

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, January 24, 2017
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, January 24, 2017 with the following present: Dale Keener, Joshua Breslin, Christopher Forte, Greg Kozlowski, new member, Sharon Enevoldson, secretary, Anna Shollenberger, township engineer, Greg Haas and several citizens. A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance. Dale Keener extended a welcome to the new commission member, Sharon Enevoldson.

Chairperson Dale Keener appointed Anna Shollenberger as temporary chairperson.

Secretary, Anna Shollenberger, asked for nominations for Chairperson for 2017. Greg Kozlowski nominated Dale Keener for Chairperson, and Josh Breslin seconded the motion. There were no other nominations received. Upon roll call, Kozlowski, Breslin, Forte and Enevoldson voted yes to elect Dale Keener as chairperson.

A motion was made by Dale Keener to nominate Greg Kozlowski for Vice Chairperson and seconded by Josh Breslin. There were no other nominations received. Upon roll call, Keener, Breslin, Forte and Enevoldson voted yes to elect Greg Kozlowski as vice chairperson.

A motion was made by Dale Keener to appoint Anna Shollenberger as secretary, seconded by Sharon Enevoldson. Upon roll call, Keener, Breslin, Forte, Enevoldson and Kozlowski voted yes.

APPROVAL OF MINUTES

A motion was made by Greg Kozlowski, seconded by Dale Keener to approve the minutes of November 15, 2016. Upon roll call, Breslin, Kozlowski and Keener voted yes.

WALNUT ACRES PRELIMINARY PLAN FOR CLUSTER DEVELOPMENT

Correspondence was received from the Board of Supervisors to accept the 90

day time extension until April 1, 2017 on the Walnut Acres Subdivision Plan.

Also, the Board of supervisors approved the request for a waiver of Section 502.j.4 of the SALDO ordinance regarding the number of dwellings (from 20 dwellings to 27 dwellings on a cul-de-sac in the Walnut Acres Land Development Plan.

Present at the meeting were Steven and Marlene Skolada and Jeremiah Hoagland of the Crossroads Group relative to the preliminary plan for a proposed cluster development.

The Commission discussed the engineer's comments in his review letter of January 17, 2017 as follows:

Chapter 23 – Sewers and Sewage Disposal

1. A Sewage Facilities Planning Module shall be approved by the PA DEP for the three (3) proposed community collection and on lot disposal systems and the three (3) individual on lot disposal systems. [Part 2] *(see also Chapter 27, comment # 1)*

Chapter 25 – Stormwater Management

1. The erosion and sediment pollution control (ESPC) plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final ESPC Plans and the adequacy letter shall be provided. [Sec. 303.(A) and Sec. 403.(A)(4)] *(same as Chapter 27, comment # 2)*
2. A National Pollutant Discharge Elimination System (NPDES) Permit for Stormwater Discharges Associated with Construction Activities shall be approved by the BCCD or the Pennsylvania Department of Environmental Protection (PA DEP). A copy of the final Post Construction Stormwater Management (PCSM) Plans and the permit shall be provided. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e), and Sec. 404.] *(same as Chapter 27, comment # 3)*
3. The infiltration, water quality and streambank erosion protection objectives shall be met. Infiltration testing shall be performed at proposed basins A & B and the results included within the Stormwater Control Narrative. General Note # 3 provided on sheet number 1.01 shall be deleted. [Sec. 304.(b)(6), Sec. 304.(b)(7), Sec. 305., Sec. 306. and Sec. 307.]

The Applicant's Engineer has responded that the Berks County Conservation District has approved the use of percolation testing results for stormwater design. I have no engineering issues with utilizing percolation testing results to

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determine design infiltration rates as long as the reduction and safety factors are applied in accordance with Appendix C of the Pennsylvania Stormwater Best Management Practices Manual. However, these tests must be performed at the proposed basin locations and bottom elevations. Furthermore, probe holes must also be excavated to below proposed basin bottom elevations to verify that no limiting zones exist.

4. The 100-year storm event routed maximum elevation for Basin C1 is higher than the top grate of the outlet structure and the emergency spillway invert. The outlet structure grate shall be added to the model and the emergency spillway input width shall be revised to 24.5 feet to correspond to the provided computations. The 100-year storm shall then be re-routed through the corrected, revised outlet structure/pond. [Sec. 309.(h) and Sec. 309.(i)]
5. The invert "I" values listed at the basin details provided on sheet number 4.03 are not correct and shall be revised. [Sec. 403.(a)(2) and Sec. 403.(d)(1)]
6. The two (2) required Landowner Statements shall be provided on the Plan and signed by the Landowner. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]
7. The required Design Engineer Statement shall be provided on the Plan and signed by the Plan Designer. [Sec. 403.(b)(23)]
8. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. I have computed this amount to be \$5,096.06 (see the attached calculation). [Sec. 706.(a)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. Approval of the method of sewage disposal shall be obtained from the PA DEP for the project. A Sewage Facilities Planning Module shall be provided to the Township. [Sec. 303.(a)(1)(iii), Sec. 303.(d)(10), Sec. 304.(d)(3), Sec. 505. and Sec. 902.(b)] *(see also Chapter 23, comment # 1)*
2. The ESPC plan shall be deemed adequate by the BCCD. A copy of the final ESPC Plans and the adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 402.(e) and Sec. 508.(c)(2)] *(same as Chapter 25, comment # 1)*
3. An NPDES Permit for Stormwater Discharges Associated with Construction Activities shall be approved by the BCCD or the PA DEP. A copy of the final PCSM Plans and the permit shall be provided. [Sec. 304.(d)(3) and Sec. 508.(c)(2)] *(same as Chapter 25, comment # 2)*

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4. General Note # 6 provided on sheet number 1.01 states that “All proposed roadways are hereby offered for dedication to Tilden Township.” Normally, the Supervisors would need to determine if they are willing to accept dedication and, if so, a maintenance guarantee and offer of dedication (Right-of-Way deed of dedication) would be required. [Sec. 306.] (*However, see ‘Certification of Order’ comment # 1*)

Should the Supervisors be willing to accept dedication, I recommend construction oversight of the street be required. Since this is only a Preliminary Plan and thus a Developer’s Agreement will not be provided, it is important that a procedure be in place to allow the Township to inspect the street construction as it progresses. Particularly important to be observed is the placement of fill material to be installed at the low point of the street.

5. The Plans shall be signed and sealed by the Engineer and Surveyor. The provided ‘Certification of Accuracy’ and ‘Design Professional Certification’ statements provided on sheet number 1.01 shall also be signed, sealed and dated. [Sec. 402.(c)(4)]
6. Details for the proposed sanitary sewer systems shall be provided on the Plan. [Sec. 402.(c)(14)(vii) and Sec. 505.]
7. Recreation facilities shall be provided. [Sec. 402.(c)(14)(viii), Sec. 402.(c)(14)(ix), Sec. 602.(n) and Sec. 905.(a)(4)]

The Applicant’s Engineer has stated that a contribution fee for each additional dwelling unit will be provided in lieu of dedicating recreational areas.

8. The ‘Wetland Delineation Certification’ provided on sheet number 1.01 shall be signed and dated. [Sec. 402.(c)(15)]
9. The Eva’s Way street centerline profiles provided on sheet numbers 1.12 and 1.13 shall have a vertical scale of 1” = 2’, 1” = 4’, or 1” = 8’. [Sec. 402.(f)(2)(i)]

The Applicant’s Engineer has requested a waiver from this requirement to allow for the scale of 1” = 5’ to be shown on the Plans. I have no engineering issues with this request.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Board of Supervisors that a waiver of [Sec. 402.(f)(2)(i)] of the SALDO be granted to allow for the scale of 1”5’ for Eva’s Way Street centerline profile to be shown on the plans

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

10. All drainage and stormwater management comments provided above under Chapter 25 shall be satisfactorily addressed. [Sec. 402.(f)(3), Sec. 402.(f)(4) and Sec. 507.]
11. The locations of all soil test probes and percolation test holes and/or infiltration tests for sewage disposal and stormwater management shall be shown and labeled on the Plan. [Sec. 402.(f)(6) and Sec. 404.]
12. The site is located within one-quarter (1/4) mile of a documented water test having a nitrate-nitrogen concentration between 5 and 10 mg/l, thus a preliminary hydrogeologic evaluation shall be provided. [Sec. 405.(a) and Sec. 405.(b)]
13. The two (2) sag vertical curves at Station 7+52 and Station 19+01 for Eva's Way do not meet the required sight distance of 250 feet. 'K values' (rate of vertical curvature = length of curve per percent difference of grades) greater than 49 are required for that sight distance. (Reference: PennDOT Publication 13M (DM-2), 2015 Edition, Chapter 2, Section 2.12.B. and AASHTO Geometric Design of Highways and Streets, 2004, Chapter 3, Exhibit 3-75.) The proposed street profile shall be revised accordingly. [Sec. 502.(g)(1)(i)]

The Applicant's Engineer has responded by proposing the design (and posted) speed limit of the street to be 20 mph. Utilizing the above referenced exhibit, a 'K value' of 17 would be necessary for this speed. This equates to 115 feet of sight distance. Both curves meet this criteria. A waiver is necessary to allow for the current design.

14. The proposed Eva's Way radii at the intersection with Walnut Road shall be revised to thirty-five (35) feet. [Sec. 502.(h)(6)(i)]
15. Drainage easements shall be provided for all drainage facilities located outside of street right-of-way areas, including areas below basin outlet pipes to the unnamed tributary watercourse that traverses the site. [Sec. 508.(b)(1)]

The additional areas that these easements are required are as follows:

- Basin C2 (The Plan shows an easement at this location, but it is insufficient in size.)
- Swale A02
- Swale A03
- Swale A04
- Swale B01

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- Swale C01
- Swale C03
- Area from Basin A outlet pipe structure A901 to the provided easement for the unnamed tributary watercourse.

16. Street lights shall be shown and detailed on the Plan if required by the Supervisors. [Sec. 602.(l)]

17. Adequate, safe and convenient arrangement for pedestrian circulation throughout the site shall be provided. The Plan currently proposes a 4-foot wide concrete sidewalk along the north side of Eva's Way. There is no pedestrian path from the street to the open space areas, however. Also, pedestrian walkways shall be provided to "blend into the site". [Sec. 901.(e) and Sec. 906.(a)(2)(ii)] (*see also Chapter 32, comment # 1*)

It was discussed at the October 18, 2016 Planning Commission meeting that a bituminous paving pathway from the street through the proposed open spaces may meet this requirement in lieu of the proposed concrete sidewalk. However, see Chapter 32, comment # 2.

18. Curbs along the proposed street may be required. [Sec. 901.(e)] (*see also Chapter 32, comment # 2*)

19. The Plan does not demonstrate that each unit will be sited to provide privacy. Also, architectural controls shall be developed to ensure housing units complement the project and each other. [Sec. 906.(a)(2)(i)]

The Applicant's Engineer has responded that these items will be incorporated into the future Homeowner's Association documentation. I concur that they should be, however, these items are required for this Preliminary/Tentative Plan. Therefore, I recommend that these items be provided now in a 'draft' form and then finalized in conjunction with the Final Plan submittal and preparation of the required Homeowner's Association documentation.

Chapter 32 – Zoning Ordinance

1. Adequate, safe and convenient arrangement for pedestrian circulation throughout the site shall be provided. [Sec. 404.(b)(5)] (*see also Chapter 27, comment # 17*)
2. Generally, sidewalks and curbs shall be provided in the area adjacent to the housing and may not be required on approach roadways. [Sec. 404.(c)(8)] (*see also Chapter 27, comment # 18*)

'Certification of Order'

The following item is a condition imposed by the Zoning Hearing Board in their 'Certification of Order' dated May 27, 2011 which granted a special exception to allow for the construction of a residential cluster development.

1. "(c) The Applicant shall establish a Homeowners' Association in accordance with applicable law including, but not limited to, the Tilden Township Subdivision and Land Development Ordinance. The Homeowners' Association shall be responsible for and attend to required maintenance and improvements of streets, sidewalks, storm water drainage areas, on-site septic systems, water systems (if any), "common" areas, and address related matters."

Please note that this condition requires the proposed street to be **private** and owned and maintained by the Homeowners' Association. Also, the establishment of a Homeowner's Association is a requirement to be satisfied in conjunction with the Final Plan submittal. Since the Plan currently proposes that Lots 27 & 28 have access to Eva's Way, they also shall be part of the Homeowner's Association. General Note # 15 provided on sheet number 1.01 shall be revised to include Lots 27 & 28.

General

1. The two (2) 'Certification of Ownership, Acknowledgment of Plan' statements provided on sheet number 1.01 should be signed and notarized.
2. The Plan shows a proposed access easement from Holly Drive to Lot 30 labeled as "Easement To Be Granted In Favor of Steven & Marlene Skoloda Through Lands Now or Formally Timothy K. Shollenberger". Additional detail for this area should be shown on the Plan. There exists several large trees and two (2) driveways in this area. A draft copy of the easement agreement should be provided with this Preliminary Plan. A copy of the executed easement agreement will need to be provided in conjunction with the Final Plan submittal.
3. General Note # 16 provided on sheet number 1.01 states that all three (3) open space areas will be owned and maintained by the Homeowner's Association. This is not correct as the Plan currently proposed that Lot 30 (containing Open Space C) could be sold separately. The note should be revised to remove Open Space C.
4. General Note # 23 provided on sheet number 1.01 should be revised to 20 mph to correspond to the street design and sign detail provided on sheet number 1.18.

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5. The provided speed limit sign at station 3+75 for vehicles traveling eastwardly on Eva's Way should be relocated to approximate station 13+75.
6. At the 'Waivers Granted' listing provided on sheet number 1.01, the phrase "in a residential cluster development" should be revised to "to access a cul-de-sac street".

Following the review, a motion was made by Josh Breslin, seconded by Greg Kozlowski to table the preliminary plan based upon the above comments as submitted by the township engineer. Upon roll call, Breslin, Kozlowski, Forte, Enevoldson and Keener voted yes.

Mr. Hoagland stated that he will submit the additional information to the township engineer to review prior to the next meeting and plans to attend the February meeting to discuss certain items.

THANK-YOU LETTER/WILLIAM BYASSEE

A motion was made by Chris Forte, seconded by Greg Kozlowski to authorize the secretary to write a thank you letter to William Byassee for his years of service and dedication to the Township Planning Commission. Upon roll, Forte, Kozlowski, Breslin, Enevoldson and Keener voted yes.

RESCHEDULE MARCH MEETING

A motion was made Dale Keener, seconded by Josh Breslin to re-schedule the March 21st meeting to Tuesday, March 28, 2017, at 7:30 p.m. Upon roll call, Kozlowski, Keener, Forte, Enevoldson and Breslin voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by seconded by Greg Kozlowski, seconded by Josh Breslin to adjourn the meeting. The meeting was adjourned at 10:28 P.M. Upon roll call, Kozlowski, Breslin, Keener, Enevoldson and Forte voted yes.

Attest:

**Anna M. Shollenberger
Secretary**