

APPROVED

**Minutes
Wallace Township Planning Commission
June 9, 2004**

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

Planning Commission Members present:

Barbara D'Angelo Steve Green
Janet Grashof Skip McGrew

Others Present:

Craig Kologie representing Castle Valley Consultants as the Township Engineer
Dorothy Kirk representing the Wallace Trails Association

I. MINUTES

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

II. CORRESPONDENCE

As listed

III, SUBDIVISIONS IN PROGRESS

Edgemoor Run (formerly Bernard)

No one appeared in connection with this plan.

Wheeler Tract Subdivision Sketch Plan

No one appeared in connection with this plan.

Old Orchard Estates

No one appeared in connection with this plan. It was reported, however, that the applicant GenTerra intended to grant an extension in the near future. Mr. McGrew moved to recommend denial of this application unless an extension is received within two weeks on grounds that the issues raised in Mr. Kologie's letters of 5/24 regarding the planning module and 5/12 regarding the subdivision plan have not been resolved. Ms. Grashof seconded the motion. Discussion included a question from Ms. Kirk regarding the location of trails on the property. She was asked to provide a written recommendation from the Trails Association. Further discussion ensued regarding the location of the access road and the amelioration of contaminated soils. These issues will be reviewed with the applicant at the next meeting. There being no further discussion or public comment, the motion was unanimously approved.

IV. OLD BUSINESS

Zoning Ordinance Changes

It was reported that the Township Solicitor planned to respond to proposed zoning changes and the ordinance reprint draft by the end of June.

Small Subdivisions

A summary of the Planning Commission's recommendations regarding the classification of subdivisions and the corresponding application requirements was reviewed and discussed. The corresponding zoning ordinance change to permit land transfers as a conditional use was also reviewed. Ms. D'Angelo suggested that the ordinance should contain a definition for a land development agreement. With this change, the Planning Commission referred the draft to Mr. Kologie who is preparing a general revision to the subdivision ordinance. He anticipates that the administrative section will be ready for Planning Commission review by the next meeting.

V. NEW BUSINESS

None

VI. UPCOMING MEETINGS

Planning Commission Meeting –7/14/04 @ 7:30pm
Supervisor's Meetings – 7/7/04 @ 7:30pm

All at the Township Building

VII. ADJOURNMENT

The meeting was adjourned at 8:15 pm.

Submitted,

Kim A. Milane-Sauro
Secretary

Approved,

Murray G. McGrew, Chairman
Wallace Township Planning Commission