

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, September 16, 2025 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, and Richard DeLong, Acting Secretary Monica Flower, and members of the public. Chris Forte and Luke Kamp were absent. 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.

PUBLIC PARTICIPATION

None

APPROVAL OF MINUTES

A Motion was made by Dale Keener and seconded by Greg Kozlowski to approve the August 19, 2025 meeting minutes. Upon roll call Keener, Kozlowski and DeLong voted yes.

PLANS

Baidwan Holdings – Sketch Plan – 229 Lowland Road

- Paul Syeuazak, project engineer from Benchmark CES, reviewed their proposed plan with the Planning Commission members. Various concerns were discussed.

OTHER BUSINESS

ZHB – Validity Challenge – Todd Lonergan @ 496 Lowland Rd

- Alex Elicker presented on behalf of Todd Lonergan, the basis of their validity challenge. Elicker's goal upon presenting is to gain the support of the Planning Commission and request a letter of support to present at the validity challenge hearing.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to reaffirm the Planning Commission's position relative to the height restriction for all zones within the township to remain at 35 feet. Upon roll call Keener and Kozlowski voted yes; DeLong abstained.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to authorize the Chairperson and Vice Chairperson to attend, provide comment, and answer questions before the zoning hearing board. Upon roll call Keener and Kozlowski voted yes; DeLong abstained.

ZHB – Special Exception – West Wind Farms, LLC/Tyler & Kristy Hard @ 2637 Mountain Road

- Tyler Hard was present to discuss their special exception request to modify a single-family home to be a multi-family home with 2 units. Tyler requests the planning commission

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Zoning Hearing Board grant the requested special exception permitting the multi-family home conversion at 2637 Mountain Road. Upon roll call Keener, Kozlowski, and DeLong voted yes.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors reject the lot consolidation & land development plans submitted by Pleasant Hills Mobile Home Park/GSP Management based upon the Township Engineer's review #2 dated February 28, 2025, unless a time extension request is provided prior to the Board of Supervisor's meeting on October 8, 2025. Upon roll call Keener, Kozlowski, and DeLong voted yes.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Dale Keener to adjourn the meeting at 8:52 P.M. Upon roll call Keener, Kozlowski, and DeLong voted yes.

Attest:

Monica Flower
Acting Secretary