

TILDEN TOWNSHIP PLANNING COMMISSION

Special Meeting
March 29, 2011

The Tilden Township Planning Commission met in the Tilden Township Municipal Building on March 29, 2011 with the following present: Dale Keener, JoAnn Rahausser, Thomas Hojnowski, William Byassee and Secretary, Cheryl Haus. Member, Kristi Koinski was absent. A copy of the roster is on file with the secretary.

Chairman Dale Keener called the meeting to order at 7:33 p.m followed by the Pledge of Allegiance.

PUBLIC PARTICIPATION - NONE

Red Robin Land Development Plan

Mr. Jim Ryan, CEO of Lehigh Valley Restaurant Group discussed with the Board a significant reduction in comments on the Carbon Engineering, Inc. comments of March 17, 2011. Renderings were presented of the building modifications as per the thematic development in that area. Comments were that the renderings related more to the Cabela's / Walmart with more stone, rustic appearance and earthtones. Mr. Keener had stopped by the Saucon Valley shops and stated it was closer to the theme the Planning Commission wants in that area.

Chapter 23 - Sewers and Sewage Disposal

1. A tapping fee shall be provided for the proposed connections to the sanitary sewer system. (Sec.104.)

Chapter 25 - Stormwater Management

1. The erosion & sediment pollution control plan must be deemed adequate by the Berks County Conservation District (BCCD) (Sec.303.(a)and Sec.403.(a)(4)0

2. The post-construction Stormwater management analysis and design provided as part of the existing NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. (Sec.303.(c), Sec.303.(d), Sec.306.(e),and Sec.404.)

3. The "Engineer's Drainage Certification" on the cover sheet must be signed by the Engineer. (Sec.403.(b)(23))

4. A "Stormwater Control and BMP Operations and Maintenance Agreement" must be provided. (Sec.403.(c)(1)(vi), Sec.403.(e),Sec.702.,Sec.703.,Sec.705., and Part 10)

5. Financial guarantee of the installation of all required Stormwater management facilities shall be provided. A construction cost estimate shall be provided. The presentation of As-Built Plans shall be included within these items. (Sec.701.)

6. A specified amount shall be paid to the "Township Stormwater Control and BMP Operation and Maintenance Fund". (Sec.706.(a))

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Chapter - Subdivision and Land Development Ordinance (SALDO)

1. The erosion and sediment pollution control plan must be deemed adequate by the BCCD. (Sec.303.(c)(2)(iii), Sec.304.(d)(2), Sec.403.(d)(12), and Sec.508.(c)(2))
2. The sewage planning exemption for the proposed sanitary connection to the existing system must be approved by the PA DEP. (Sec.303.(d)(10), Sec.403.(d)(10), and Sec.505.(c))
3. The post-construction Stormwater management analysis and design provided as part of the existing NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. (Sec.304.(d)(3) and Sec.508.(c)(2))
4. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply must be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design. (Sec.304.(d)(4) and Sec.506.(a))
5. A construction cost estimate shall be provided for the required site improvements. An "Improvements 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), and Sec.601.(b))
6. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. (Sec.402.(c)(4) and Sec.403.(c)(4))
7. Evidence that the proposed landscape plan is acceptable to Cabela's shall be provided. (Sec.403.(c)(13) and Sec.403.(d)(5))
8. The "Statement of Ownership and Acknowledgement of Plan" must be signed and notarized. (Sec.403.(c)(18))
9. All proposed parking areas shall be constructed with impervious bituminous paving. The plan shows an area twenty (20) feet deep by two-hundred forty (240) feet long of pervious paving that does not conform to the requirements of the SALDO.

Traffic Impact

1. A traffic impact fee of \$52,791.73 must be paid for the traffic generated from this project. (The amount in my review comments of March 3, 2011 was incorrect)

A motion was made by Tom Hojnowski and seconded by JoAnn Rahausser to recommend approval of the waiver, to the Board of Supervisors, as per the letter of March 11, 2011 from Penn Terra Engineering, Inc. Upon roll call, Hojnowski, Rahausser, Byassee and Keener voted yes.

A motion was made by Tom Hojnowski and seconded by JoAnn Rahausser to recommend to the Board of Supervisors conditional approval of the Red Robin Land Development Plan, subject to meeting all of the comments of Carbon Engineering's comments of March 17, 2011. Upon roll call, Hojnowski, Rahausser, Byassee and Keener voted yes.

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ADJOURNMENT:

A motion was made by William Byassee and seconded by Tom Hojnowski to adjourn the meeting @ 8:07 p.m. Upon roll call, Rahauser, Keener, Byassee and Hojnowski voted yes.

ATTEST:

Cheryl A. Haus
Secretary