

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, July 21, 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.

A Motion was made by Dale Keener to amend the agenda for tonight's meeting for Baidwan Holdings to request a time extension. The motion was seconded by Richard DeLong upon roll call Keener, Kozlowski, DeLong Kamp and Werley voted yes.

PUBLIC PARTICIPATION

Holly Keller 11 Cheese Lane stated she would like to comment on the data center ordinance. Dale Keener said he will give her the chance to comment during the data center ordinance review.

APPROVAL OF MINUTES

Dale Keener said he would like to have the minutes from June 12th, 2026, revised and the minutes from June 23rd, 2026, revised. Dale questioned why Richard's name was written on the side of the minutes. Bonnie Bailey said that she did not do that, she does not know why that was done.

Richard said probably because he made the motion to adjourn the meeting instead of Greg Kozlowski.

Dale wanted the minutes revised to state that Richard said that the Planning Commission is a recommending body and the meeting should continue and to change that Richard adjourns the meeting instead of Greg.

A motion was made by Dale keener to accept the minutes with the revisions stated for June 16, 2026. Greg Kozlowski seconded the motion. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Dale Keener asked that revisions be made to the June 23, 2026 minutes that in the response to a comment from Alvin James, Dale stated that we have "the" 180-day moratorium instead of TH and also in the approval of minutes needs to state that Dale Keener abstained from approving the minutes because he did not attend the May 19, 2026 meeting.

Dale Keener made a motion to approve the minutes from June 23, 2026, with the revisions. Motion was seconded by Steven Werley. Upon roll call, all Keener,Kozlowski,DeLong,Kamp and Werley voted yes.

PLANS

30 Hamburg Associates- Hotel-60 Wilderness Trail

- Engineer review letter # 3

Mark Magrecki from Penn Terra Engineering was there to comment on the plans. Mark said that everything had been taken care of. Including Directional signs have been added to the plan and dumpsters will be put at an angle. Mark questioned comment #2 about the design concept of building 2. He distributed Pictures of the buildings. Mark said access was moved and changes were made about the utilities. The conditional uses were approved at the Board of Supervisors meeting in June. Mark said that no contractor has been picked yet. There will be a gravity retaining wall between Hotel and Lowes and a geogrid retaining wall on the Rt.61 and McDonalds side. Dale questioned if there would be something to stop people from going over the retaining wall. Mark said there will be a 4' fence. Mark said there are 2 waiver requests for 2 different conditions in Section 4450-511G. Limits of cut and Limits of fill.

Mark said they do have their NPDES permit. Mark was looking for a possible approval tonight.

Greg K. questioned whether people would have a problem with finding their way to the Chipotle Restaurant. Mark said there is signage. Dale questioned what the conditional uses were that were approved at the June Board of Supervisors meeting. Mark reviewed the conditional uses. Dale asked Greg Haas if he reviewed the traffic study. Greg Haas said he did.

Richard DeLong questioned the water line. Mark suggested they go along the electrical easement on the McDonalds side as to avoid going through already constructed areas. Greg Haas said the township may need to apply for grant money which can take up to a year or two. Mark said that the hotel can take up to 2 years to complete but not as long as the Chipotle Restaurant. Greg Haas suggested a meeting take place to work on the issue. Dale questioned who would attend the meeting. Dale asked Greg Haas if he had any issues with the SALDO 450-511G waivers. Greg Haas said no.

A motion was made by Dale Keener to approve items #10 and #11 under the subdivision comments. The motion was seconded by Greg Kozlowski. Upon roll call, all Keener,Kozlowski,DeLong.Kamp and Werley voted yes.

Greg Haas said their plan expires October 15,2026.

Greg Kozlowski recommended they table the vote for the approval till August meeting. Dale said he only received the review letter that night and didn't have time to review the comments.

Mark Magrecki requested it be put on the August agenda for the Planning Commission meeting as to not delay any further.

A motion was made by Dale Keener to table the plans for 30 Hamburg Associates-Hotel- 60 Wilderness Trail to the August meeting. The motion was seconded by Greg Kozlowski upon roll call Keener,Kozlowski,DeLong,Kamp and Werley voted yes.

Baidwan Holdings-Time Extension-229 Lowland Rd.

Pargat Baidwan was there to ask for a time extension to their plan.

Dale Keener made a motion to send a letter of recommendation to the supervisors to accept the time extension for Baidwan Holdings till November 30, 2026. Greg Kozlowski seconded the motion. Upon roll call, all Keener,Kozlowski,DeLong,Kamp and Werley voted yes.

Pargat Baidwan asked that the Planning Commission members sign the plans tonight so he can schedule a time to have the plans recorded.

Data Center ordinance Review

Dale Keener provided everyone with interesting info on data centers that was in the Wall Street Journal.

The data center ordinance was discussed with Holly Keller 11 Cheese Lane providing comments on various items.

Buffers, berms, setbacks, erosion, water usage, and alternative energy such as solar panels were discussed.

Dale Keener said that there will be a special meeting on Tuesday, July 28,2026 at 6:00 PM to review the proposed ordinance.

A motion was made by Dale Keener that a letter of recommendation be sent to the Board of Supervisors for the August meeting recommending they adopt the revised data center ordinance based on the comments from the planning commission and review from Greg Haas. Greg Kozlowski 2nd the motion. Upon roll call Keener, Kozlowski, Kamp and Werley voted yes. Richard DeLong abstained from the vote.

OTHER BUSINESS

Greg Kozlowski asked what the documents for Tilden Water were for in their packets. Greg Haas said they were for review from water consultants for the hotel plans. Penn Terra needs to follow that for the hotel plans.

Greg Haas asked if everyone would like if he emailed the review letters to them that way they have in time for the meetings.

Tuesday, July 21, 2026

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Steven Werley to adjourn the meeting at 9: 30 P.M. Upon roll call Keener, Kozlowski, DeLong, Kamp and Werley voted yes.

Attest:
Bonnie Bailey
Secretary