

**Minutes**  
**Wallace Township Planning Commission**  
**January 14, 2004**

The reorganization meeting was called to order by Chairman Skip McGrew at 7:40 PM

Planning Commission Members present:

Barbara D'Angelo     Steve Green  
Bob Bock             Skip McGrew  
Janet Grashof

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer  
Deb Shiller representing the Wallace Trails Association  
Bitten Krentel, Susan Chady, and Dan Wessells representing the Wallace Trust

**ELECTION OF OFFICERS**

Mr. Bock nominated Skip McGrew for Chairman and he was affirmed by majority vote.  
Mr. Bock nominated Steve Minnisale as Vice Chairman and he was affirmed by majority vote.

The reorganization meeting was adjourned at 7:45 PM.

The regular meeting was called to order by Chairman Skip McGrew at 7:45 PM.

**I.     MINUTES**

Mr. Bock moved to approve the minutes as presented. Ms. D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**II.    CORRESPONDENCE**

There was no correspondence for this meeting.

**III,   SUBDIVISIONS IN PROGRESS**

**Bernard Subdivision Sketch Plan**

Located at Rt. 82 and Lippitt Road, this tract contains 36 acres 32.6 of which are in Wallace Township. Mr. McGrew reported on the site walk Saturday January 10<sup>th</sup> also attended by Mr. Najim, Ms. Grashof, and Mr.Green. He indicated that no unusual features or areas of concern were identified. But he also pointed out that the original Bernard house, though not part of the tract in question, is a class 1 historic resource according to the official map. The Historical Commission should therefore determine whether additional screening or impact study work is required.

David Beideman and John Bachich of Woodstone Homes restated the applicant's offer to implement the previously approved subdivision creating six new building lots as an alternative to a new tier III subdivision plan creating up to 13 new lots. They are also willing to deed restrict each lot against further subdivision and to assure consistency with current zoning ordinances. Class A wetlands would be protected by a conservation

easement. If the Planning Commission recommends this approach, the applicants would draw up an agreement with revised plans for the approval of the Board of Supervisors.

Mr. McGrew suggested that the agreement could be simplified if the agreement would specify acceptance of the current zoning ordinance particularly as it pertains to area and bulk restrictions.

Ms. Krentel indicated that the Wallace Trust would be willing to accept a conservation easement, but also suggested the easement could cover the entire tract with appropriate adjustments to the terms and conditions. An easement would provide more reliable protection against further subdivision than a deed restriction. The applicant agreed to consider expanding the easement beyond class A lands to include wooded areas and setbacks.

Mr. Green questioned the shared driveway arrangement noting that it would serve five houses. Mr. Kologie suggested that the construction could be improved to township road standards. The applicant felt that this would be too expensive but agreed to some level of improvement and to widen the Lippitt Road access point from 12' to 16'. The applicant was advised that the construction standard must satisfy the Township Engineer before the Planning Commission could recommend final approval of the agreement.

Having determined that the proposal closely resembles a Tier II subdivision under the current ordinance and that as such it would have considerably less impact on the Township than the alternative Tier III plan, the Planning Commission agreed to recommend the applicant's proposal. Accordingly, Mr. McGrew moved that the Supervisors be advised of this conclusion and to suggest that they encourage the applicant to pursue this course. Ms D'Angelo seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

#### **IV. OLD BUSINESS**

##### **Uncommitted Land**

The Township Solicitor has not responded to the Commission's proposal to amend the zoning ordinance restrictions on Uncommitted Land.

##### **Small Subdivisions**

The Planning Commission decided to continue discussion of this matter at a work session scheduled for January 28<sup>th</sup>.

##### **Fence setbacks**

Mr. McGrew proposed a revision to Section 1205 of the Wallace Township Zoning Ordinance to eliminate fence setbacks under certain conditions. Mr. Green stated that his research uncovered some other aspects of fence construction that should be considered. Accordingly, further discussion was deferred to the January 28<sup>th</sup> work session.

**V. NEW BUSINESS**

**Wallace Trust Coordination**

Ms. Krentel noted that the Corry conservation easement was unacceptable in its current form because it does not restrict further subdivision. The Planning Commission concurred that this element was essential to any conservation easement and is a requirement specified in Section 1105 of the zoning ordinance.

She pointed out the conservation easements in general have become an afterthought in the approval process. The Board of Supervisors often conditionally approves a subdivision before work even begins on a conservation easement. With at least three months processing time for conservation easements, applicants face an unanticipated delay. The Planning Commission agreed to encourage an earlier start on easement language by including an advisory in the new application package now under development. Ms. Krentel also provided a list of the documentation required by the Trust which will be added to the application package advisory.

It was further agreed that the Trust would be advised as soon as a subdivision application requiring an easement is filed with the Township. The Trust and Planning Commission will attend each other's meetings and exchange minutes to be sure that communications are improved. It was understood, however, that applicants may choose any recognized conservation organization to receive their easement.

**VI. UPCOMING MEETINGS**

Planning Commission Work Session – 1/28/04 @ 7:30 pm  
Planning Commission Meeting – 2/11/04 @ 7:30pm  
Supervisor's Meetings – 1/21/04 @ 8:00 AM and 2/4//04 @ 7:30pm  
All at the Township Building

**VII. ADJOURNMENT**

The meeting was adjourned at 9:15 pm

Submitted,

Kim A. Milane-Sauro  
Secretary

Approved,

Murray G. McGrew, Chairman  
Wallace Township Planning Commission