

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, May 16, 2023 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Michael Quick, Sharon Enevoldson, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Christopher Forte was 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 Greg Kozlowski and seconded by Sharon Enevoldson to approve the minutes of April 18, 2023 as presented. Upon roll call Kozlowski, Quick, and Enevoldson voted yes, Keener did not vote as he was not in attendance to the April meeting.

PLANS

Jurgielewicz Duck Hatchery – 57 Jalappa Road – Preliminary Land Development Submission

- Rob Hain and Pat Dolan presented the plan for the 95-acre lot at 57 Jalappa Road. The plan proposes a 49,400 square foot building with on-lot sewer and on-lot well. The building would sit at the northern end of the site, sitting approximately 500 feet from the property line. The building's purpose is for hatching of ducklings. There would be approximately 40,000 ducklings hatched per day, four days per week. Upon hatching the ducklings are immediately removed from the facility. The building would require 25 employees per day, requiring at most 10 trucks per day, the facility would have 1 dock door for the required trucks. The Township Engineer's comments were discussed after the initial presentation of the plans. The Township Solicitor will be consulted in regards to the type of easement required for the Stormwater Access. The Township Engineer requested confirmation from Hain and Dolan that the intent is to proceed with the Preliminary Plan review before submitting Final Plans to be reviewed and approved. SALDO sections 502 (h) & 516 (d) were briefly discussed. These sections in the SALDO require access drives and parking aisles and spaces to be constructed with bituminous paving. Hain will be seeking a Waiver for these SALDO sections. However, no formal submittal has occurred. The Planning Commission members would like to discuss this further at the next meeting. The Township Engineer reviewed the comments regarding the Zoning Ordinance to provide clarification to Dolan and Hain. These items were the Landscaping Plan to provide buffering and the Lighting Plan which will be required as the activities on the site will continue after dusk.
- **Public Comments regarding 57 Jalappa Road Preliminary Land Development Submission**
 - o Lori Muller and Wendy Clark have neighboring properties to 57 Jalappa Road and expressed concerns with water runoff. Hain and Dolan explained the Stormwater Management Plan to ensure there will not be additional runoff into their yards.
 - o Evan Muller asked why this property was chosen as the location for expanding the Duck Farm operations. There was not an operational representative at the meeting. Dolan explained his brief understanding to be that there was recommendation to the owners to separate the ducks based on the stages of life along with other best management plans.
 - o Evan Muller and Lori Muller stated concerns of the negative effects on the neighboring property values.
 - o Lori Muller expressed the following concerns; high turnover in employees, smell and noise of operations, the general degradation that is going to occur, the effects on the traffic volume and the potential effects to the other local businesses.

- Brian Gougler requests the driveway be paved for the first 50 feet to the road to minimize the dirt and debris brought onto the road. Brian asked about the height of the building and received the answer of approximately 15-18 feet high. Brian also asked how the topography generated in which Hain responded with how this was done.
- Kris Shobe asked for clarification on the volume and kind of traffic this operation will generate. Hain and Dolan responded with the expectation of traffic is to be 8 box trucks per day, at most there is a possibility of 10 trucks per day with a chance of the occasional tractor trailer truck. This truck traffic is to be in addition to the traffic generated by employees. There is an expectation of 17 day shift employees and 3 night shift employees.
- Lee Gougler asked about the regulations that come with being in the R-2 Zoning District. Planning Commission Members directed him to the current Zoning Ordinance for his question to be answered. Mr. Gougler also asked about the proposed water use at 57 Jalappa, with the concern of the possibility of running the other wells in the area dry. No one at the meeting could provide information on this, but the DEP would need to be involved.
- Eliana Benson asked about how much heat/electric is to be used and if it is to be a high use all year. Exact answers to this could not be provided, but Hain and Dolan did confirm that there would be regulated electric heat in the building.

Recessed at 9:19 P.M.

Re-adjourned at 9:24 P.M.

OTHER BUSINESS

- **Dale's Take-Away from the CELG-Community Planning Class**
 - Dale Keener attended a series of 3 evening classes at Albright. Keener brought back the knowledge from these classes, and reviewed with the Planning Commission the importance of enacting Bi-Laws. Keener would like to review possible Bi-Laws in future meetings. Planning Commission Secretary will send all Members the Berks County Sample Bi-Laws.
- **PMPEI "Building a Strong Planning Commission" Webinar Discussion**
 - All Planning Commission Members attended this Webinar. It reviewed valuable
- **Zoning Ordinance Review** – This item was tabled until the next meeting.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Mike Quick to adjourn the meeting at 9:27 P.M. Upon roll call Keener, Kozlowski, Quick and Enevoldson voted yes.

Attest:

Samantha Hartman
Secretary