

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, May 19, 2026 with the following present: Vice Chairperson Greg Kozlowski, Richard DeLong, Luke Kamp, Steven Werley, Township Engineer Greg Haas, Secretary Bonnie Bailey, and members of the public. Dale Keener chairman was absent. A copy of the roster is on file with the secretary

Vice Chairman Greg Kozlowski called the meeting to order at 7:30 P.M. followed by the pledge of allegiance.

PUBLIC PARTICIPATION

- None

APPROVAL OF MINUTES

A motion was made by Steven Werley to approve the minutes from Tuesday April 21, 2026. Richard DeLong seconded the motion. Upon roll call Kozlowski, DeLong, Kamp and Werley voted yes.

Greg Kozlowski questioned Richard DeLong as to why the minutes have not been posted on the website. Bonnie Bailey looked into it and Monica will take care of it right away. Steven Werley also questioned about his name being on the website as filling in the vacant seat. Bonnie looked into it and it was posted.

PLANS

Wilson Zimmerman Subdivision-26 Clayton Ave.

Elliot Leomporra was there from C2C Design Group to discuss the plan.

- Going to subdivide and draw a lot line instead of a lease line. This is their second review.
- Richard DeLong questioned the driveway. Greg Haas stated smaller lot and the property behind will share driveway but the new bigger lot will have their own driveway onto Clayton Ave.
- Greg Haas said only question he has is with Saldo #4 about required site distances. Need to be shown on the plan.
- Greg issued review #2 Rec fee, certification fee, site distances shown on the plan, location of wells shown on the plan.
- Greg Kozlowski questioned the intentions for the new lot. Elliot stated still believe it will be something along the line of modular homes.
- Luke questioned why split the property into 2 lots. Elliot stated so he can sell some off for funding for the other property.
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Luke Kamp made a motion to recommend to the Board of Supervisors a conditional plan approval based on Greg Haas letter dated May 18, 2026. Steven Werley seconded the motion. Upon roll call Kozlowski, DeLong, Kamp and Werley voted yes.

Miscellaneous Reports

30 Hamburg associates -Hotel-60 Wilderness Trail

Greg Haas talked to Mark Magrecki. He asked to table the plans for tonight.

- Greg stated they received his latest review letter the other day. They stated they will work towards addressing those comments.
- Greg Kozlowski asked if project was a definite go and Greg Haas stated, yes.

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- Mark provided architectural views of the hotel and Chipotle buildings. To see if they would meet their expectations of blending in with the other buildings in the area.
- Greg will email the views to all members of the commission.
- Greg Haas showed concern about the water line only having 1 crossing. Would be beneficial to have a second crossing across Rt.61.

Baidwan Holdings Maintenance Building 229 Lowland Rd

- Add to the agenda The Baidwan letter of extension expires June 21, 2026
- Greg Haas stated their letter of extension will be expired. Commission needs to act on the plan tonight.

Greg Kozlowski made a motion to reject the plan based on the outstanding issues in Greg Haas review letter #2 unless the applicant provides a time extension to the supervisors by the Boards June 10 ,2026 meeting. Motion was seconded by Luke Kamp. Upon roll call Kozlowski, DeLong. Kamp and Werley voted yes.

OTHER BUSINESS

. none

ADJOURNMENT

A Motion was made by Steven Werley and seconded by Luke Kamp to adjourn the meeting at 8:04 P.M. Upon roll call Kozlowski, DeLong, Kamp and Werley voted yes.

Attest:
Bonnie Bailey
Secretary