

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday February 17, 2026 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Richard DeLong, Luke Kamp and future member 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.

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

PUBLIC PARTICIPATION

NONE

REAFFIRMATION VOTE

A Motion was made by Greg Kozlowski and seconded by Richard DeLong to reaffirm the election of Chairperson Dale Keener, Vice Chairperson Greg Kozlowski and Secretary Bonnie Bailey from the meeting on January 20, 2026. Upon roll call Keener, Kozlowski, DeLong, Kamp, and Werley voted yes.

APPROVAL OF MINUTES

A Motion was made by Greg Kozlowski and seconded by Richard DeLong to approve the January 20, 2026 meeting minutes. Upon roll call Keener, Kozlowski, DeLong, and Werley voted yes. Kamp abstained.

PLANS

- **Baidwan Holdings – DeFacto Subdivision - 229 Lowland Road**
 - Paul Szewczak from Benchmark Civil Engineering presented the plans and offered response to questions and notes. A revised plan is scheduled to be submitted to the Township on February 18th.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors grant a waiver to Baidwan Holdings – DeFacto Subdivision 229 Lowland Road for SALDO Section 450-401.A(2)(a), to allow the plan size to be 30” X 42”. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

A Motion was made by Dale Keener and seconded by Steven Werley to recommend the Board of Supervisors approve a time extension for Baidwan Holdings – DeFacto Subdivision 229 Lowland Road, contingent upon receiving a letter of request prior to the March 11, 2026 Board of Supervisors Meeting. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors grant Baidwan Holdings – DeFacto Subdivision 229 Lowland Road a Conditional Final Plan Approval contingent on meeting all KCE comments on review letter dated January 19, 2026. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

- **Baidwan Holdings – Maintenance Building 229 Lowland Rd.**
 - Paul Szewczak from Benchmark Civil Engineering presented the plans and offered response to questions.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors grant a waiver to Baidwan Holdings – Maintenance Building 229 Lowland Road for SALDO Section 450-401.A(2)(a), to allow the plan size to be 30” X 42”. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors approve a time extension for Baidwan Holdings – Maintenance Building 229 Lowland Road, contingent upon receiving a letter of request prior to the March 11, 2026 Board of Supervisors Meeting. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

- **GSP Management – Lot Consolidation**
 - Mark Leuthe from Lehigh Engineering presented the plans and requested waivers while offering response to questions.
 - SALDO Section 107.(b) related to street and yard lights was discussed and decided a waiver was not necessary as the plan shows each mobile home lot having a light post.
 - SALDO Section 108 related to fire hydrants was discussed, but no action was taken.
 - SALDO Section 111.(b) related to refuse containers was discussed and decided a waiver was not necessary as the homes proposed will have porches with railings to keep the containers behind.

A Motion was made by Dale Keener and seconded by Greg Kozlowski to recommend the Board of Supervisors grant a waiver to GSP Management – Reverse Subdivision for the SALDO Section 118 related to open space, as they are in compliance for the whole mobile home park. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

A Motion was made by Dale Keener and seconded by Luke Kamp to recommend the Board of Supervisors grant a waiver to GSP Management – Reverse Subdivision for a Drainage /Stormwater Management Plan and Analysis, as there is an existing inlet. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

- SALDO Chapter 27 Section 328., 406.(d)(2)-(3), and 701.(c) related to financial security was discussed and decided a waiver was not necessary as the roads are privately owned and maintained by GSP Management.
- SALDO Chapter 27 Section 406.(a)(2)(xvii), 406.(c)(1), and 701.(a)-(c) requiring a landscaping plan was discussed and decided a waiver was not necessary as two trees and two bushes have been placed in the plans between the units.

A Motion was made by Greg Kozlowski and seconded by Luke Kamp to recommend the Board of Supervisors grant GSP Management – Reverse Subdivision a Conditional Final Plan Approval contingent on meeting all KCE comments on review letter dated February 13, 2026. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Richard DeLong to adjourn the meeting at 9:10 P.M. Upon roll call Keener, Kozlowski, Kamp, DeLong and Werley voted yes.

Attest:

Monica Flower
Acting Secretary