

**Minutes  
Wallace Township Planning Commission  
September 14, 2005**

**APPROVED**

The meeting was called to order by Chairman Skip McGrew at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo  
Janet Grashof  
Bill Moore  
Skip McGrew

Others Present:

Craig Kologie and Ted Koven representing Castle Valley as the Township Engineers  
Ann Hutchenson representing Natural Lands Trust  
Elaine McGrew, liaison with the Historical Commission  
Dorothy Kirk representing the Wallace Trails Association  
Bitten Krentel representing the Wallace Trust

**I. MINUTES**

Ms Grashof moved to approve the minutes of the July 13<sup>th</sup> meeting as presented. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Bill Moore moved to approve the minutes of the August 10<sup>th</sup> meeting as presented. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Barbara D'Angelo moved to approve the minutes of the special Hankin review meetings on June 15<sup>th</sup>, July 20<sup>th</sup>, August 17<sup>th</sup>, and September 9<sup>th</sup>. Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Hankin Central Phase Preliminary Plan**

No further discussion of this application is expected until a revised plan is received from the applicant.

**Harlan Preliminary/Final Plan**

Mr. Beideman, representing the applicant, stated that he reviewed the Township Engineer's letter on the revised plan. He submitted a conservation easement draft and a title report during the meeting. In response to other issues, he requested sample of trail easement and right-of-way documents acceptable to the Township.

The applicant is requesting a waiver to reduce the tract perimeter setback to 50'. The Planning Commission will determine whether the existing vegetative buffer is sufficient to recommend this waiver. It was noted, however, that with a class I historic resource on the western boundary, a landscape plan and a request to waive the historic impact study must be evaluated by the Historical Commission.

Mr. Beideman indicated that a revised plan would care for any remaining issues, and the Planning Commission agreed that a recommendation could be voted out at then next regular meeting.

#### **Louderback Preliminary/Final Plan**

Lisa D'Andrea appeared representing the applicant. Having reviewed the Township Engineer's letter on the revised plan, she provided an addendum for stormwater management as well as evidence of Conservation District and DEP approvals. Conservation easement language has been negotiated with the Wallace Trust and submitted to the Township Solicitor. The Planning Commission recommended that the shared driveway maintenance agreement on the plan be transferred to a separate document for review by the Solicitor. With a favorable review of the documents and a final review by the Engineer, the Planning Commission agreed that a recommendation could be voted out at then next regular meeting.

#### **Brandywine Hill Final Plan**

Theresa Lemley of Riley Riper and Nina Cidel of Heritage appeared representing the applicant. Mr. Kologie's letter of August 10<sup>th</sup> noted that all of the technical issues in this application have been resolved.

Revised documents such as the Home Owners Agreement, Deeds of Dedication, Escrow Agreement, Conservation Easement and Subdivision and Land Development Agreement were reviewed and approved by John Good, acting Township Solicitor. The Planning Commission noted, however that an updated Greenway Management Plan must be provided and attached to the conservation easement. It remains to be determined if a maintenance checklist and budget along with a maintenance protocol for the historic springhouse are included in these documents. Several notes on the trail construction and maintenance must be corrected on the plan. Accordingly, the applicant was asked to extend the review for one month.

#### **Watkins Cornerstone Sketch Plan**

Dave DellaPorta and Vic Kelly of Commonwealth Engineering appeared representing the applicant. Based on comments received during the site walk, a revised sketch plan was presented. As recommended, lot lines were moved to the northern boundary, however, a strip of greenway remained along that boundary a portion of which would be owned by each lot. The Planning Commission urged that strips of greenway be removed enlarging the main open space. Ms. Hutchenson provided an alternative sketch to push lot lines to the both north and south boundaries while providing a small central green. The applicant expressed reservations but agreed to consider these suggestions.

The sketch presented assigned ownership of the entire greenway (except the above mentioned strips) to the existing house lot. The Planning Commission believes that this level of private ownership would be acceptable if some access by the rest of the subdivision's residents is provided, but questioned whether the existing house owner should be responsible for ownership and maintenance of the stormwater management system.

Mr. Kirlpatrick, a neighbor to the south questioned HOA ownership of the access strip on which he and two other neighbors have a right-of-way. The Planning Commission recommended that any issues involving this right-of-way be resolved during the subdivision process.

Mr. Beagle, a neighbor to the south along Chalfant Road, expressed concern about buffering between his lot and the Watkins tract. He was assured that adequate vegetative buffering would be provided, but that the Planning Commission could not recommend the use of open space for buffering.

**IV. OLD BUSINESS**

**Subdivision Ordinance Revisions**

Mr. Kologie’s revised draft of the complete SALDO ordinance along with a separate Stormwater Ordinance has been circulated. These drafts will be reviewed at the October 26<sup>th</sup> work session.

**Zoning Ordinance Revisions**

The Board of Supervisors has adopted the proposed changes to Article X of the zoning ordinance.

**V. NEW BUSINESS**

Omnipoint will seek a variance for a cellular tower on the Turnpike plaza site at the Zoning Hearing Board meeting scheduled for October 20<sup>th</sup>.

The Township’s request for the Planning Commission’s 2005 budget was discussed. Ms. D’Angelo moved that Mr. Moore be designated the Commission’s budget officer. Ms. Grashof seconded the motion. The motion was carried by majority vote.

**V. UPCOMING MEETINGS**

Supervisor’s Meetings – 9/21/05 @ 8:00am and 10/5/05 @ 7:30pm  
Planning Commission Meeting – 10/12/05 @ 7:30pm  
Planning Commission Work Session – 10/26/05 @ 7:30pm  
All at the Township Building

**VI. ADJOURNMENT**

The meeting was adjourned at 9:45 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Murray G. McGrew, Chairman  
Wallace Township Planning Commission