

# **TILDEN TOWNSHIP PLANNING COMMISSION**

Tuesday, July 9, 2013  
Special Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on July 9, 2013 with the following present, Dale Keener, Thomas Hojnowski, JoAnn Rahausser, William Byassee, Anna Shollenberger and township engineer, Ron Tirpak. A copy of the attendance roster is on file with the secretary.

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

## **MINUTES**

A motion was made by Thomas Hojnowski, seconded by JoAnn Rahausser to approve the minutes of the June 18, 2013 meeting. Upon roll call, Hojnowski voted yes, Rahausser voted yes, and Keener voted yes.

## **ADVANCE AUTO PARTS – PRELIMINARY/FINAL PLAN**

Mark Magrecki of PennTerra Engineering and Chris Neill, Primax Properties, were present at the meeting relative to the above captioned plan.

Following the discussion on some landscape issues, a motion was made by Anna Shollenberger, seconded by JoAnn Rahausser to recommend to the Board of Supervisors that conditional approval be given on the Advance Auto Parts preliminary/final plan subject to the township engineer's comments as of June 11, 2013. Comments are as follows:

### **Chapter 16 – Impact Fees**

1. A 'Traffic Impact Fee' shall be paid prior to final plan approval. The amount has been computed to be \$33,784 (41 trips x \$824/trip). [Sec. 105. and Sec. 108.]

### **Chapter 23 – Sewers and Sewage Disposal**

1. A 'Sewage Tapping Fee' shall be paid for the proposed connection to the sanitary sewer system. The amount has been computed to be \$961.20 (120 GPD x \$8.01/GPD). [Sec. 104. and Sec. 111.(d)]

### **Chapter 25 – Stormwater Management**

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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)]
2. An 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 proposed drainage easements shall also include areas around the 48" SLPP that traverses the site. [Sec. 403.(b)(19) and Sec. 704.(b)]
4. The 'Owners Drainage Certification' on the cover sheet shall be signed. [Sec. 403.(b)(22)]
5. The 'Engineer's Drainage Certification' on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]
6. 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]
7. Financial guarantee of the installation of all required stormwater management facilities shall be provided. A construction cost estimate shall be provided. [Sec. 701.]

An 'Opinion of Probable Cost' dated May 31, 2013 has been provided. A marked-up copy of that estimate is included herein to be utilized for making revisions.

8. Since there are specific ownership, operation and maintenance notes provided on sheet 11, that plan shall also be listed on the cover sheet (at the 'Sheet Index' listing) to be recorded. [Sec. 705.]
9. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. Attached is a computation that determines \$3,632.82 shall be provided. [Sec. 706.(a)]

**Chapter 27 – 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)]

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2. An 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)]
3. 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)]
4. A construction cost estimate shall be provided for the required site improvements. An 'Improvement Agreement' must then be executed. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406., and Sec. 601.(b)]

An 'Opinion of Probable Cost' dated May 31, 2013 has been provided. A marked-up copy of that estimate is included herein to be utilized for making revisions.

5. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. [Sec. 402.(c)(4), Sec. 403.(c)(4), and Sec. 403.(c)(7)]
6. The 'Wetlands Certification' on the cover sheet shall be signed. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
7. The 'Statement of Ownership and Acknowledgement of Plan' on the cover sheet must be signed and notarized. [Sec. 403.(c)(18)]

**Chapter 32 – Zoning Ordinance**

1. The Landscape Plan shall be prepared by a registered Landscape Architect. [Sec. 1803.(k)(1)].  
**Address additional landscape issues as discussed at the July 9<sup>th</sup> meeting.**

**General**

1. Evidence that a proposed landscape plan is acceptable to Cabela's should be provided.

Upon roll call, Shollenberger voted yes, Rahouser voted yes, Keener voted yes, Byassee voted yes and Hojnowski voted yes.

**WERLEY LAND DEVELOPMENT – ANNEXATION - FINAL PLAN**

The parcel is located off of Laurel Avenue. Mr. Werley wants to annex 0.627 acres from his farm to the existing 0.457 acre property along Laurel Avenue making a combined area of 1.084 acres.

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After reviewing the plan, a motion was made by William Byassee, seconded by JoAnn Rahausser to recommend to the Board of Supervisors that the Werley Annexation plan be approved subject to the township engineer's comment as follows:

1. A new deed should be recorded combining the existing and annexation parcel into one parcel. A copy of the new deed should be provided to the Township.

Upon roll call, Byassee voted yes, Rahausser voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

**CANCELLATION – REGULAR JULY MEETING**

A motion was made by William Byassee, seconded by JoAnn Rahausser to cancel the regular scheduled July 16, 2013 meeting since there is no business to conduct. Upon roll call, Byassee voted yes, Rahausser voted yes, Hojnowski voted yes, Keener voted yes and Shollenberger voted yes.

**ADJOURMENT**

A motion was made by JoAnn Rahausser, seconded by Thomas Hojnowski to adjourn the meeting. The meeting was adjourned at 8:12 p.m. Upon roll call, the vote was affirmative.

Attest:

Anna M. Shollenberger,  
Secretary



