

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, August 19, 2014
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building with the following present, Dale Keener, JoAnn Rahausser, Thomas Hojnowski, William Byassee, Anna Shollenberger, township engineer, Greg Haas and several citizens. A copy of the attendance 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.

APPROVAL OF MINUTES

A motion was made by JoAnn Rahausser and seconded by Thomas Hojnowski to approve the minutes of June 17, 2014. Upon roll call, Hojnowski voted yes, Rahausser voted yes and Keener voted yes.

BLUE MOUNTAIN ACADEMY – WATER TREATMENT BUILDING - SKETCH PLAN

Scott Miller, Stackhouse Bensinger Inc., Brent Cowan, P.E., CSC Technology, Inc., David Morgan and Glenn Sutton of Blue Mountain Academy were present at the meeting relative to the proposed 30'x45' water treatment plant at Blue Mountain Academy. The plant to be located on a seventy-four acre parcel off of Mountain Road.

Mr. Miller stated that approvals were received from the Berks County Conservation District, a public water permit from the Pa. Department of Environmental Protection and a township zoning permit.

Following the discussion, the commission's comments on the sketch plan were 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. Drainage easements and stream buffers will need to be provided for all existing watercourses on the tracts. [Sec. 301.(f) and Sec. 306.(d)]
3. A detailed soils evaluation report will need to be provided at the location of the proposed infiltration trench. [Sec. 305.(b)]
4. 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)]

5. 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]
6. Financial guarantee of the installation of all required stormwater management facilities will need to be provided. [Sec. 701.]
7. 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 tract boundary line between PIN # 4474-02-58-4938 and PIN # 4474-02-68-3902 should be shown on sheet 2. All tract boundaries should be clearly shown and labeled on sheet 1. [Sec. 401.(a)(3), Sec. 402.(c)(7) and Sec. 403.(c)(7)]
4. The names and recording information of owners of all adjoining properties should be provided on the plan. [Sec. 401.(a)(6), Sec. 402.(c)(5) and Sec. 403.(c)(5)]
5. Existing features within the two (2) affected tracts should be better shown and labeled on the 'Overall Property Plotting' provided on sheet 1. [Sec. 401.(a)(8), Sec. 402.(c)(11) and Sec. 402.(c)(12)]
6. Zoning district boundary lines and district designations should be provided on the 'Overall Property Plotting' provided on sheet 1. [Sec. 401.(a)(12), Sec. 402.(c)(8) and Sec. 403.(c)(8)]
7. The 'Deed Plot' and 'Overall Property Plotting' provided on sheet 1 should be combined and shown at a maximum scale of 1" = 50', or 1" = 100'. [Sec. 402.(a) and Sec. 403.(a)]

8. The existing contour lines are difficult to see on sheet 2. [Sec. 402.(c)(9)]
9. The names, and cartway and right-of-way widths, of all existing streets abutting the tracts should be provided on the plan. [Sec. 402.(c)(13) and Sec. 403.(c)(9)]
10. Building setback lines will need to be shown and labeled on the plan for the two (2) tracts. [Sec. 402.(c)(14)(iii) and Sec. 403.(c)(14)]
11. The locations of any wetlands within the tracts will need to be identified and shown on the plan. [Sec. 402.(c)(15) and Sec. 403.(c)(24)]
12. The 'Vegetated Channel' detail provided on sheet 2 is not legible. [Sec. 402.(f)(3) and Sec. 507.]
13. The locations of all existing and proposed survey markers and monuments should be shown and labeled on the plan. [Sec. 403.(c)(15)]
14. Any existing or proposed easements within the two (2) tracts should be shown and labeled on the plan. [Sec. 403.(c)(16)]
15. Drainage design computations will need to be provided. [Sec. 507.]

It was recommended that the plan be submitted as a Preliminary/Final Plan, thus providing preliminary and final plan requirements all at once.

The motion was made by Anna Shollenberger, seconded by JoAnn Rahauser. Upon roll call, Shollenberger voted yes, Rahauser voted yes, Keener voted yes, Byassee voted yes and Hojnowski voted yes.

ADJOURNMENT

Since there was no further business, a motion was made by Thomas Hojnowski, seconded by JoAnn Rahauser, to adjourn the meeting. The meeting was adjourned at 8:27 P.M. Upon roll call, Hojnowski, Rahauser, Keener, Byassee and Shollenberger voted yes.

Attest:

Anna M. Shollenberger,
Secretary