

## **TILDEN TOWNSHIP PLANNING COMMISSION**

Tuesday, September 17, 2013  
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on September 17, 2013 with the following present: Thomas Hojnowski, JoAnn Rahauer, William Byassee, Anna Shollenberger and township engineer, Greg Haas. Absent: Dale Keener. A copy of the attendance roster is on file with the secretary.

Thomas Hojnowski called the regular meeting to order at 7:30 P.M. followed by the pledge of allegiance.

### **MINUTES**

A motion was made by William Byassee, seconded by JoAnn Rahauer to approve the minutes of the special meeting on July 9, 2013. Upon roll call, Byassee voted yes, Rahauer voted yes, and Hojnowski voted yes.

### **LEE GOUGLER SUBDIVISION – FINAL PLAN**

Brian Gougler was present at the meeting relative to the above captioned subdivision. The tract is located along Jalappa Road. After discussing some of the township engineer's recommendations, a motion was made by William Byassee, seconded by JoAnn Rahauer to recommend to the Board of Supervisors that approval be given on the final plan contingent upon the township engineer's comments. The township engineer's comments are as follows:

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

1. A stormwater management analysis and drainage plan shall be provided for the future development of Lot 1. [Part 3, Part 4 and Part 7]
2. In-lieu of providing a hypothetical analysis at this time, a note can be placed on the plan stating that a stormwater management analysis and drainage plan must be submitted to the Township for approval prior to any earthmoving or construction activities.
3. A note shall be provided on the plan stating that no earth disturbance activities may commence on Lot 1 until an erosion & sediment pollution control plan is deemed adequate by the Berks County Conservation District. [Sec. 303.(a)]
4. Existing contours shall be shown at intervals of two (2) feet within the residual lot. [Sec. 403.(b)(2)]
5. Any existing stream or channel through the residual lot shall be shown on the plan. [Sec. 403.(b)(3), Sec. 403.(b)(17) and Sec. 403.(b)(18)]

6. Soil types and boundary lines shall be shown on the plan for the entire area of the residual lot. [Sec. 403.(b)(6)]
7. The address of the Plan Preparer shall be noted on the plan. [Sec. 403.(b)(10)]
8. The 'Deed Plot' showing the overall boundary shall be provided at a scale of 1"=100'. [Sec. 403.(b)(12)] (**The Commission had no issue with this item**)
9. The 'Deed Plot' shall show bearings and distances. [Sec. 403.(b)(14)]

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

1. The Berks County Planning Commission shall review the plan. [Sec. 313.(a)]
2. The 'Deed Plot' showing the overall boundary shall be provided at a scale of 1" = 100'. [Sec. 403.(a)(1)] (**The Commission had no issue with this item**)
3. The address of the Plan Preparer shall be noted on the plan. [Sec. 403.(c)(4)]
4. The Plan Preparer shall sign and seal the plan as well as the 'Certificate of Accuracy'. [Sec. 403.(c)(4) and Sec. 403.(c)(7)]
5. The names and recording data for all property owners adjoining the overall boundary shall be provided on the plan. [Sec. 403.(c)(5)]
6. The 'Deed Plot' shall show bearings and distances. [Sec. 403.(c)(7) and Sec. 403.(c)(11)]
7. Error of closure computations shall be provided for Lot 1 and the residual lot. [Sec. 403.(c)(7) and Sec. 403.(c)(11)]
8. The existing cartway width of Jalappa Road, T-716, shall be labeled on the plan. [Sec. 403.(c)(9) and Sec. 403.(c)(10)(ii)]
9. The residual lot shall be labeled as 'Lot 2'. The number of lots shall be listed as two (2). [Sec. 403.(c)(12)] Any existing or proposed restrictions or covenants shall be noted on the plan. [Sec. 403.(c)(13) and Sec. 403.(d)(5)]
10. The locations of all existing and proposed markers and monuments shall be indicated on the plan. [Sec. 403.(c)(15), Sec. 602.(h) and Sec. 602.(k)]
11. Lee W. and Linda L. Gougler shall sign and have notarized the 'Certificate of Ownership & Acknowledgment of Plan'. [Sec. 403.(c)(18)]

12. Lee W. and Linda L. Gougler shall sign and have notarized the 'Certificate of Ownership & Acknowledgment of Plan'. [Sec. 403.(c)(18)]
13. A wetlands delineation, or a note stating that there are no wetlands on the property, shall be provided on the plan. [Sec. 403.(c)(24)]
14. The locations of all soil test probes, percolation test holes and all existing and proposed sewage seepage beds and wells shall be shown on the plan. [Sec. 403.(d)(9), Sec. 404. and Sec. 505.]
15. A Sewage Facilities Planning Module must be approved by the PA DEP. A copy of the approval letter shall be provided. [Sec. 403.(d)(10) and Sec. 505.(c)]
16. A note shall be provided on the plan stating that no earth disturbance activities may commence on Lot 1 until an erosion & sediment pollution control plan is deemed adequate by the Berks County Conservation District. [Sec. 403.(d)(12) and Sec. 508.(c)]
17. All applicable notes concerning future driveway construction and placement shall be provided on the plan. [Sec. 504.(d)]
18. A stormwater management analysis and drainage plan shall be provided for the future development of Lot 1. [Sec. 507.(a)(5)]  
In-lieu of providing a hypothetical analysis at this time, a note can be placed on the plan stating that a stormwater management analysis and drainage plan must be submitted to the Township for approval prior to any earthmoving or construction activities.
19. Recreation facilities shall be provided. [Sec. 602.(n)]

Upon roll call, Byassee voted yes, Rahausser voted yes, Hojnowski 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 7:55 p.m. Upon roll call, the vote was affirmative.

Attest:

Anna M. Shollenberger,  
Secretary

