

TILDEN TOWNSHIP BOARD OF SUPERVISORS

Wednesday, September 9, 2026
Regular Meeting

The Tilden Township Board of Supervisors met in the Township Municipal Building with the following present: Supervisors Richard DeLong, Gene Schappell and Chris Forte, Township Solicitor Joan London, Police Chief William McEllroy, Roadmaster Michael Quick, Secretary/Treasurer Monica Flower, and local residents. A copy of the roster is on file with the secretary.

The meeting was called to order by Chairman Richard DeLong at 7:00 P.M. followed by the Pledge of Allegiance and a moment of silence.

EMERGENCY SERVICES

- Monthly reports received from Shartlesville & Hamburg Fire Departments
- Brief discussion on personnel.
- Brief discussion on radio replacement and costs.

PUBLIC PARTICIPATION

- Paulette expressed concerns regarding the proposed Maple Drive PRD. She asked for clarity on how waivers are decided. Gene Schappell explained how they came to their decision to approve the waiver requested in December 2025. Joan explained the difference between a variance and a PRD waiver request.
- Greg Kozlowski suggested that "B" under Solicitor on the agenda to discuss the Planning Commission Secretary position should be moved to an executive session.
- Faye Werley also expressed concerns in regards to the Maple Drive PRD.
- Randy Saylor asked if there are any guidelines or provisions in terms of providing Emergency Services in a township that doesn't have fire hydrants. He asked the Board to look into what we have in writing to protect the residents and making sure this is a safe situation for everyone. Joan tried to answer his questions to the best of her ability.
- Chris Forte stated that he reached out to DEP. He has concerns about the battery area and cap that will be subdivided from the Maple Drive PRD. He is wondering if DEP will have a say about developing that area of land later on.
- Holly Keller inquired why the Data Center Ordinance was not on the agenda for tonight's meeting.
- Bonnie Bailey requested an update on putting Jurgielewicz's contact information on the Tilden Township website. Also provided a brief update from the Steering Committee.
- Chris Forte is insisting on an updated communication policy. Richard DeLong stated that there will be an executive session regarding communication with the Board of Supervisors. Joan advised the Board to authorize her to research a communication policy.

A Motion was made by Chris Forte and seconded by Richard DeLong authorizing Solicitor, Joan London to research communication policies. Upon roll call DeLong, Forte and Schappell voted yes. She will also research Planning Commission Secretary duties & retention. Upon roll call DeLong, Forte and Schappell voted yes.

- Cathy Shollenberger suggested with an increase in growth & tax revenue, when can we add another supervisor to the Board. Joan clarified that a 2nd Class Township must have an odd number of supervisors; three or five supervisors.

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Chris Forte expressed that he doesn't believe increasing to a 5-member board would be a good idea. Solicitor, Joan London, went over the whole process.

- Mark Kauffman asked if Maple Drive was a state or township road. He recommended that the three supervisors take a drive through the township to express opinions and discuss visuals. He also recommended that it be done more than once a year. Joan stated that this is legal for all supervisors to drive through together as long as it is advertised.

Resident's concerns were responded to at the discretion of the Board of Supervisors.

30 HAMBURG ASSOCIATES

- Mark Magrecki, representing 30 Hamburg Associates and the Hotel at 74 Wilderness Trail, was present at tonight's meeting. He provided cost differential with two water lines. No action required.

A Motion was made by Chris Forte and seconded by Richard DeLong to approve the waiver request for SALDO Chapter 450-511 (G): Slopes, limits of cut and fill; less than 10' to any property line or street right-of-way line. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Gene Schappell and seconded by Richard DeLong to grant Conditional Final Plan approval for 30 Hamburg Assoc. upon satisfaction of engineering review comments dated July 17, 2026. Upon roll call DeLong, Forte and Schappell voted yes.

APPROVAL OF MINUTES

A Motion was made by Chris Forte and seconded by Gene Schappell to approve the July 2, 2026 Workshop Meeting Minutes. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Gene Schappell and seconded by Richard DeLong to approve the July 8, 2026 Regular Meeting Minutes. Upon roll call DeLong, Forte and Schappell voted yes.

PAYMENT OF BILLS

A Motion was made by Gene Schappell and seconded by Richard DeLong to pay the following bills for July 2026 and accept the debt service. Upon roll call DeLong, Forte and Schappell voted yes.

PAYMENT OF BILLS - AUGUST 2026

General Fund - Ck# 6276 - 6297 in the amount of \$27,161.28
Auto deductions & ACH in the amount of \$18,964.58
Payroll - Ck# 13777 - 13778 & EFT in the amount of \$42,184.70
ACH & EFTPS Transfers (Fed, State taxes) in the amount of \$15,412.61
Building & Zoning - Ck# 557 - 558 in the amount of \$9,579.31
Sewer Fund - Ck# 3520 - 3521 & EFT in the amount of \$11,480.63
Auto deductions in the amount of \$814.16

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Water System - Ck# 1420 - 1425 & EFT in the amount of \$11,162.84
Auto deductions in the amount of \$1,887.08

Cabela Traffic Light - Auto deduction in the amount of \$152.67

Tilden Ridge Traffic Light Fund -Auto deduction in the amount of \$149.93

TIP Traffic Light - Auto deductions in the amount of \$99.03

TIP Street Light Fund - EFT & Auto deduction in the amount of \$896.90

West Hamburg Street Light - EFT & Auto deduction in the amount of \$311.51

DEBT SERVICE HMA sewer expansion - \$1,516,144.13

REPORTS:

POLICE

- The reports for August 2026 were provided by Police Chief McEllroy.

SOLICITOR

- Joan London provided an ordinance from another municipality for drinking water wells, testing, standards for construction and maintenance. She asked the Board if they would like to pursue a similar ordinance for Tilden Twp. Richard DeLong doesn't think this type of ordinance is suitable for the Township. Gene Schappell thought there were many good things in the sample ordinance, however after page 9 he noticed that it would cost residents a lot of money and is worried about the extra burden on developers and homeowners. Chris Forte believes permits should be mandatory for all work on wells for the safety and welfare of the residents. However, he does feel the sample ordinance is excessive. The Board is requesting Joan London to do more research.

A Motion was made by Gene Schappell and seconded by Richard DeLong authorizing Solicitor, Joan London to refer the sample ordinance, along with a list of questions to Keystone Consulting Engineers. Upon roll call DeLong, Forte and Schappell voted yes.

ZONING/BUILDING

- The Report for August 2026 was received.

ROADMASTER/DRIVEWAY INSPECTOR

- The Report for August 2026 was provided by Mike Quick.
- The new Bucket Truck assembly will start in October 2026.

SEWER SYSTEM

- Report was provided by Mike Quick.

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WATER SYSTEM

- Report was provided by Elite Water Ops.
- The Board requested Elite Water Ops to attend a Regular Meeting once a quarter.
- Hydrants will be flushed on October 1st.

PARK & RECREATION

- Nothing to report

SECRETARY

- The report for August 2026 was given by Monica Flower.
- Hamburg Fire Dept is requesting Tilden Township to submit an LSA Grant application on their behalf.

A Motion was made by Chris Forte and seconded by Richard DeLong authorizing Secretary/Treasurer, Monica Flower to submit an LSA Grant application on behalf of Hamburg Fire Department. Upon roll call DeLong, Forte and Schappell voted yes.

- Monica Flower requested the Board make a motion to amend the agenda, to authorize her to advertise the change of meeting date for October per Workshop discussion.

A Motion was made by Richard DeLong and seconded by Gene Schappell amending the agenda and authorizing Secretary/Treasurer, Monica Flower to advertise the change of the meeting date for October. Upon roll call DeLong, Forte and Schappell voted yes.

- Monica requested to make another amendment to the agenda to add the Zoning Hearing Board application for Walmart at 1800 Tilden Ridge Dr for a parking space variance.

A Motion was made by Richard DeLong and seconded by Gene Schappell amending the agenda to include the review of the Zoning Hearing Board application for Walmart and to provide a letter of recommendation to grant the variance. Upon roll call DeLong, Forte and Schappell voted yes.

SUBDIVISION / LAND DEVELOPMENT

A Motion was made by Chris Forte and seconded by Richard DeLong to table the Stormwater Agreement and Final Subdivision and Land Development Financial Security Agreement for Walnut Pointe. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Gene Schappell and seconded by Richard DeLong to grant Conditional Final Plan approval for Baidwan Holdings LLC - 229 Lowland Rd - Maintenance Facility - Northside upon satisfaction of engineering comments dated July 21, 2026. Upon roll call DeLong, Forte and Schappell voted yes.

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NEW BUSINESS

A Motion was made by Gene Schappell and seconded by Chris Forte to approve the 2027 MMO for Uniformed Pension Plan for \$35,642.31. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Richard DeLong and seconded by Gene Schappell to approve the 2027 MMO for Non-Uniformed Pension Plan for \$55,063.00. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Chris Forte and seconded by Richard DeLong to approve the 2026 Trick-or-Treat nights for Thursday, October 29th and Friday, October 30th. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Richard DeLong and seconded by Gene Schappell to provide a letter of recommendation of approval to the Zoning Hearing Board for 448 Pine Road for requested variance. Upon roll call DeLong, Forte and Schappell voted yes.

A Motion was made by Chris Forte and seconded by Richard DeLong to approve the request from the Borough of Hamburg to install temporary road closures/detour signage in Tilden Township for the King Frost Parade scheduled for October 21, 2026 from 6-10pm; with the rain date of November 7, 2026 from 6-10pm. Upon roll call DeLong, Forte and Schappell voted yes.

ADJOURNMENT

A Motion was made by Chris Forte and seconded by Richard DeLong to adjourn the meeting @ 9:25 P.M. Upon roll call DeLong, Forte and Schappell voted yes.

ATTEST:

Monica Flower
Secretary/Treasurer