

**Minutes**  
**Wallace Township Planning Commission**  
**December 10, 2003**

**APPROVED**

The meeting was called to order by Chairman Skip McGrew at 7:35 PM

Planning Commission Members present:

Barbara D'Angelo     Steve Minissale  
Bob Bock             Skip McGrew  
Janet Grashof

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Dorothy Kirk representing the Wallace Trails Association

**I.     MINUTES**

Ms.Grashof moved to approve the minutes as presented. Mr. Minissale seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II.    CORRESPONDENCE**

A list was not available for this meeting.

**III,   SUBDIVISIONS IN PROGRESS**

**Bernard Subdivision Sketch Plan**

David Beideman presented a sketch plan on behalf of the equitable owner, John Bachich of Woodstone Homes. Located at Rt. 82 and Lippitt Road, this tract contains 36 acres 32.6 of which are in Wallace Township. The Tier 3 proposal anticipates 11 building lots served by a new road access from Rt. 82. The Planning Commission requested an opportunity to walk this tract before making further comment.

An alternative plan suggested by Mr.Beideman would use the previously approved subdivision plan calling for only 6 lots. The owner would submit a series of lot covenants to bring the subdivision into compliance with current ordinances. The Planning Commission agreed that this alternative was preferred if the details could be worked out. Mr. Beideman will approach the Board of Supervisors with his alternative proposal. Absent a final decision from the Board at their December 17 meeting, the Planning Commission will walk the property and formulate a recommendation by its January 14 meeting.

**IV.   OLD BUSINESS**

**Uncommitted Land**

The Township Solicitor has not responded to the Commission's proposal to amend the zoning ordinance restrictions on Uncommitted Land.

**Small Subdivisions**

The Planning Commission reviewed the status of several elements of this project including:

1. Large land transfers – It was agreed that Ann Hutchenson should be invited to the next meeting to resolve ongoing debate about this category of subdivision and how it should be administered.
2. Accelerated application processing - Mr. Kologie provided an final checklist inviting applicants to request waivers for elements of an application that are unnecessary in their situation, e.g., a minor subdivision. Mr. McGrew agreed to prepare a revised application package containing the new checklist and an advisory on Conservations as recommended by the Wallace Trust.
3. Ordinance Revision – The potential scope of a SALDO revision was discussed. It was agreed that there was little urgency for a quick fix to the ordinance language, but that the Planning Commission’s work load was currently low enough to work on changes. A reissue of the ordinance in loose leaf form would be helpful as soon as possible. It was agreed that consulting help to prepare a general revision and reissue would be helpful and would also allow for an update of the stormwater management provisions.

**Fence setbacks**

Wallace resident Rob Jones surveyed surrounding Townships to determined their policies on fence setbacks. He prepared a helpful chart that showed all of them permit fences on the property boundary under certain conditions. The Planning Commission thanked Mr. Jones for his efforts and agreed to take up this matter at the next meeting.

**V. NEW BUSINESS**

**PECO right-of-way acquisition.**

Ms. Kirk expressed the interest of Wallace Trails in securing the PECO property now targeted for acquisition. Mr. Bock noted that it is in the budget and will be completed this year. Ms. Kirk stated that the Trails group is willing to prepare grant applications or even contribute directly in an effort to cover some of the Township’s costs. She also agreed to have someone from the Trails group to attend the next Board of Supervisor’s meeting to explain the importance of this link from Glenmoore village to the Barnston and Hankin properties.

**VI. UPCOMING MEETINGS**

Planning Commission Meeting – 1/14/04 @ 7:30pm  
Supervisor’s Meetings – 12/17/03 @ 8:00 AM and 1/5/04 @ 7:30pm  
All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 10:00 pm

Approved,

Murray G. McGrew, Chairman  
Wallace Township Planning Commission