

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, July 18, 2023 with the following present: Chairperson Dale Keener, Vice Chairperson Greg Kozlowski, Christopher Forte, Michael Quick, Township Engineer Greg Haas, and Secretary Samantha Hartman, and members of the public. Sharon Enevoldson in attendance as of 7:35 P.M. 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 minutes of June 20, 2023 contingent on a correction to the wording that references past correspondence with Gary Gibbs. Upon roll call Keener, Kozlowski, and Forte voted yes, Quick Abstained, Enevoldson was not yet in attendance to share her vote.

PLANS

LeadCar Honda Land Development

- Attorney Andrew Stoll gave an overview of the plans to build a Honda dealership at 41 Industrial Drive. An emphasis on the variance that was requested of the Zoning Hearing Board with the reason being that the inventory would not need the standard parking spot. Inventory is proposed to have "storage" space instead. With this plan, there would be designated space for customer parking, employee parking, and inventory parking.
- Mr. Stoll reviewed the partial waiver LeadCar is requesting. This waiver is requesting a partial Traffic Impact Fee be paid based on their evidence of employee schedules, showroom visits, and service pick up/drop offs at the local Hazelton dealership location. The 25 years of experience from Chris Cass, President of LeadCar was also utilized when generating the data. Executive Vice President of LeadCar, Jeff Daniels, assisted in giving an overview of operational function of the dealership. While reviewing the data provided, Greg Haas states he understands where the data comes from, but cannot state he agrees with it. However, he sees data supporting 4 showroom visits at PM peak hour instead of 3 showroom visits. Mike Quick asked if LeadCar were to be granted a partial waiver on the Traffic Impact Fee, would they be willing to agree for the funds to be used on other road improvements outside of the specified areas listed in the Traffic Impact Ordinance. Mr. Stoll stated bettering the Township is ideal in any way and he would be willing to work with the Township Solicitor to come to an agreement on that. Greg Haas, Township Engineer from KCE, Inc. states there is a provision in the Traffic Impact Ordinance that would allow the funds to be used on other road work upon the written consent the parties involved. Dale Keener and Greg Kozlowski state they disagree with the data findings of a lower number of trips for a PM peak hour. They both state the ITE standard is the data that should be used to generate the PM peak hour to then calculate the fee. This fee based on ITE standard is \$106, 416. Chris Forte also agrees with the ITE standard and states he believes any negotiation on lowering the Traffic Impact Fee should be done with the Township Board of Supervisors.

A Motion was made by Greg Kozlowski and seconded by Chris Forte to recommend the Board of Supervisors deny the requested partial waiver on Traffic Impact Fees for LeadCar Honda. Upon roll call Keener, Kozlowski, Forte, and Enevoldson voted yes; Quick voted no.

- Greg Haas reviews the comments that are needed to be met before satisfying all comments. Items including lighting plan, retaining wall plans and other miscellaneous items.

A Motion was made by Dale Keener and seconded by Sharon Enevoldson to recommend a Conditional Final Plan Approval for LeadCar Honda, contingent on meeting all KCE, Inc engineering comments dated June 12, 2023. Upon roll call Keener, Kozlowski, Enevoldson, Forte, and Quick voted yes.

Jurgielewicz Duck Hatchery – 57 Jalappa road

- Robert Hain, Senior Project Manager at Berks Surveying & Engineering, Inc., reviewed the plan updates. Engineering comments from Township Engineer, Greg Haas, were discussed further as Mr. Hain requested clarification on a few comments.
- Mr. Hain reviewed the request for the following SALDO Sections to be waived: Section 305 – Preliminary Plan Submission, Sections 401(a)(6)(ii) & 523 – Show survey monuments and markers found and to be set, and Sections 502(h) & 516(d) – Macadam paving for access drives, parking & loading areas. Greg Haas states Section 305 – Preliminary Plan Submission does not require a waiver as the SALDO allows for this type of submission. Upon reviewing the other waiver requests, Greg sees no engineering issues with allowing these sections to be waived for this project.

A Motion was made by Dale Keener and seconded by Mike Quick to recommend the Board of Supervisors approve the requested waiver on SALDO Sections 401(a)(6)(ii) & 523 – Show survey monuments and markers found and to be set and Sections 502(h) & 516(d) – Macadam paving for access drives, parking & loading areas, excluding Section 305 – Preliminary Plan Submission for the Duck Hatchery at 57 Jalappa Road Project. Upon roll call Keener, Kozlowski, Enevoldson, Forte, and Quick voted yes.

- Planning Commission held further discussion on the plans while asking some operational questions that Rob Hain would be gathering information to answer at a later time. Greg Haas comments that a time limit be noted on the plans that become recorded, stating a maximum length of time the hatched ducklings are on site.

A Motion was made by Greg Kozlowski and seconded by Chris Forte to recommend the Board of Supervisors approve the requested time extension until November 15, 2023. Upon roll call Keener, Kozlowski, Enevoldson, Forte, and Quick voted yes.

Sensenig Minor Subdivision – 93 Fisher Dam Road

- Engineer, Luke Kamp with The Crossroads Group, LLC gave an overview of the plans to subdivide 2.5 acres off of the current 13.95 acre lot.
- Mr. Kamp reviewed there will be an access and maintenance easement in place as they are proposing two homes now share this driveway, making it now an access drive. Mr. Kamp has also submitted a waiver request letter, requesting a waiver from SALDO Section 502(o)(1) requiring access drives to have a minimum width of sixteen feet. The current width of the driveway ranges between ten and twelve feet. The property owner David Sensenig was in attendance to the meeting and expressed how his family has successfully utilized this driveway for many years. Township Engineer, Greg Haas states the access and maintenance easement/agreement needs to be presented with the plans for comment. Greg Haas provides further review of his engineer comments.

A Motion was made by Greg Kozlowski and seconded by Dale Keener to recommend the Board of Supervisors approve the requested waiver on SALDO Sections 502(o)(1) – Access drive width. Upon roll call Keener, Kozlowski, Enevoldson, Forte, and Quick voted yes.

A Motion was made by Greg Kozlowski and seconded by Sharon Enevoldson to recommend a Conditional Final Plan Approval for the Sensenig Minor Subdivision at 93 Fisher Dam Road, contingent on satisfying all KCE, Inc engineering comments dated July 12, 2023. Upon roll call Keener, Kozlowski, Enevoldson, Forte, and Quick voted yes.

Hotel Site – Wilderness Trail

- No representatives were in attendance to present this plan. Township Engineer, Greg Haas reviewed the proposed new layout. Greg states comparing the previously proposed layout this is a total amended plan and a revised plan submission is needed along with updated sewage planning, NPDES permit, stormwater management plans, etc... Zoning relief was previously attained for the original plan. Those plans were recorded April 2018. Further review of the new layout will show if more zoning relief is needed.
- Greg Haas will have communication with Mark Magrecki from PennTerra Engineering, Inc. notifying him the plan was discussed, Planning Commission Members are in favor of the new access drive location but there may be design issues and more information will be needed. There were no approvals on these plans at this meeting, as new plan submission is required.

A Motion was made by Dale Keener and seconded by Sharon Enevoldson to contact Mark Magrecki from PennTerra Engineering, Inc. to communicate the essence of the conversation regarding the proposed new layout. Upon roll call Keener, Kozlowski, Enevoldson, Forte, and Quick voted yes.

ADJOURNMENT

A Motion was made by Greg Kozlowski and seconded by Chris Forte to adjourn the meeting at 9:38 P.M. Upon roll call Keener, Kozlowski, Forte, Enevoldson, and Quick voted yes.

Attest:

Samantha Hartman
Secretary