

TILDEN TOWNSHIP PLANNING COMMISSION

**Tuesday, May 17, 2016
Regular Meeting**

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, May 17, 2016 with the following present: Dale Keener, Joshua Breslin, Christopher Forte, Greg Kozlowski and secretary, Anna Shollenberger. Absent: William Byassee and township engineer, Greg Haas. There were no members of the public present.

Chairperson Dale Keener called the meeting to order at 7:38 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

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

A motion was made by Dale Keener, seconded by Greg Kozlowski, to approve the minutes of April 19, 2016. Upon roll call, Keener, Kozlowski, and Breslin voted yes.

VALENTI MID-ATLANTIC REALTY – Preliminary/Final Land Development Plan TIME EXTENSION REQUEST

A letter was received from Penn Terra Engineering on behalf of Valenti Mid-Atlantic Realty requesting a (90) day time extension on the Valenti Mid-Atlantic Realty land development plan until August 17, 2016. A motion was made by Greg Kozlowski, seconded by Chris Forte recommending to the Board of Supervisors that the time extension be granted until August 17, 2016. Upon roll call, Kozolowski, Forte, Breslin and Keener voted yes.

NOTICE OF APPEAL – CABELA’S 30 HAMBURG ASSOCIATES, LP

A notice of appeal was received from 30 Hamburg Associates, LP requesting a variance to construct a hotel on a 4.8 acre lot located on 60 Wilderness Drive (also known as Outparcel I from the Cabela’s subdivision).

After a general discussion, a motion was made by Dale Keener, seconded by Greg Kozlowsk to oppose the variance request to construct a new Hotel on a 4.8 acre parcel located at 60 Wilderness Drive since it does not comply with Section

1719(a) of the Tilden Township Zoning Ordinance. Upon roll call, Keener voted yes, Kozlowski voted yes, Forte voted yes and Breslin voted yes.

Keener recommended that the members of the Commission attend the Zoning Hearing Board meeting scheduled for June 2, 2016 to support the Commission's opinion.

NOTICE OF APPEAL – DR. MIRIAM BARIBKIN/HAMBURG FAMILY DENTAL

A notice of appeal was received from Dr. Miriam Baribkin/Hamburg Family Dental to construct a sign at 469 West State Street.

During the review it was noted that specific sections of the ordinance had not been identified in the application. A motion was made by Dale Keener, seconded by Greg Kozlowski to oppose the variance request due to the size of the sign since the property is located in an R-3 Residential District. Also, additional emphasis needs to be placed on the size of the sign [Section 1906(a)] and the lighting of the sign should be directed downward on the face of the sign [Section 1903 (g)] as per the Tilden Township Zoning ordinance. Upon roll call, Keener voted yes, Kozlowski voted yes, Forte voted yes and Breslin voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by Greg Kozlowski, and seconded by Chris Forte, to adjourn the meeting. The meeting was adjourned at 8:38 P.M. Upon roll call, Kozlowski, Forte, Breslin and Keener voted yes.

Attest:

Anna M. Shollenberger
Secretary