

TILDEN TOWNSHIP PLANNING COMMISSION

Thursday, May 17, 2018
Regular Meeting

The Tilden Township Planning Commission met in the Township Municipal Building on Thursday, May 17, 2018 with the following present: Dale Keener, Christopher Forte, Greg Kozlowski, secretary, Anna Shollenberger, township engineer, Greg Haas and two local residents. A copy of the roster is on file with the secretary. Absent, Joshua Breslin and Sharon Enevoldson.

Chairperson Dale Keener called the meeting to order at 7:35 P.M. followed by the pledge of allegiance.

APPROVAL OF MINUTES

A motion was made by Chris Forte, seconded by Greg Kozlowski to approve the minutes of April 17, 2018. Upon roll call, Kozlowski, Forte and Keener voted yes.

RANDY REPERT POULTRY (Duck) Operation Land Development – Preliminary/Final Plan

Randy and James Reppert were present at the meeting relative to the above captioned plan.

The Township Engineer reviewed the plan on April 23, 2018 and his comments were as follows:

Chapter 25 – Stormwater Management (SWM)

1. The Erosion and Sedimentation (E&S) Control Plan shall be deemed adequate by the Berks County Conservation District (BCCD). A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(a) and Sec. 403.(a)(4)] (*same as SALDO comment # 1*)
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 303.(c), Sec. 303.(d), Sec. 306.(e) and Sec. 404.] (*same as SALDO comment # 2*)
3. The 'Landowner Stormwater Management Acknowledgment' statement provided on sheet no. 101 shall be signed. [Sec. 403.(b)(22) and Sec. 403.(e)(5)]

**Page 2: Tilden Township Planning Commission
May 17, 2018**

4. The 'Professional Engineer Certification' statement provided on sheet no. 101 shall be completed and signed. [Sec. 403.(b)(23)]
5. A 'Stormwater Control and BMP Operations and Maintenance Agreement' must be provided. [Sec. 403.(c)(1)(vi), Sec. 403.(e), Sec. 403.(f), Sec. 702., Sec. 703., Sec. 705., and Part 10]

The Applicant's Engineer has provided a draft agreement which corresponds to the agreement provided within Chapter 25. I have no engineering issues with the agreement as presented. There were, however, a few spelling errors within the document.

6. A financial guarantee of the installation of all required stormwater management facilities shall be provided. A construction cost estimate shall be provided. [Sec. 701.]

The Applicant's Engineer has provided an 'Opinion of Probable Cost' dated April 10, 2018. A marked up copy of the estimate is included herein for the Applicant's Engineer to use in making revisions.

7. A specified amount shall be paid to the 'Township Stormwater Control and BMP Operation and Maintenance Fund'. [Sec. 706.(a)]

Attached is a computation that determines that the amount to be provided is \$1,879.33.

Chapter 27 – Subdivision and Land Development Ordinance (SALDO)

1. The E&S Control Plan shall be deemed adequate by the BCCD. A copy of the final E&S Plan and adequacy letter shall be provided. [Sec. 303.(c)(2)(iii), Sec. 304.(d)(2), Sec. 403.(d)(12) and Sec. 508.(c)(2)] (*same as SWM comment # 1*)
2. An NPDES Permit for Stormwater Discharges Associated with Construction Activities must be approved by the BCCD or the PA DEP. A copy of the permit once obtained and all supporting information shall be provided. [Sec. 304.(d)(3) and Sec. 508.(c)(2)] (*same as SWM comment # 2*)
3. An 'Improvement Agreement' which includes financial security must be executed between the Township and the Developer. A construction cost estimate shall be provided. [Sec. 304.(d)(10), Sec. 305.(a), Sec. 403.(d)(7), Sec. 406. and Sec. 601.(b)]

**Page 3: Tilden Township Planning Commission
May 17, 2018**

The Applicant's Engineer has provided an 'Opinion of Probable Cost' dated April 10, 2018. A marked up copy of the estimate is included herein for the Applicant's Engineer to use in making revisions.

4. The overall site plan provided on sheet no. 102 shall be provided at a scale of 1" = 100'. It is shown at 1" = 150'. [Sec. 402.(a) and Sec. 403.(a)]

The Applicant's Engineer has requested a waiver from this requirement to allow for the provided plan scale. I have no engineering issues with this request. The Planning Commission at their meeting held on April 17, 2018 recommended that this waiver be granted.

5. All plans shall be signed and sealed by the Engineer and Surveyor responsible for their preparation. The 'Certificate of Accuracy (Boundary)', 'Certificate of Accuracy' and the 'Underlain Geology' statements provided on sheet no. 101 shall also be signed and dated. [Sec. 402.(c)(4), Sec. 403.(c)(4) and Sec. 403.(c)(7)]
6. The 'Individual Acknowledgement' statement provided sheet no. 101 shall be signed and notarized. [Sec. 403.(c)(18)]

The township engineer, Greg Haas, stated that some of the items have been addressed since his review of April 23, 2018 and recommended that conditional approval be given subject to the outstanding items that need to be completed.

A motion was made by Greg Kozlowski, seconded by Chris Forte to recommend to the Township Supervisors that conditional approval be given on the Reppert Subdivision Land Development Plan based upon the township engineer's review letter dated April 23, 2018. Upon roll call, Kozlowski, Forte and Keener voted yes.

REPORTING INFORMATION – PA LAND USE INSTITUTE MEETING

Dale Keener, Greg Kozlowski and Chris Forte had attended the PA Land Use Institute meeting. Dale Keener presented some of the information that was received at the meeting which was discussed briefly. He suggested that some of the following items be considered when preparing the updates to the SALDO and Zoning Ordinances such as - change of use of an existing property; turnarounds - cul-de-sacs; medical marijuana; agricultural uses - renting of barns for events; racing of ATV'S in a Residential area; conversion of garages which would reduce the use of parking spaces; in-law living quarters and regulations for logistics parks etc.

ADJOURNMENT

Since there was no further business, a motion was made by Greg Kozlowski, seconded by Chris Forte to adjourn the meeting. The meeting was adjourned at 8:59 P.M. Upon roll call, Kozlowski, Forte and Keener voted yes.

Attest:

**Anna M. Shollenberger
Secretary**