

TILDEN TOWNSHIP PLANNING COMMISSION

Tuesday, September 15, 2020
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, September 15, 2020 with the following present: Dale Keener, Greg Kozlowski, Josh Breslin, Chris Forte, Anna Shollenberger, secretary and township engineer, Greg Haas. Absent – Sharon Enevoldson. One member of the public was present and a copy of the roster is on file with the secretary

Chairperson Dale Keener called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Chris Forte, seconded by Dale Keener to approve the minutes of August 18, 2020 as presented. Upon roll call, Forte, Keener, Kozlowski and Breslin voted yes.

WAWA AMENDED LAND DEVELOPMENT – TESLA ELECTRIC VEHICLE CHARGERS

The township engineer stated that all requirements, with the exception of #2, #4, #5, in his review letter of July 31, 2020 have been satisfied. A motion was made by Greg Kozlowski, seconded by Josh Breslin to recommend to the Board of Supervisors that conditional approval be given subject to the following:

1. A construction cost estimate shall be provided for the proposed 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)]
2. A 'Certification of Accuracy' statement shall be provided on the Plan and shall be signed and dated by the Plan Preparer. [Sec. 403.(c)(7)]
3. A 'Certification of Ownership and Acknowledgement of Plan' statement shall be provided on the Plan and shall be signed by the Owner and notarized.[Sec. 403.(c)(18)]

Upon roll call, Kozlowski, Breslin, Forte and Keener voted yes.

WALNUT ACRES SUBDIVISION

Kozlowski asked the engineer if there was any response from PennDEP on the Walnut Acres Subdivision. The engineer stated that he did not receive a response. A motion was made by Greg Kozlowski, seconded by Dale Keener that due to lack of information on the Water Management Permit Application from PennDep to table action on the Walnut Acres Subdivision. Upon roll call, Kozlowski, Keener, Breslin and Forte voted yes.

AUTO ZONE DEVELOPMENT – NOTICE OF APPEAL APPLICATION

There was a discussion on the Notice of Appeal Application from Auto Zone Retail Auto Parts Store. It is proposing to construct a 7,382 sq. ft. building at 75 Wilderness Trail. The township engineer presented a copy of the plan (8 ½" x 11") on the lot that was approved in the Cabela's subdivision.

After a lengthy discussion, the members stated that the request does not meet the required setback requirements (side yard requirements) and the proposed loading zone affects nine (9) parking spaces. Questioned whether a delivery vehicle could maneuver in the zone as depicted on the plan, plus there were no turning-moving exhibits provided. The members did not have an issue with the parking spaces so long as the proposed number of parking spaces meets the anticipated peak store demand. The members recommended that the variance not be granted.

A motion was made by Greg Kozlowski, seconded by Chris Forte to authorize the township engineer to draft a letter listing the items discussed and to authorize Dale Keener to sign the letter as chairperson of the Township Planning Commission. Upon roll call, Kozlowski, Forte and Breslin voted yes.

A motion was made by Dale Keener, seconded by Chris Forte to authorize Dale Keener and/or Josh Breslin to be present at the Zoning Hearing Board meeting on September 24, 2020 to present the letter and engage in discussion. Upon roll call, Keener, Forte, Breslin and Kozlowski voted yes.

BALJINDER SINGH & SAVITA THANKUR – NOTICE OF APPEAL APPLICATION

There was a brief discussion on the Notice of Appeal Application relative to a residential lot, Lot #14, along Holly Drive. There were no comments on the Notice of Appeal application.

PA CONFERENCE OF SEVENTH DAY ADVENTIST CHURCH

Received a copy of the opinion from the Zoning Hearing Board relative to the applicant's request to construct an illuminated sign at the intersection of Hex Highway and Willow Road. The Zoning Hearing Board denied the applicant's request for a special exception and variance to erect the sign.

PRD – PLANNED RESIDENTIAL DEVELOPMENT

The members continued with the review process on the PRD, dated 6-22-2020.

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ADJOURNMENT

A motion was made by Greg Kozlowski, seconded by Chris Forte to adjourn the meeting. The meeting was adjourned at 9:00 P.M. Upon roll call, Kozlowski, Forte, Keener and Breslin voted yes. Upon roll call, the vote was affirmative.

Attest:

**Anna Shollenberger
Secretary**