

**Minutes  
Wallace Township Planning Commission  
April 12, 2006**

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

Planning Commission Members present:

Barbara D'Angelo  
Janet Grashof  
Steve Green  
Skip McGrew  
Bill Moore

Others Present:

Craig Kologie of Castle Valley as the Township Engineer  
Elaine McGrew as Historical Commission liaison  
John Spangler, Planning Commission Solicitor  
Bitten Krentel of the Wallace Trust  
Mary Ann Zeiders and Mark Eschbacher representing the EAC  
Deb Shiller representing the Wallace Trails Association

**I. MINUTES**

Ms. Grashof moved to approve the minutes of the March 8, 2006 meeting as presented. Mr. Green seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II. CORRESPONDENCE**

List attached.

**III. SUBDIVISIONS IN PROGRESS**

**Cornerstone Subdivision Plan**

Dave Renslicher and Kemp Littlepage appeared representing the applicant. Mr. Koven's April 7th review letter of the revised plan dated April 3rd was discussed. Mr. Kologie agreed that the major issues have been resolved and essentially only the legal documents and agency reviews remain.

Ms. McGrew stated that an on-site meeting with Mr. Littlepage determined that landscaping could mitigate any adverse impact on historical resources. She expects a letter from the applicant documenting their agreement for review by the Historical Commission.

Ms. Krentel asked for clarification of the open space boundaries noting that the Trust has not yet determined whether two easements will be needed to protect the open space to be owned by lot six and that which will be deeded to the homeowners association. She also asked if some type of marker could be placed on each lot to indicate the open space boundary. The applicant believes that a vegetative demarcation will be evident as the open space management plan is implemented.

Mr. Kologie asked that some security be posted for any needed repairs to the newly paved Chalfant Road. The applicant agreed to consider this request.

There being no further issues to discuss, Ms. D'Angelo moved that the Planning Commission recommend Board of Supervisor approval of the preliminary plan on condition that the following waivers are acceptable to the Board:

- SALDO Section 622.A so that a driveway can be constructed within a drainage easement.
- SALDO Section 624.D.4 to allow an open space width of only 50' at the rear of lot 9.
- SALDO Section 626.E to allow part of an infiltration basin within the 50' tract perimeter buffer area.

And that the applicant offers acceptable fees-in lieu of a financial impact study and public land dedication.

And that the following approvals are obtained during Final Plan review:

- Historical Commission approval of the landscape plan buffering historic resources.
- DEP approval of the planning module.
- CCCD issuance of the NPDES permit.
- Township approval of HOA and easement documents.
- Wallace Trust and Township approval of conservation easements.
- Township Engineer approval of the stormwater control element design.

And that appropriate security is offered to repair any damage to Chalfant Road.

Ms. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

#### **Hamilton (aka Hankin central phase) Subdivision Plan**

Rick Guarini of the Hankin Group, Jamie Sundmeere of Del Val, and Stacy Filopoulos of Riley Riper appeared representing the applicant. Mr. Guarini noted that part of DEP's rejection of the planning module submission was an incomplete component 4A as prepared by the Planning Commission. At the time of the original submission, a subdivision plan had not been submitted. But now, the Planning Commission is able to answer all of the questions. However, since the planning module addresses the entire subdivision while the current application covers only the central phase, many of the potential impacts are still unknown. Mr. Kologie will prepare responses accordingly.

Ms. D'Angelo moved to authorize Mr. McGrew to sign component 4A on behalf of the Planning Commission with the changes agreed during the discussion. Mr. Green seconded the motion. A majority of members present voted in favor.

The applicant was advised that if future plan submissions add further information or contradict previous plan submissions, the Planning Commission will revise its Component 4A response.

#### **Coltsfoot (aka DelGatto, Kolb) Subdivision Plan**

Dave Beideman along with Mr. and Mrs. Kolb appeared to discuss this revised plan dated March 2<sup>nd</sup> and the Mr. Koven's review letter of March 31<sup>st</sup>. Mr. Beideman indicated and Ms. McGrew confirmed that meetings with the Historical Commission have yielded an agreement on buffering requirements for the historical resources and that a historic impact study is not required. The Historical Commission will, however, request permission to examine the site during land disturbance to check for significant relics. The other issues previously raised having been addressed, Ms. Grashof moved to recommend that the Board of Supervisors approve the Coltsfoot Subdivision Plan last revised on March 31<sup>st</sup> on condition that the Board grant the following waivers:

- SALDO Section 502.F.2.i so that not all existing features within 200' of the tract need be identified on the plan.
- SALDO Section 620.D.1 because overall stormwater management plans and erosion control measures obviate runoff control plans during construction.
- SALDO Section 620.D.8 to allow an infiltration basin within 50' of the tract perimeter.

And that recommendations to approve the landscape plan and to waive the historic impact study are received from the Historical Commission; and that the following approvals are received:

- DEP approval of the erosion and sedimentation plan.
- CCCD issuance of the NPDES permit.
- Township approval of the shared driveway agreement.

And that an appropriate fee in lieu of a financial impact study is offered.

Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

### **Carr Sketch Plan**

Dave Beideman and Ray Carr appeared representing the applicant. Mr. Carr's property consists of 14 acres on Indian Run Road immediately in front of the Girl Scout Camp. Mr. Carr intends a Tier III subdivision placing the two existing homes on separate lots and creating three new building lots. The easement currently being used by the Girl Scout Camp would serve as a private lane to access the three new lots. Mr. Carr asserts that the easement language in his deed permits use by the Girl Scouts only so long as their property is used as a camp. He further contends that he has the right to use the easement as a private lane.

Mr. Carr was asked to consider a possible public road entirely on his property allowing access to his new lots and the potential development on the Girl Scout property. It was also noted that some of the greenway is being used to create separation of the new lots. This inconsistency with the ordinance could be resolved by moving the lots together at the rear of the tract. The Planning Commission will schedule a site visit to coincide with a walk of the Girl Scout property.

### **LaPorta Sketch Plan**

Nick Rakowski of Nave Newell and Don La Porta appeared representing the applicant. Mr. La Porta owns a six acre tract at 130 Mapleflower Road on which a home is located. He proposes one additional building lot and is seeking Planning Commission suggestions for the location of that lot. It is believed that open space associated with an adjacent development borders Mr. La Porta's property. Open space on his land might therefore be collocated with adjoining open space, but the wetland portion is on the other side of his lot. The Planning Commission will walk this site on Saturday, April 22 at 9am.

### **Old Orchard Subdivision Plan**

No one appeared to present the revised plan or to respond to the Township Engineer's review letter. It was suggested that a change of personnel may have slowed the applicant's progress.

**Omnipoint Land Development Plan**

Subsequent to the conditional use order, it was determined that the proposed cell tower location at the Turnpike plaza is not in the zoning district on which the conditional use application was based. The Township Solicitor is working with the applicant to resolve this problem.

**Popjoy Subdivision Plan**

There has been no further guidance from the applicant as to which plan should be reviewed.

**Diamant Sketch Plan**

No new information has been provided by the applicant.

**V. OLD BUSINESS**

**SALDO revisions**

A revised draft of the proposal is expected from the Township Engineer by the end of April. A work session has been tentatively scheduled for Wednesday, April 26<sup>th</sup> if needed to review the draft.

**Devereux Conditional Use**

A draft of conditions prepared through negotiations with the applicant was discussed. Mr. McGrew moved that the Planning Commission Solicitor shall be directed to present this draft for consideration by the Board of Supervisors at the April 19<sup>th</sup> conditional use hearing. Ms.Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**VI. NEW BUSINESS**

**Fire Company Requirements**

At Mr. Green’s suggestion, Mr. McGrew agreed to request written criteria for dry hydrant placement and design from the Glen Moore Fire Company Chief.

**VII. UPCOMING MEETINGS**

Supervisor’s Meetings – 04/19/06 @ 8:00am and 05/03/06 @ 7:30pm

Planning Commission work session on April 26<sup>th</sup> at 7:30 pm (tentative) and regular meeting – 05/10/06 @ 7:30pm

**VIII. ADJOURNMENT**

The meeting was adjourned at 10:30 pm.

Submitted,

Approved,

Kim A. Milane-Sauro  
Secretary

Murray G. McGrew, Chairman  
Wallace Township Planning Commission