

Wallace Township Planning Commission
Regular Meeting
January 9, 2008

Present – Barbara D’Angelo, Bill Moore, Steve Green, Ken Nicely, Craig Kologie and Ted Koven from Castle Valley Engineers, Ann Hutchinson of Natural Lands Trust.

Absent- Skip McGrew, Janet Grashof

Bill Moore made a motion to nominate Barb D’Angelo for Chairman. Ken Nicely seconded the motion, all voted in favor. The motion carried. Barb D’Angelo moved to nominate Bill Moore for Vice-Chairman. Ken Nicely seconded the motion. All voted in favor and the motion carried. Bill Moore made a motion to adopt the October 10, 2007 minutes. Barb D’Angelo seconded. All voted in favor. Ken Nicely made a motion to adopt the minutes from the November 14th meeting. Steve Green seconded the motion. All voted in favor of adoption and the motion carried. Work session minutes from 11/28/07 not issued. Barb D’Angelo will send them this week.

Since no quorum of attendees present , minutes of the December 12, 2007 regular meeting could not be approved. August 2007 minutes to be revised and submitted.

Old Orchard –

- PENNDOT 8’ wide slow down lane requested on Hall’s frontage – Hall’s denied. PENNDOT also requested a 25’ taper . Applicant can eliminate any grading outside of right a way on Hall’s property. Widest spot flare is 4’ wide from existing pavement.
- Condition of Approval – road widening to be performed in strict adherence to PENNDOT permit’906400 dated 1/4/08; and all disturbance be limited to the right of way to the fullest extent possible. Restoration to like condition of any disturbance.
- Castle Valley Engineers letter dated July 10, 2007 conditions of approval were read by Craig. Strict adherence to PENNDOT permit including the additional limited disturbance agreed upon by the engineers.
- Soil Contamination – E & S plan, NPDES plan all tied together. Applicant’s consultant outline permitting and testing process.
- Notification to township and results of testing.

Barb D’Angelo moved to approve with conditions above. Steve Green seconded. All approved.

Thornton – A January 3, 2008 CVC review letter.

- Items 1 thru 4 – will comply
- SLDO
- 1.a. will correct
- b. will coordinate with township secretary to develop house numbers

All items are to be addressed by applicant. Applicant requested a new waiver to reduce 50’ setback to 25’ around lawn buffer and easement. Ann Hutchinson clarified SLDO language and advised that waiver is not required.

Outstanding items are:

- planning module approval pending
- open space management plan
- greenway agreement

Greenfield – Open Houses to be held by Albert Greenfield on January 13 and January 20, 2008

Expiration Dates

- Old Orchard - extended
- Thornton – need extension
- Gulick – need extension

Bill Moore made a motion to deny Thornton based on non-compliance 1/15/08 CVC letter unless extension received before 1/31 Supervisors' meeting. Barb D'Angelo seconded and all approved

Barb D'Angelo made a motion to deny Gulick based on 11/7/07 CVC letter unless extension received by 2/07/08. Bill Moore seconded and all approved.

- Maintain current liason relationship – Skip McGrew EAC and Historic
- Request to update website and make format changes.

Members of the Planning Commission will be working with the Township Secretary to clean up and organize all the files(PC). Barb and Craig will organize a meeting of LTL,Entech(sewer) and CVC to make sure that all info is used and distributed correctly.

We are all helping to take minutes, we want better chairs for our meetings, noted the addition of a rug to the meeting room and we are looking for a new member.

The meeting was adjourned at 9:30

Respectfully submitted,

Steve Green
Janet Grashof
Barb D'Angelo