

**Wallace Township
PLANNING COMMISSION
February 11, 2009**

The regular meeting of the Wallace Township Planning Commission was called to order at 7:30 p.m. by Chairwoman Barb D'Angelo.

Members Present:

Barbara D'Angelo, Chair
John Frommeyer
Janet Grashof
Bill Moore

Others Present:

Craig Kologie, Castle Valley Consultants
Ann Hutchinson, Natural Lands Trust

New Business: NONE

Minutes: NONE

Subdivisions discussed:

Comstock. Lot line change. 6 acres will be added to Fairview Church. 6.3 acres will be retained, most likely to be sold to Valhalla Brandywine project and incorporated into that project. Piece is already included in the Conditional Use application of Valhalla.

Ranieri / Denton Drive 2 lot subdivision, breaking off lot for his son. Readjusted the lot line per PC suggestion. Perk test is done. Septic has to be located in rear of house due to grade issue (owner wants a basement bathroom). Greenway is 1000 SF more than required. Still waiting on planning module. House is currently located within suggested setbacks of steep slopes (by a few feet). Bill Moore suggested they try and move house forward to relieve the steep slope setback incursion.

Seibert. 6 houses on 43 acres. John Seibert and Jim Haigney (engineer) present. Intends to build one lot for his mother, and retain others for building later. Wants to widen private gravel lane to 16', but not pave it (12' now). Craig Kologie asked about trails. Applicant responded that he does not want any public trails on the property. Neighbor Villani was present with her attorney, Tom Schneider. Although presenting no documentation when asked by PC member Moore, they suggested there was a Lenape Indian Ceremonial area on the property. The PC suggested they attend a Historical Commission meeting, and ask if they have a record of such. PC member Grashof, who also serves on the Historical Commission, will keep PC advised. Schneider also informed the PC there were pending legal proceedings between Villani and Seibert as well, the nature of which was not expanded upon.

The meeting adjourned at 8:42pm

Submitted by
Barb D'Angelo, Chairwoman