

## **TILDEN TOWNSHIP PLANNING COMMISSION**

**Tuesday, May 16, 2017  
Regular Meeting**

**The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, May 16, 2017 with the following present: Dale Keener, Joshua Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas and one citizen. A copy of the roster is on file with the secretary.**

**The meeting was called to order by Chairperson Dale Keener at 7:34 P.M. followed by the pledge of allegiance**

### **APPROVAL OF MINUTES**

**A motion was made by Greg Kozlowski, seconded by Chris Forte to approve the minutes of the April 18, 2017 meeting. Upon roll call, Kozlowski, Forte, Enevoldson and Keener voted yes.**

### **VALENTI-MID-ATLANTIC REVISED FINAL PLAN**

**Mark Magrecki was present at the meeting and stated that St. Luke's Medical Center will occupy 12,000 sq. ft. and Starbucks - 2,000 Sq. ft. in the new facility. The parking spaces will be reduced from 194 spaces to 158 spaces and an above ground detention basin will be constructed.**

**Members discussed the following items: the original approved plan indicates a "do not enter" entrance at Starbucks and it was suggested that two spaces be marked for turn arounds. Also, concerned about the safety of pedestrians walking and suggested that sidewalks be provided along Jetson Drive and Dave's Way. Presently a waiver was granted on the original land development and the note states – "subject to regulations for second class townships". The township engineer stated at a future date this will give the Township the option to request the construction of sidewalks if needed. Also, the Engineer will check with the township solicitor relative to the waiver on sidewalks.**

**The township engineer will submit a formal review on the revised Valenti Mid-Atlantic final plan**

### **WALNUT ACRES SUBDIVISION**

**The township engineer briefed the members as to what transpired at the township meeting on May 10, 2017 relative to the Walnut Acres Subdivision. At that time, Attorney Shollenberger reviewed all the items as per the township engineer's**

review letter dated Jan, 17, 2017 and stated that all lots will be included in the Home Owners Association with the exception of Lot #30 and six acres to be used for recreation. Attorney Shollenberger will draft the applicable conditions for conditional preliminary plan approval which will be reviewed by the township solicitor and engineer. Also, Attorney Shollenberger was asked if he is willing to include in the conditions that no construction whatsoever will begin if conditional approval is received. Attorney Shollenberger did agree.

#### **PETITION FOR TEXT AMENDMENT TO THE ZONING ORDINANCE**

Township engineer briefly updated the members on the text amendment to the Zoning Ordinance, which is being revised by Penn Terra Engineering.

#### **UPDATING SALDO & ZONING ORDINANCE**

The members indicated that there is a need to update and revise the SALDO and the zoning ordinances. It was suggested that the township consider hiring a planning consultant. This issue to be discussed with the Board of Supervisors at the joint meeting.

#### **JOINT MEETING – BOARD OF SUPERVISORS & PLANNING COMMISSION**

A motion was made by Sharon Enevoldson, seconded by Greg Kozlowski to schedule a joint meeting with the Board of Supervisors on Wednesday, June 21, 2017, at 7 P.M. to discuss planning issues and any other business that may come before the Board.

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

#### **ADJOURNMENT**

Since there was no further business, a motion was made by Chris Forte, seconded by Josh Breslin, to adjourn the meeting. The meeting was adjourned at 9:14 P.M. Upon roll call, Forte, Breslin, Enevoldson, Kozlowski and Keener voted yes.

Attest:

Anna M. Shollenberger  
Secretary