



The Conditional Use decision contains some significant victories. While the “Greenfield Ordinance” allows a development that is contrary to the best interests of the community, within the confines of that ordinance, the Guardians achieved important improvements through the Conditional Use process. Through our efforts, if the ordinance ultimately stands, we have prevented this plan from being far worse than it could have been.

Here are some highlights:

Residential setbacks - All proposed residential buildings shall have a minimum setback of 100 feet from any Residential Zoning District boundary, and all proposed non-residential buildings shall have a minimum setback of 200 feet from any Residential Zoning District boundary. Accessory buildings and structures shall have a minimum setback of 25 feet from any Residential Zoning District Boundary.

Riparian buffers - During the course of the preliminary subdivision and land development application, Greenfield shall identify all of those instances where a 200 foot riparian buffer from the east branch of the Brandywine Creek would be encroached upon, and, to the greatest extent reasonably possible as determined by the Township Board of Supervisors, Greenfield shall take into consideration design modifications to remove such encroachments from the 200 foot riparian buffer area. Nonetheless, Greenfield shall provide a 150 foot riparian buffer from the edge of any water course, body of water, or wetland on the Subject Property, in which buffer areas there shall be no structures added, vegetation removed (other than maintenance required by the Natural Resources Management Plan or greenway management plan), or earth disturbed, except as follows:

a. Up to 5% of the entire 150 foot riparian buffer area may be disturbed, provided that the area of disturbance must be a minimum of 50 feet from any water course, body of water, or wetland, to the extent necessary to permit: existing structures; new structures in the areas of the Manor House and at the base of the quarry; existing trails; utilities (including, but not limited to, approved sewer and water facilities), subject to the approval of the Township Board of Supervisors in consultation with the Township professional consultants; and stormwater management facilities (including basins and other related facilities), subject to approval of the Township Board of Supervisors in consultation with the Township professional consultants. Adequate engineering measures shall be incorporated by the Greenfield to protect against the possibility of outflow to the buffered water course during construction or operation of the structure and to prevent, to the extent reasonably possible as determined by the Township Board of Supervisors, any other deleterious environmental impacts.

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d. No more than five (5) new stream crossings shall be permitted, the locations and design of which shall be subject to approval of the Township upon consultation with the Township's professional consultants, during the preliminary subdivision and land development review process.

Groundwater - Groundwater generated by wells installed on the property cannot be exported from the property or used to increase water levels in the Cornog Quarry.

Golf Course Lighting - Neither the golf course nor any component thereof shall be utilized after sunset or before sunrise. The golf course shall not be lit for nighttime use.

Sewer - Stream discharge from the wastewater facilities shall not be permitted.

Woodland Preservation - Greenfield shall incorporate the maturing to mature woodlands into the Greenway Land. Such woodlands are characterized by a canopy dominated by tulip tree and other species, including beech, hickory, red oak, ash and walnut with spring ephemerals within the understory. The woodlands also contain invasive understory plants, such as multiflora rose, shrub honeysuckle, autumn olive and vines. The exact boundaries of maturing to mature woodlands shall be identified on the Existing Resources and Site Analysis Plan submitted during the preliminary subdivision and land development plan review process, and in accordance with Section 401.D of the Township Subdivision and Land Development Ordinances, trees within the Greenway Land shall not be removed except for selective cutting of trees: 1) that are dead or diseased; 2) necessary to install utility lines, including storm sewer lines, sanitary sewer lines, and water lines; 3) to establish or maintain trails or the health of wooded areas, as approved by the Township; and 4) to manage the woodlands by removing invasive plant species.

Gambling - The Property shall not be used for gambling purposes. Greenfield shall deed restrict the Property in perpetuity, in form and substance approved by the Township and Township Solicitor, to preclude the use of the Property for gambling, a casino use, or any slot machine use.

Time Shares - Time shares shall not be permitted. Greenfield shall deed restrict the Property in perpetuity, in form and substance approved by the Township and Township Solicitor, to preclude the use of any of the approved residential uses as time shares. Greenfield shall also incorporate restrictions in the condominium association documents, in form and substance approved by the Township and Township Solicitor, in order to preclude the use of any of the approved residential uses as time shares.

Golf Course Conservation Easement - In the event that the proposed golf course, or any portion thereof, as approved during the subdivision and land development review process, is not constructed or is abandoned, the area approved as the golf course shall be maintained as undeveloped open space. The area comprising the golf course shall be subject to a conservation easement held by the Township, which easement shall be monitored by a third-party, such as a land trust or conservancy, approved by the Township. The area approved as the golf course shall be deed restricted in perpetuity against any use other than: the golf course or other recreational use as approved herein and through the subdivision and land development plan; or as undeveloped greenway land.