

# **TILDEN TOWNSHIP PLANNING COMMISSION**

**Tuesday, October 17, 2017  
Regular Meeting**

**The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, October 17, 2017 with the following present: Dale Keener, Joshua Breslin, Sharon Enevoldson, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger and township engineer, Greg Haas, A copy of the attendance roster is on file with the secretary.**

**The meeting was called to order by Chairperson Dale Keener at 7:31 P.M. followed by the pledge of allegiance.**

## **PUBLIC PARTICIPATION**

**Thomas & Faye Werley, 215 Pine Road, Hamburg, inquired if preliminary plans were submitted for a warehouse along Pine Road. He stated that he does not want to see an increase in traffic on Pine Road, concerned about the stream originating on that property and how it will be controlled.**

**Mr. Keener stated that no plans have been submitted. Today, the Township Solicitor submitted a draft copy of a proposed ordinance to amend the zoning Ordinance which provides for a "Logistics Park" overlay district in a R-2 zoning district.**

**Greg Haas stated that the Township does have a very robust storm water management ordinance.**

**Greg Kozlowski indicated he has seen traffic equipment installed at various Intersections, so they are conducting a traffic study.**

## **APPROVAL OF MINUTES**

**A motion was made by Greg Kozlowski, seconded by Josh Breslin to approve the minutes for the September 19, 2017 meeting. Upon roll call, Kozlowski, Forte, Breslin and Keener voted yes.**

## **CABELA'S OUTPARCEL 'I' (HOTEL) – PRELIMINARY /FINAL PLAN**

**Joe Stein, Penn Terra Engineering, Inc. was present at the meeting relative to the Cabela's Outparcel 'I' for the construction of a hotel.**

**The engineer's comments of October 9, 2017 were as follows:**

**Chapter 23 – Sewers and Sewage Disposal**

1. A 'Sewage Tapping Fee' shall be paid prior to final plan approval. The amount shall be \$8.01 times the number of gallons per day (GPD). The number of GPD has been determined to be 1,056 as per the provided 'Wastewater Survey for Nonresidential Establishments – Application for Wastewater Discharge Permit'. This is based on 12 GPD per room as per the Application. The PA DEP shall concur with this proposed flow computation. [Sec. 104.]

**Chapter 25 – Storm water Management (SWM)**

1. The Erosion and Sedimentation (E&S) Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)] (*same as SALDO comment # 2*)
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e) and Sec. 404.] (*same as SALDO comment # 3*)
3. The 'Infiltration Bed Volume & Dewatering Calculations' provided with in the Post Construction Stormwater Management (PCSM) Report shall utilize a design rate of 2.33 inches per hour, not 2.33 feet per hour. [Sec. 305.(a)(2)(ii) and Sec. 305.(a)(2)(iii)]
4. The post-developed peak discharge rates to point of interest 2 (POI-2) are greater than the pre-developed levels for all design storms. Also, the peak discharge rate amounts within the summary table in the narrative portion of the PCSM Report do not correspond to the amounts provided in the hydrograph reports. [Sec. 308.(b)]
5. Culvert/Orifice Structure [A] shall be removed from the Underground Storm Bed # 1 Pond Report within the PCSM Report. All storm routings shall be revised accordingly. [Sec. 308.(b), Sec. 309.(h) and Sec. 309.(i)]
6. The input data for the maximum stage elevation, the length & slope for Culvert/Orifice Structure [A] and the diameter of Culvert/Orifice Structure [B] provided in the Infiltration Basin Pond Report within the PCSM Report do not correspond to details provided on the Plan. The details or all storm routings shall be revised accordingly. [Sec. 308.(b), Sec. 309.(h) and Sec. 309.(i)]

**Page 3: Tilden Township Planning Commission  
October 17, 2017**

7. Time of Concentration (Tc) calculations shall be provided within the PCSM Report for the two (2) pre-developed watersheds. [Sec. 309.(a), Sec, 403.(a)(3) and Sec. 403.(d)(3)]
8. The 'Owners Drainage Certification' statement provided on the cover sheet shall be signed. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]
9. The 'Engineer's Drainage Certification' statement provided on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]
10. 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]
11. Financial guarantee of the installation of all required stormwater management facilities shall be provided. [Sec. 701.]

An 'Opinion of Probable Cost' dated September 13, 2017 prepared by PennTerra Engineering, Inc. has been provided. I have reviewed this estimate and have included a marked-up copy herein for the Applicant's use in making revisions.

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

Attached is a computation that determines the amount to be \$3,561.56.

**Chapter 27 – Subdivision and Land Development Ordinance (SALDO)**

1. The plan shall first be submitted as a Preliminary Plan. The plan has been submitted as a Preliminary/Final Plan. [Sec. 301.(b), Sec. 303.(a) and Sec. 304.(a)]

The Applicant's Engineer has requested a waiver from this requirement to allow for the Plan to be submitted and reviewed as a Preliminary/Final Plan. I have no engineering issues with this request. Therefore, I have reviewed the plan according to all preliminary and final plan requirements.

2. The E&S Control Plan shall be deemed adequate by the BCCD. A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12) and Sec. 508.(c)(2)] (*same as SWM comment # 1*)
3. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once

**Page 4: Tilden Township Planning Commission  
October 17, 2017**

4. obtained and all supporting information shall be provided. [Sec. 304.(d)(3) and Sec. 508.(c)(2)] (*same as SWM comment # 2*)
5. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply to the site shall be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design to the site. [Sec. 304.(d)(4), Sec. 506.(a) and Sec. 602.(f)(1)]
6. 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)]

An 'Opinion of Probable Cost' dated September 13, 2017 prepared by PennTerra Engineering, Inc. has been provided. I have reviewed this estimate and have included a marked-up copy herein for the Applicant's use in making revisions.

7. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Engineer's Certification of Accuracy' and 'Surveyor's Certification of Accuracy' statements provided on the cover sheet shall also be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]
8. The 'Wetlands Certification' statement provided on the cover sheet shall be signed and dated. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
9. The 'Statement of Ownership and Acknowledgement of Plan' provided on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]

**Chapter 32 – Zoning Ordinance (ZO)**

1. The proposed use (Hotel) is permitted within the C-3 Zoning District when authorized as a Conditional Use by the Board of Supervisors. [Sec. 8-202.(f)(12) --- Ordinance No. 216-2014]
2. The proposed hotel building must relate harmoniously to the surrounding buildings. [Sec. 8-204.(d) --- Ordinance No. 216-2014]
3. The Landscape Plan shall be signed and sealed by a registered Landscape Architect. [Sec. 1803.(k)(1)]

**There was a discussion relative to the traffic movement around the hotel area especially for larger vehicles, campers etc. Also, expressed safety concerns**

at the McDonald's intersection and it was recommended that the developer contact McDonald's relative to placing a stop sign on their parking lot before entering the shared access drive.

The township engineer had suggested that the plan be denied unless a letter requesting a time extension is submitted prior to November 15<sup>th</sup>. This will give the developer additional time to address the stormwater issues, particularly comments #4, #5, #6, and #7.

A motion was made by Greg Kozlowski, seconded by Dale Keener to recommend to the Board of Supervisors that the preliminary/final plan - Cabela's Outparcel '1' be denied based upon the township engineer's review comments of October 9, 2017 unless a letter requesting an extension of time is submitted within the 90 day time period, which is prior to November 15, 2017. Upon roll call, Kozlowski, Keener, Breslin, Enevoldson and Kozlowski voted yes.

Mr. Stein indicated that a letter requesting an extension of time will be submitted.

**PROPOSED ORDINANCE ESTABLISHING A "LOGISTICS PARK" OVERLAY DISTRICT IN A R-2 ZONING DISTRICT**

Engineer will review the proposed Ordinance and submit his recommendations. Also, presented draft notes for a Logistics Park Overlay Districts and included some of the recommendations he received after speaking with township official in the Lehigh Valley area relative to warehouses.

**2018 MEETING SCHEDULE**

A motion was made by Chris Forte, seconded by Josh Breslin to hold the regular township planning commission meetings on the third Tuesday of each month, at 7:30 P.M. in the Township Municipal Building. Upon roll call, Forte, Breslin, Enevoldson, Kozlowski and Keener voted yes.

**ADJOURNMENT**

Since there was no further business, a motion was made by Greg Kozlowski, seconded by Chris Forte, to adjourn the meeting. The meeting was adjourned at 9:35 P.M. Upon roll call, Kozlowski, Forte, Breslin, Enevoldson and Keener voted yes.

Attest:

Anna M. Shollenberger, Secretary