

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, December 15, 2015
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on December 15, 2015 with the following present, Dale Keener, JoAnn Rahauer, William Byassee, Christopher Forte, Joshua Breslin, secretary, Anna Shollenberger, township engineer, Greg Haas and several citizens. 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 William Byassee, seconded by JoAnn Rahauer to approve the minutes of May 19, 2015. Upon roll call, Byassee, Rahauer, Keener and Forte voted yes.

KUMAR MEDICAL CENTER – Preliminary/Final

Dr. Ashok Kumar, Aristides I. Otero, ASLA,- Stackhouse Bensinger, Inc.; Kiprian A. Fedetz, A.I.A, Fedetz & Martin Associates were present at the meeting relative to the preliminary/final plan for the proposed one story, 12,345 square foot Tilden Ambulatory Surgical Center to be located along Industrial Drive on a 1.5 tract of land. Mr. Otero presented a picture of the proposed facility.

The engineer's comments were reviewed and they are as follows:

Chapter 16 – Impact Fees

1. A 'Traffic Impact Fee' shall be paid prior to final plan approval. The amount shall be \$824.00 times the number of PM peak hour trips. The Applicant's Engineer shall provide the anticipated number of trips for the project site. [Sec. 105. and Sec. 108.]

Chapter 23 – Sewers and Sewage Disposal

1. A 'Sewage Tapping Fee' shall be paid prior to final plan approval. The amount shall be \$8.01 times the number of gallons per day (GPD). The Applicant's Engineer shall provide the anticipated number of GPD for the project site. [Sec. 104.]
2. A 'Wastewater Survey for Nonresidential Establishments – Application for Wastewater Discharge Permit' must be provided. [Sec. 111. and Sec. 129.]

Chapter 25 – Stormwater Management (SWM)

1. The Erosion & Sediment Control Plan shall be deemed adequate by the Berks County Conservation District. A copy of the adequacy letter shall be provided. [Sec. 303.(A) and Sec. 403.(A)(4)] (*same as SALDO comment # 3*)
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e) and Sec. 404.] (*same as SALDO comment # 5*)
3. The top of baffle elevation shall be revised to '431.85' and the inlet pipe invert elevation revised to '428.37' at the I-3 Detail provided on PCSM sheet 4. [Sec. 403.(a)(2)] (*same as SALDO comment # 11*)
4. Design calculations shall be provided for the two (2) proposed vegetated swales/channels. [Sec. 403.(a)(3)]
5. The 'Stormwater Management Landowner's Acknowledgement' statement provided on the cover sheet shall be signed. [Sec. 403.(b)(22)]
6. The 'Schuylkill River Watershed Act 167 Plan' statement provided on the cover sheet shall be completed and signed. [Sec. 403.(b)(23)]
7. 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]
8. 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.]
9. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. Attached is a computation that determines \$2,477.37 shall be provided. [Sec. 706.(a)]

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), Sec. 303.(d)(1) and Sec. 304.(c)(2)]
2. The plan shall first be submitted as a Preliminary Plan. The plan has been submitted as a Preliminary/Final Plan. I have no engineering issues with this chosen submittal process for this project. Therefore, I have reviewed the plan according to all preliminary and final plan requirements. [Sec. 301.(b), Sec. 303.(a) and Sec. 304.(a)]

3. The Erosion & Sediment Control Plan shall be deemed adequate by the Berks County Conservation District. A copy of the adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 402.(e), Sec. 403.(d)(12) and Sec. 508.(c)(2)] (*same as SWM comment # 1*)
4. Approval of the method of sewage disposal must be obtained from the PA DEP. [Sec. 303.(d)(10), Sec. 403.(d)(10) and Sec. 505.(c)]
5. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 304.(d)(3) and Sec. 508.(c)(2)] (*same as SWM comment # 2*)
6. An agreement between the Applicant and Blue Mountain Water Cooperative for water supply to the site shall be provided. Blue Mountain Water Cooperative must also approve the proposed water supply design to the site. [Sec. 304.(d)(4) and Sec. 506.(a)]
7. A construction cost estimate shall 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)]
8. The plans shall be provided at a scale of 1" = 50'. They are shown at 1" = 30'. [Sec. 402.(a) and Sec. 403.(a)]

The Applicant's Engineer has requested a waiver from this requirement to allow for the plans to be presented at the current scale. I have no engineering issues with this request.
9. The plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certificate of Accuracy' statement provided on the cover sheet shall also be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]
10. The existing cartway (pavement) width of Industrial Drive shall be labeled on the plan. [Sec. 402.(c)(13) and Sec. 403.(c)(9)]
11. The top of baffle elevation shall be revised to '431.85' and the inlet pipe invert elevation revised to '428.37' at the I-3 Detail provided on PCSM sheet 4. [Sec. 403.(c)(17)] (*same as SWM comment # 3*)

12. The 'Certificate of Ownership' statement provided on the cover sheet shall be signed and notarized. [Sec. 403.(c)(18)]
13. Locations of proposed underground electric and telephone lines shall be shown on the Utility Plan and the Lighting Plan. These lines shall not be located through or beneath the proposed infiltration bed. [Sec. 508.(b)(5)] (*same as ZO comment # 5*)

Chapter 32 – Zoning Ordinance (ZO)

1. The 'Intended Use' shall be noted on the cover sheet as "Clinic" and "Medical Office" to correspond to the terms contained within the ZO. [Sec. 8-102.(b)(18) and Sec. 8-102.(b)(19)]
2. A proposed loading space (minimum area 14' x 75') shall be provided on the site and delineated with paint striping. This area shall be situated so that sufficient maneuvering room is provided separate from other parking to eliminate traffic conflicts. [Sec. 1802., Sec. 1803.(b) and Sec. 1803.(e)(7)]
3. Interior landscaping shall be provided within the parking lot paved area. A minimum of 10% of the total paved area shall be provided. [Sec. 1803.(j)(2)]
4. The Landscape Plan shall be prepared by a registered Landscape Architect. A seal with signature shall be provided on sheet no. 5 of 8. [Sec. 1803.(k)(1)]
5. Locations of proposed underground electric lines shall be shown on the Utility Plan and Lighting Plan. These lines shall not be located through of beneath the proposed infiltration bed. [Sec. 2003.(e)(1)] (*same as SALDO comment # 13*)

General

1. Exhibits should be provided for traffic flow turning movements through the site, particularly for ambulance and trash collection vehicles.
2. An inlet should be placed at the end of proposed Swale No. 2 prior to runoff entering the parking lot area.
3. Details for the proposed Segmental Wall should be provided on the plans.

A motion was made by William Byassee, seconded by JoAnn Rahausser to recommend to the Board of Supervisors that a waiver be granted to allow the developer to present the plans at the current scale 1"-30'. Upon roll call, Byassee, Rahausser, Keener, Forte and Breslin voted yes.

There was a discussion on sidewalks and the members suggested that a note be placed on the plan that if in the future, sidewalks are required that they are constructed accordingly and also concern was expressed on the proposed loading zone which could possibly require a special exception.

Following the discussion and upon the township engineer's recommendation, a motion was made by William Byassee, seconded by JoAnn Rahausser to table action on the preliminary/final plan so the comments provided by the township engineer, dated December 14, 2015, can be addressed. Upon roll call, Byassee, Rahausser, Keener, Forte and Breslin voted yes.

2016 MEETING DATES

A motion was made by JoAnn Rahausser seconded by Chris Forte to hold the regular meetings of the Township Planning Commission on the third Tuesday of each month, with the exception of the January meeting, to be held on the 4th Tuesday, at the Township Municipal Building, at 7:30 p.m. Meeting dates are as follows:

January 26	April 19	July 19	October 18
February 16	May 17	August 16	November 15
March 15	June 21	September 20	December 20

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

ADJOURNMENT

Since there was no further business, a motion was made by Chris Forte, seconded by Josh Breslin, to adjourn the meeting. The meeting was adjourned at 8:35 P.M. Upon roll call, Rahausser, Byassee, Keener, Breslin and Forte voted yes.

Attest:

Anna M. Shollenberger
Secretary