain and add so it relates harmoniously to the Cabela's design.

The township engineer's comments of May 14, 2019 were as follows:

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan and provide

**Page 2: Tilden Township Planning Commission
May 21, 2019**

comments. [Sec. 301.(a), Sec. 303.(c)(2)(ii), Sec. 303.(d)(1), and Sec. 304.(c)(2)]

- 2, The plan shall first be submitted as a Preliminary Plan. [Sec. 301. (b) and Sec. 303.]

The Applicant's Attorney has requested a waiver from this requirement to allow the plan to be submitted first as a Preliminary/Final Plan. There are no engineering issues with this request. The plan was reviewed in accordance with all preliminary and final plan requirements.

3. A construction cost estimate shall be provided for the proposed site improvements. An 'Improvement Agreement' must then be executed. 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)]
4. The Plan shall be shown at a scale of 1" = 50'. The plan is presented at a scale of 1" = 30'. [Sec. 402.(a) and Sec. 403.(a)]

The Applicant's Attorney has requested a waiver from this requirement. There are no engineering issues with this request.

5. The 'Certification of Accuracy' statement provided on sheet 1 shall be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
6. The approximate grades of Lowland Road and SR 0061 shall be shown on the Plan. [Sec. 402.(c)(13)]

The Applicant's Attorney has requested a waiver from this requirement. There are no engineering issues with this request.

7. A wetlands survey/delineation shall be provided. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]

The Applicant's Attorney has requested a waiver from this requirement. There are no engineering issues with this request.

8. A stormwater management analysis shall be provided. [Sec. 402.(f)(3)]

The Applicant's Attorney has requested a waiver from this requirement. There are no engineering issues with this request.

9. The 'Certification of Ownership, Acknowledgement of Plan, and Offer of Dedication' statement provided on sheet 1 shall be signed and notarized. [Sec. 403.(c)(18)]

General

1. A concrete curb detail should be provided on the Plan.
2. Some of the details provided on sheet 7 are not necessary and can be deleted from the Plan.
3. A listing of waivers, including section numbers and dates when received from the Supervisors, should be provided on sheet 1.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors that the following waivers be approved: Items #2, #4, #6, #7 and #8 as per the township engineer's letter dated May 14, 2019. Upon roll call, Kozlowski, Forte, Enevoldson, Breslin and Keener voted yes.

A motion made by Chris Forte, seconded by Josh Breslin to recommend to the Board of Supervisors that conditional approval be given on the Wawa amended land development plan based upon the township engineer's comments in a letter dated May 14, 2019 and to work with the township engineer to the satisfaction of the township engineer relative to the intersection of Lowland Road on the ingress and egress. Upon roll call, Forte, Breslin, Enevoldson, Kozlowski and Keener voted yes.

WALNUT ACRES LAND DEVELOPMENT PLAN

Correspondence was received from the Board of Supervisors that an extension of time was accepted from Steven and Marlene Skolda on the Walnut Acres Subdivision Plan until October 16, 2019.

SALDO UPDATES

The members reviewed and discussed the updated red-lined SALDO regulations to Section XXVII 92.

ADJOURNMENT

A motion was made by Chris Forte, seconded by Josh Breslin to adjourn the meeting. The meeting was adjourned at 9:30 P.M. Upon roll, Breslin, Forte, Enevoldson, Kozlowski and Keener voted yes.

Attest:

Anna M. Shollenberger

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Secretary

Accommodations for truck parking would be an enhancement, the in & out flow of traffic on Lowland Road is problematic, consider some modifications (widening) for a left turn lane to the site and a right lane. Klos stated that they will come in with updated plans & work with the township engineer on the design of the access area... Township engineer stated that he would like to see the access improved. Keener asked if the exterior of the building will be updated and if so can maintain and add so it relates harmoniously to the Cabela's design