

**Wallace Township
Planning Commission Meeting
May 14, 2008**

Members Present:

**Chairman Barbara D'Angelo
Vice- Chairman Bill Moore
Skip McGrew
Janet Grashof**

Meeting started at 7:35 p.m.

Thornton

Outstanding issues are the conservation easement and driveway easement, which are being reviewed by the solicitor. All outside agency permits have been received.

6 Waivers are requested:

- 1) SLDO 400C.3 Resource/Conservation plan
- 2) SLDO 605E Shared driveway – 3 dwellings
- 3) SLDO 612.B # of dwelling that share a driveway
- 4) SLDO 620.B15 Calculations storm water during construction conditions
- 5) SLDO 626.D 50 ft. perimeter buffer
- 6) SLDO 626.D3 Continue to maintain perimeter buffer as lawn

Barb D'Angelo made the motion to recommend conditional approval to the Board of Supervisors, Bill Moore seconded. It was unanimously recommended with the 6 waivers, driveway easement and conservation easement conditions.

Smith

Jim Haigney was present representing the applicant. Issues discussed were the length to width ratio of the open space area. PC generally agreed it was ok as is. Also site distance on Mapleflower Road. Mapleflower entrance is only for emergency access, so site distance not an issue.

The neighbors of the property don't want a planted buffer; prefer it to stay the way it is. Letter of intent needs to be provided (letter of 3/12/08) from Comm. Engineers.

Sent extension until end of April.

New Business:

Bill Moore agreed to monitor the deadlines and extensions on subdivisions in progress. He did ask that all members of the PC help as well; to make sure nothing is overlooked.

PC then discussed ordinance 1323, PCCC ordinance

EAC comments / issues for discussion on draft

Plant, nursery and greenhouses tend to have high pesticide and herbicide use. Need to be aware of that.

On tree replacement – EAC would like to see inch to inch replacement. (Cut down a 24 inch diameter tree, replace with 24 inches of new trees, maybe (8) 3” trees) Other townships have this.

Want to make sure lighting is addressed, keep the skies dark and free of light pollution. Use of full cutoff fixtures should be strongly encouraged.

Areas of the greenway that are landscaped should not count toward overall greenway calculations. Skip stated that the village ordinances encourage village greens.

Public Comment

Sandy Nuefeld had several questions / comments.

What is the lot with regard to Greenfield’s proposal? – The entire tract is considered one lot. She expressed concern over building in the “I” district, and with parking, many unknowns in her opinion. Stated she has an overwhelming problem with distances between buildings. Will current Wallace residents have access to the greenway areas? – Mr. Greenfield stated yes. She expressed concerns over Marshall Road, since it is a major access route to the Turnpike for residents.

Anna Maria Guglielmo comments.

Under Landscapes I, Wallace is supposed to stay rural. Mr. Greenfield’s project looks like suburban sprawl. How does his project benefit current residents?

Meeting adjourned at 10:15pm

Submitted by Barb D’Angelo, Chair