

**DRAFT FOR COMMENT**  
**Minutes**  
**Wallace Township Planning Commission**  
**Work Session**  
**August 22, 2007**

The meeting was called to order by Chairman Barbara D'Angelo at 7:30 PM

Planning Commission Members present:

Barbara D'Angelo	Bill Moore
Janet Grashof	Ken Nicely
Skip McGrew	Steve Green

Others Present:

Craig Kologie of Castle Valley as the Township Engineer  
Ann Hutchinson of Natural Lands Trust  
Elaine McGrew as Historical Commission liaison  
Mark Eschbacher representing the EAC  
Robert Bock, Supervisor

**I. SUBDIVISIONS TO BE DISCUSSED**

**Camp Indian Run**

Anthony Holowsko was present for the applicant. He stated that they have received a clean review letter from the township engineer as well as approval letters from DEP and CCCD. Mr. Nicely moved to approve the Camp Indian Run final plans conditioned upon the following:

1. The applicant shall comply with all items as listed in the August 15, 2007 review memorandum prepared by Castle Valley Consultants;
2. The applicant shall comply with all comments contained in Natural Lands Trust review letter dated August 7, 2007;
3. The applicant shall complete and execute a Subdivision and Land Development Agreement and Financial Security Agreement in a form satisfactory to the Township Solicitor and in an amount sufficient to secure completion of the required improvements;
4. The applicant shall complete and execute all required easements, deeds of dedication and homeowners' association documents, including any required legal descriptions, in a form satisfactory to the Township Solicitor, including but not limited to, Homeowners' Association documents, Conservation Easements for homeowners' lands with such easements naming Natural Lands Trust as the easement holder, and access easements for stormwater management system maintenance;
5. The applicant shall obtain an NPDES Stormwater Discharge Permit from DEP for the post-construction stormwater management plan;
6. The applicant shall make an unrestricted contribution to the Township in lieu of providing a Fiscal Impact Study in an amount to be determined by the Board of Supervisors; and
7. The applicant shall provide digital copies of all executed plans and associated documents in digital form in a format(s) as specified by the Township.
8. All documentation shall be subject to review and approval from the Township Solicitor.

Mr. Moore seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**Hankin**

Rick Guarini, Mike Kimble, and Denise Yarnoff, Esq. were present representing the applicant.

Ms. D'Angelo moved to approve the final plan for the Central Phase of the Hamilton subdivision conditioned upon the following:

1. The applicant shall comply with all items as listed in the August 20, 2007 review memorandum prepared by Castle Valley Consultants;
2. The applicant shall comply with all comments contained in Natural Lands Trust review letter dated August 21, 2007;
3. The applicant shall complete and execute a Subdivision and Land Development Agreement and Financial Security Agreement in a form satisfactory to the Township Solicitor and in an amount sufficient to secure completion of the required improvements;
4. The applicant shall complete and execute all required easements, deeds of dedication and homeowners' association documents, including any required legal descriptions, for the Central Phase, in a form satisfactory to the Township Solicitor, including but not limited to, Homeowners' Association documents, Conservation Easements for the three estate lots, homeowners' association lands, bog turtle management area, the Preserve and the trails, with such easements naming Natural Lands Trust as the easement holder, restrictive covenants for the Sheeler barn, farmhouse and other structures, easements for underground utility line construction and maintenance in the Preserve, and access easements for stormwater management system maintenance;
5. The applicant shall provide a financial guarantee in form of an endowment to provide a requisite funding source for the restoration and management of the Bog Turtle Management Area in an amount to be determined by the Township;
6. The applicant shall provide a means of physically delineating the Preserve boundaries in a form acceptable to Natural Lands Trust and such detail shall be added to the plan;
7. The applicant shall provide written evidence of all required outside agency approvals and permits, including but not limited to, CCCD letter of adequacy for soil and erosion control measures, NPDES permit from CCCD and DEP, NPDES Part II Permit for Wastewater Treatment Plant from DEP, Water Supply Permit from DEP, DRBC approval for the proposed groundwater withdrawal; and PennDOT Highway Occupancy Permits, including the submission to the Township of the conceptual roundabout designs and related cost estimates for the construction of the roundabouts;
8. Natural Lands Trust staff, on behalf of the Township, shall be permitted to inspect the screening at the Southeastern perimeter property line. Plantings shall be adequately maintained, to the satisfaction of the Township throughout the build-out of the subdivision;
9. The applicant agrees to submit plans for, fund and construct a pole building (salt shed) in a size acceptable to the Township and Township Engineer, said building to be construction in the approximate location as shown on the plans; and
10. The applicant agrees to maintain and fund the maintenance of the Preserve and repair any construction damage as long as the applicant remains on site.
11. All documentation shall be subject to review and approval from the Township Solicitor.

Mr. Moore seconded the motion. Mr. Green recused himself from voting. There being no further discussion or public comment, the motion was approved by a majority vote with Mr. McGrew voting nay.

**Greenfield Property/Vahalla Farms**

Albert Greenfield, Mark Pellicciotta, Chuck Dobson and Denise Yarnoff, Esq. were present representing the applicant. Topics of discussion were as follows. Applicant believes he doesn't need to change ordinance but can use conditional use option, that is, he can accomplish project by using whatever the existing ordinance allows through conditional use and doesn't need to impact any Class A lands. Applicant will use existing trails for carts, horses and bikes. 175 acres are available to be developed. Discussion addressed golf courses- permitted use, buffers, water withdrawals, irrigation requirements, maintenance of base stream flow, wetland buffers, slopes greater than 20%, monitoring protocols (need agreement ASAP). What are standards for Country Club? Ann Hutchinson pointed out that the development process requires a complete assessment of existing resources then placing development on ground avoiding, and or incorporating, resources into design. She will do more research on CC/wellness resort community standards

**II. ADJOURNMENT**

The meeting was adjourned at 11:30PM.