

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday May 26, 2015
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on May 26, 2015 with the following present, Dale Keener, JoAnn Rahausser, William Byassee, Christopher Forte, secretary, Anna Shollenberger, township engineer, Greg Haas and several citizens. Absent: Joshua Breslin A copy of the roster is on file with the secretary.

Chairperson Dale Keener called the meeting to order at 7:35 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by JoAnn Rahausser, seconded by William Byassee to approve the minutes of January 26, 2015. Upon roll call, Byassee, Rahausser, Keener and Forte voted yes.

Due to a loyalty oath not being submitted prior to the meeting, a motion was made by JoAnn Rahausser, seconded by Dale Keener to rescind the motion made on January 26, 2015 for vice chairperson and to reappoint William Byassee as vice chairperson. Upon roll call Rahausser, Keener and Forte voted yes.

KUMAR MEDICAL CENTER

Dr. Ashok Kumar, Aristides I. Otero, ASLA,- Stackhouse Bensinger, Inc.; Kiprian A. Fedetz, A.I.A.- Fedetz & Martin Associates; Sunny Veina and Robert Kearney,CCIM – Century 21 were present at the meeting relative to the sketch plan for the proposed Kumar Surgical Center to be located along Industrial Drive on a 1.5 tract of land. It was stated that the proposed 8,000 sq. ft. surgical center will be for specialty out-patient procedures and there are no overnight stays. There would be a covered canopy area for drop off and pick-up. Employment - 16 employees and three practitioners.

Following the discussion on the hours of operation, number of parking spaces, safety issues concerning the movement of traffic including pedestrian traffic, emergency access etc. plus the township engineer's comments, a motion was made by Dale Keener, seconded by William Byassee that the township engineer's comments be included in the preliminary/final plan as follows:

Chapter 25 – Stormwater Management

1. A 'Stormwater Management / Drainage Plan' will need to be provided. [Sec. 301., Sec. 304., Sec. 305., Sec. 306., Sec. 308., Sec. 309. and Part 4]

2. A detailed soils evaluation report will need to be provided for any proposed infiltration facility. [Sec. 305.(b)]
3. Easements will need to be provided for all proposed drainage and stormwater management facilities that include ingress to and egress from a street right-of-way. [Sec. 403.(b)(19) and Sec. 704.(b)]
4. A 'Stormwater Control and BMP Operations and Maintenance Agreement' will need to 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 will need to be provided. [Sec. 701.]
6. A specified amount will need to be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission will need to review the preliminary and final plans and provide comments. [Sec. 301.(a), Sec. 303.(c)(2)(ii) and Sec. 304.(c)(2)]
2. A construction cost estimate will need to be provided for the required site improvements. An 'Improvement 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), Sec. 406. and Sec. 601.(b)]
3. The locations of all existing and proposed survey markers and monuments should be shown and labeled on the plan. [Sec. 403.(c)(15) and Sec. 602.(h)]
4. Drainage design computations will need to be provided. [Sec. 507.]
5. An erosion and sediment pollution control plan will need to be prepared, submitted to and deemed adequate by the Berks County Conservation District. [Sec. 508.(c)]

Chapter 32 – Zoning Ordinance (ZO)

1. The 'Intended Use' shall be noted on the plan as "Clinic" and "Medical Office" to correspond to the ZO. The title of the project and plans can remain the same however (Kumar Surgical Center). [Sec. 8-102.(b)(18) and Sec. 8-102.(b)(19)]
2. The plan depicts an area labeled as "concrete pad for trash receptacles". This area will need to be completely screened. [Sec. 1612.(g)(5)]

3. At least one (1) off-street loading space will need to be provided. [Sec. 1802. and Sec. 1803.(b)]
4. Interior landscaped areas will need to be provided within the proposed parking lot area. A landscaping plan shall be provided. [Sec. 1803.(j)(2)(i), Sec. 1803.(j)(2)(ii) and Sec. 1803.(k)]
5. A lighting plan will need to be provided. [Sec. 1803.(l)]

Upon roll call, Byassee, Rahausser, Keener and Forte voted yes.

LOT 5&6 CHEESE LANE – LOT CONSOLIDATION/COMBINATION

Bob Stewart was present at the meeting relative to the preliminary/final plan for the consolidation/combination of Lots 5 & 6 of the previously approved Himmelberger subdivision along Cheese Lane

After reviewing the plan, a motion was made by William Byassee, seconded by JoAnn Rahausser recommending that the plan be approved subject to receiving the comments from the Berks County Planning Commission and addressing the township's comments as follows:

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The Berks County Planning Commission shall review the plan and provide comments. [Sec. 301.(a), Sec. 303.(c)(2)(ii) and Sec. 313.(a)]
2. A note shall be added to the plan stating that the Owner is responsible for submitting and receiving approval of an erosion and sediment pollution control plan from the Berks County Conservation District prior to any earthmoving activities. [Sec. 304.(d)(2)(i) and Sec. 508.(c)]
3. The 'Engineer Certification of Accuracy' and Surveyor Certification of Accuracy' statements shall be signed and sealed by the Engineer and Surveyor responsible for the plan preparation. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]
4. The plan shows existing overhead electric lines and utility poles located through the front of the site. Any existing easements for these facilities shall be shown and labeled on the plan. If easements do not exist, then the plan shall propose utility easements for these facilities. [Sec. 403.(c)(16) and Sec. 508.(b)(1)]

**Page 4: Township Planning Commission
May 26, 2015**

5. The 'Certification of Ownership, Acknowledgement of Plan and Offer of Dedication' statement provided on the plan shall be signed and notarized. [Sec. 403.(c)(18)]
6. A copy of any proposed deed restrictions shall be provided. [Sec. 403.(d)(5)]
7. A note shall be added to the plan stating that the Owner is responsible for submitting and receiving approval of a stormwater management plan from the Township prior to any earthmoving activities. [Sec. 507. and Chapter 25]

Upon roll call, Byassee, Rahausser, Keener and Forte voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by William Byassee, seconded by JoAnn Rahausser, to adjourn the meeting. The meeting was adjourned at 8:55 P.M. Upon roll call, Rahausser, Byassee, Keener and Forte voted yes.

Attest:

**Anna M. Shollenberger
Secretary**

Note: The regular meeting scheduled for May 19, 2015 was rescheduled due to a lack of a quorum. The rescheduled meeting notice was posted on May 19, 2015 including the township's website.