

TILDEN TOWNSHIP PLANNING COMMISSION

The Tilden Township Planning Commission met in the Township Municipal Building on Tuesday, December 20, 2022 with the following present: Chairperson Dale Keener, E. Gregory Kozlowski, Joshua Breslin, Township Engineer Joe Zucofski, Acting Secretary Frederick Herman, Township Assistant Secretary Samantha Hartman and members of the public. A copy of the roster is on file with the township.

Chairperson Dale Keener called the meeting to order at 7:33 P.M. followed by the pledge of allegiance.

There was no public participation.

APPROVAL OF MINUTES

A Motion was made by Mr. Kozlowski and seconded by Mr. Breslin to approve the meeting minutes of November 15, 2022. Upon roll call all voted to approve the November meeting minutes.

PLAN

Withdrawal of the Cabela's expansion plan to add boat sales and service was noted.

OTHER BUSINESS

SOLAR ENERGY SYSTEMS AND FACILITIES ORDINANCE REVIEW – Mr. Zucofski revised the proposed ordinance to reflect the points discussed and agreed to at the November 15, 2022 meeting. A definition of glare was added. After discussion it was agreed to keep a maximum height of ground mounted Accessory Solar Energy Systems (ASES) at 10 feet in Section 5-B. There was discussion of Sections 3-B and 4-C. Modification of any existing ASES to comply with this ordinance is not required, however any material alteration of an ASES must comply. It was suggested the latter add wording to include compliance with all Tilden Township ordinance not just the Solar Energy Systems and Facilities Ordinance. It was recommended the sentence in Section 5-C end after the word located so as not to restrict sale of excess energy to a power utility. Section 5-P, Decommissioning, was discussed. The purpose of the section and how it could be determined a system was out of service were questioned. The requirement is intended to prevent eyesores and require restoration of ground mounted locations. Failure to properly maintain or remove a system would decrease the value of the property when sold. The property maintenance code would also be applicable. At the conclusion of the discussion no changes to the current wording were recommended. Those present agreed to the changes that were made to Section 5-Q-1 to assure the burden of demonstrating hardship is the applicants. There was a question whether a fence should be required around a Principal Solar Energy System (PSES) per Section 6-G. It was determined this is advisable to prevent injury or vandalism. There was a question about how restrictive Section 6-L-5 is concerning limiting USDA soil classifications where PSESs may be located. They are prohibited on types 1 to 3 and allowed on types 4 to 8. According to Mr. Zucofski 55% of the township could be utilized and this was felt to be adequate. There was a general discussion of whether our residents could get a reduced rate for electricity when a PSES is allowed. This didn't seem feasible. Rather new jobs would be generated and property tax would increase due to the land development. This would benefit residents by keeping their property taxes lower. A contribution to the township might also be required as with a Planned Residential Development. The need for Section 6-L-8 was questioned since the PSES wouldn't generate much if any sound, but it was decided to leave it in. It was decided to leave Section 6-M-6 general rather than specifying any agencies involved. Section 6-N-2 was discussed. Current property maintenance ordinances will cover maintenance of the ground. It was suggested a

Tuesday, December 20, 2022

written maintenance plan for the equipment be included in the plan submission. This would include use of any chemicals. A stormwater runoff plan is required by DEP and release of hazardous materials would be restricted. There was discussion of whether the applicant might want to use herbicides to avoid mowing, which should be addressed and avoided. The annual inspection reports required could include ground maintenance. A motion was made by Mr. Keener and seconded by Mr. Kozlowski that the Solar Energy Systems Ordinance be prepared in draft form by Mr. Zucofski and submitted to the Township Supervisors for their January meeting. Upon roll call all voted to approve the motion.

APPROVAL OF 2023 MEETING DATES - A Motion was made by Mr. Kozlowski and seconded by Mr. Breslin to continue to meet at 7:30 PM on the third Tuesday of the month. Upon roll call all voted to approve the motion.

JOSHUA BRESLIN – Mr. Breslin has decided not to seek reappointment to another term due to family and employment demands. On behalf of the Planning Commission Mr. Keener thanked him for his service and expressed regret that he will not be continuing to serve.

ADJOURNMENT

A Motion was made by Mr. Kozlowski and seconded by Mr. Breslin to adjourn the meeting at 8:38 P.M. Upon roll call all voted to approve the motion.

Attest:

Frederick Herman
Acting Secretary