

Tuesday August 18,2026

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, August 18,2026 with the following present: Chairman Dale Keener, Vice Chairperson Greg Kozlowski, Richard DeLong, Luke Kamp, Steven Werley, Township Engineer Greg Haas, Secretary Bonnie Bailey, and members of the public. A copy of the roster is on file with the secretary.

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

PUBLIC PARTICIPATION

Holly Keller asked if she could speak about the data center ordinance and whether there was an update on the Maple Drive development.

Dale said she would be able to ask questions later during the data center ordinance review. Dale also said they will add the Maple Drive update to the agenda.

A Motion was made by Dale Keener to amend the agenda for tonight's meeting to add an update on the Maple Drive Development. Greg Kozlowski seconded the Motion, upon roll call Keener, Kozlowski, Kamp, DeLong and Werley voted yes.

APPROVAL OF MINUTES

Steve Werley said his name was misspelled and needed correction along with Dale needing correction of his name at one point in the minutes from the July 21,2026 meeting.

Richard DeLong said he wanted a correction of the June 16,2026 minutes. He stated that he didn't say that the meeting should go on. Dale said it was too late to correct the June meeting minutes as Richard voted to approve the minutes at the July 21.2026 meeting.

Dale Keener made a motion to approve the July21,2026 meeting minutes with the revisions to both names. Motion was seconded by

Steven Werley. Upon roll call Keener, Kozlowski, Kamp and Werley voted yes. Richard DeLong voted no.

PLANS

- 30 Hamburg Associates-Hotel -60 Wilderness Trail

Mark Magrecki said the updated plans were submitted at the July Board of Supervisors meeting, and he is working with Greg Haas to clean up any comments from review letter #2. Mark resubmitted plans on July 29, 2026 with the water line update. Greg is working on reviewing them.

There was further discussion on:

- sewage and sewage disposal
- inspection during the building process and afterwards
- directional signage
- comment #2 of chapter 500 zoning comments elevation and retaining walls. That matter has been taken care of, and Greg Haas stated the comment can be removed.

Dale Keener made a Motion to remove chapter 500 zoning comment #2 from the review letter. Greg Kozlowski seconded the Motion. Upon roll call Keener, Kozlowski, Kamp, DeLong and Werley voted yes.

Mark Magrecki asked that the planning commission recommend moving forward to the Board of Supervisors for approval.

Dale Keener made a Motion to send a letter of recommendation to the Board of Supervisors for approval of the preliminary final amended land development plan based upon review letter #3, dated July 17, 2026 from Keystone Consulting Engineers. Greg Kozlowski seconded the Motion. Upon roll call Keener, Kozlowski, Kamp, DeLong and Werley voted yes.

Mark Magrecki said the correct address is now 66-74 Wilderness Trail.

- **Baidwan Holdings LLC -229 Lowland Rd.**

- North and South Side Plans-Greg Haas stated they will be submitting the North side plans shortly, followed by the South side plans shortly after. Looking into discussing this in October.
- Waiver Request- nothing to do currently.

- **Maple Drive Land Development Plan-**

A meeting was held with the township Solicitor-Joan London, Engineer – Greg Haas and one member from the Board of Supervisors-Chris Forte and one member from the Planning Commission-Steve Werley, Road Master Mike Quick and township secretary- Monica Flower.

Greg Haas-

They proposed at the first meeting it would be 110-111 homes with one access. The township requires three. The amended plan has 2 access points. One on Maple Dr. The other on Clayton Ave.

Dale Keener asked if the area off Clayton, if this is the Zimmerman subdivision – answer was yes.

Owner Dave Leeland will maintain a lot on northern section of property.

Battery issue-

Testing was done on the site previously, but more testing is required by DEP.
Will need SALDO and environmental permits.

Dale Keener asked how long to work through these issues. Greg Haas stated One year prior to formal plans. 8-12 months from DEP approval. They must cap and bring in clean fill.

Chris Forte- stated that they will cap and subdivide that property off from the others and offer financial security that it will be cleaned up.

Greg Kozlowski wanted to know if they will be testing in other areas of the property. Greg Haas said they must test within the area and adhere to DEP tests and must continue beyond the contaminated area.

Greg Haas stated the streets will be private. Will be HOA and maintained by them.

Sewer will be tied into the Hamburg plant.

On lot water supply must be approved by DEP. Dale questioned if Hamburg has enough capacity. Greg Haas said they do.

Steve Werley commented on the project. Homes were pushed closer to the school.

Will leave wooded area towards 78 for walking trails. Cost of homes are upper \$300,000 - \$400,000 for a townhouse.

Sidewalks but no walkway to the school. District said all children are bused. Reach out to the school district about increased height of fence between school and homes, There will be no access through the fence to keep students more secure.

Chris Forte expressed concern about remediation of the property. DEP puts deed restrictions on the property.

Greg Haas stated they will be looking for waivers for lesser access points and stormwater and sidewalk issues.

Steve Werley stated timeline on the project would be 18-24 months.

Next step is for them to bring plans to the Planning Commission. Greg Haas stated they will probably submit a sketch plan first before the formal plan and could take one year before they obtain all their permits.

Greg Kozlowski questioned whether there will be a traffic study and impact on the schools. Both will be acknowledged.

MISCELLANEOUS REPORTS:

- **Draft Data Center Ordinance –**

Holly Keller questioned the height regulations on page 6 of the ordinance. Is it 35' with or without rooftop equipment?

Greg Haas stated that it is building height and whatever they want on top of the roof. Pg. 6 Section 3 standards.

Dale Keener made a Motion to establish a total maximum building height including mounted rooftop equipment for Data Centers to be 35'. Steven Werley seconded the Motion, upon roll call Keener, Kozlowski, Kamp and Werley voted yes. Richard DeLong abstained.

- **July Zoning Report-**

Zoning permit appeal for 448 Pine Rd. Hamburg-

Dale questioned which district the land is in, R1 or R2, Greg Haas believes through the rezoning it is in R2 which requires they own 1 acre of land. Currently they own .91 acres.

They want to remove the trailer and build a home on the land.

It was submitted August 4, 2026. Jim Macort denied the zoning permit. Greg Haas stated he sees no issue with granting a variance to let them build a house on the property. When members were questioned, Keener, Kozlowski and DeLong had no issues. Kamp and Werley had no issues if they keep the same septic and utility service and septic is totally on their property.

Dale Keener made a Motion to send a letter to the Zoning Hearing Board recommending they approve the appeal request for 448 Pine Rd. Hamburg Pa. 19526 for Josh and Kelsey Rosario. The Motion was seconded by Richard DeLong. Upon roll call Keener, Kozlowski, Kamp, DeLong and Werley voted yes.

Greg Kozlowski made a comment about Beyond Hello Dispensary going in at Boston Market. Dave's Hot Chicken will also be going in there.

Dispensary is not covered by current zoning ordinances.

Greg Kozlowski also questioned the Walnut Point development. It was approved long ago.

Greg also wanted to know about PRD's brought up at the Board of Supervisor's meeting. Richard Stated Joan is working on a resolution for that.

ADJOURNMENT-

Greg Kozlowski made a Motion to adjourn the meeting at 8:55 P.M. Luke Kamp seconded the Motion. Upon roll call Keener, Kozlowski, Kamp, DeLong and Werley voted yes.