

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 1, 2003**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 1, 2003, at 7:35 PM in the Municipal Building.

Supervisors present: Jane M. Shields, Chairman
Lou Schneider, Vice Chairman
Robert Bock, Member

PUBLIC COMMENT

Vince Marchiafava was present to discuss the taxes. Mr. Marchiafava stated he would like a simple explanation as to why the taxes were increased. Ms. Shields stated that there is no simple explanation and that it was due in part to an error in the millage that dates back many years. Ms. Shields stated that the board will supply Mr. Marchiafava an explanation of the taxes and that they will be corrected in January 2004.

George Machikas stated that he was given tax information from the tax collector that the new rate for next year will be 1.6 mills. Ms. Shields stated that nothing has been decided about the tax rate and that the budget process will be getting started this month.

MINUTES

Mr. Schneider moved to approve the minutes of the September meetings. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

TREASURER'S REPORT

General Fund Receipts deposited during the month of September totaled \$102,097.07.

Mr. Schneider moved to approve forty-two (42) bills, payable from the General Fund, for the month totaling \$71,289.01. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider moved to approve five (05) bills, payable from the State Fund, for the month totaling \$24,835.80. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

CORRESPONDENCE

1. DEP to Anderson Homes, dated 9/12/03, re: Earth disturbance inspection report
2. Upper Uwchlan Ambulance to Board of Supervisors, dated 9/12/03, re: request for funds for 2004 budget

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3. Nave Newell to Twp. Secretary, dated 9/18/03, re: Hide-A-Way Farms road occupancy permit
4. John Hall to Board of Supervisors, dated 9/18/03, re: review and comments to the PC's proposed revisions to SALDO
5. Robert O'Reilly-Gindhart to Castle Valley Consultants, dated 9/18/03, re: tree removal from the stormwater easement located on his property
6. Municipal Authority to DSR Holdings, dated 9/20/03, re: damage to grinder pump at 1890 Creek Road
7. Stephen Karp, Esquire to Board of Supervisors, dated 9/22/03, re: potential Notice of Claim against Wallace Twp. by Edward Norris
8. Commonwealth Engineers to Castle Valley Consultants, dated 9/23/03, re: final plan revisions on the Shoemaker Subdivision
9. Castle Valley Consultants to John Reid, dated 9/25/03, re: request for increased escrow for the Chalfant subdivision
10. Tim Wloczewski to Anderson Homes, dated 9/25/03, re: conditions for approval of a building permit
11. Tim Wloczewski to Joanne and Andrew Ransing, dated 9/25/03, re: permit approval for signs
12. John Hall to Stephen Karp, Esq., dated 9/26/03, re: Norris v. Wallace Twp. potential claim
13. Evergreen Landscape Assoc. to Twp. Secretary, dated 9/27/03, re: Alice Park scope of work revisions
14. Castle Valley Consultants to Twp. Secretary, dated 9/25/03, re: water drainage complaint at 150 Messner Lane
15. Anderson Homes to Twp. Secretary, dated 10/1/03, re: request for variance to clear lots at Steepleview

ZONING REPORT

Tim Wloczewski reported that twelve (12) new building permits were approved last month as follows:

- #03-61 – 41 Denton Drive (Detached Garage)
- #03-68 – 960 Little Conestoga Road (House)
- #03-69 – 1391 Creek Road (Commercial Signs)
- #03-70 – 80 Park Lane (Addition and Deck)
- #03-71 – 121 Park Lane (Demolition)
- #03-72 – Lot #35, Mapleflower Road (House)
- #03-73 – 31 Bassett Hunt Lane (Exterior Renovations)
- #03-74 – 5 Peter's Lane (House)
- #03-75 – 121 Park Lane (House)
- #03-77 – 1241 Little Conestoga Road (Shed)

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#03-78 – Lot #23, Waterview Drive (House)
#03-79 – 61 Brookview Drive (In-ground Pool)

Numerous site visit and building code inspection have been made at the Blue Heron Inn (formerly Wilson's) to bring the establishment into compliance with current building codes and zoning ordinances. A temporary use and occupancy permit will be issued to the Blue Heron Inn with ongoing scheduled renovations and inspections.

Bob Fleming from Anderson Homes was present to discuss the need for fill to be brought onto the Steepleview site. Mr. Fleming stated that some of the lots are need of fill. They are proposing to clear the lots, install E&S controls, strip topsoil, importing the fill and permanently stabilizing each lot. Craig Kologie mentioned that the ordinance states that the road is to be in prior to any work being done on the homes. In speaking with Tim Wloczewski, it was noted that no building permit is required as long as Anderson Homes understands that no construction can commence on these lots until the road is in place. Mr. Kologie stated that Anderson Homes will be required to extend the length of the tire cleaner and provide detailed E&S plans for each lot. Ms. Shields stated that Anderson Homes will be permitted to proceed provided that the Township Engineer and the Conservation District are in agreement with the E&S plans presented for each lot. Mr. Kologie stated that he has reviewed all of the permits for the fill and that it has been determined to be clean by the Conservation District. Mr. Wloczewski will be requiring compaction testing on each lot after fill is in place.

POLICE REPORT

Chief Kocsi reported that for the month of September the activity report is as follows: 100 investigations; 59 traffic citations; 14 traffic warnings; 4 traffic accidents; 2 criminal arrests and 1 summary arrests.

The department is currently working on setting up a Youth Aid Panel. This panel would consist of a group of residents who volunteer to help supplement juvenile complaints. The police would cite the juvenile and then would refer that person to the panel, who would then decide the punishment for the juvenile. Once the required sentence has been completed, the panel would notify the police who would then notify the court and the citation would be removed. People who chose to volunteer for the panel would be required to complete 12 hours of training and would only meet when there is a referral.

The Chief reported that he is currently working on the budget for next year. He provided the township with a presentation regarding the current status of the townships (East Brandywine and Wallace) and the projected growth. A copy of the presentation is attached hereto and made a part hereof.

HISTORICAL COMMISSION

Jen Harkins reported that the Commission is doing some housekeeping on their files. The Historical Commission is holding training sessions on Deed searches. The sessions are being conducted by Jane Davidson. Their budget request has been submitted to the Township Treasurer.

PARK BOARD

Jill Givler reported that the Halloween party and parade are coming up. All final plans are being made and again this year, food and games will be provided by Bryan from Bryan's Deli. Ms. Givler stated that the GGS has offered to fully fund a project of a 4-field complex for the Ray property. Ms. Shields stated that currently that property is still owned by the County but that she would suggest having Dennis Shores call the township engineer to discuss the plans and at the same time, the Board will look into getting the property transferred over to them earlier than the originally scheduled. The Board has submitted their budget request to the Township Treasurer.

PLANNING COMMISSION

Skip McGrew stated that there was no report for the Commission. Ms. Shields stated that the expiration date for the Shoemaker plan was coming up next month and wanted to know the status. Mr. McGrew stated that he expects the Commission to make a recommendation at their next meeting and they will provide the Board with a letter for their second October meeting.

SUBDIVISIONS

1. #03-4 Shoemaker Subdivision – Review period expires on 11/13/03.

OLD BUSINESS

Ms. Shields stated that at the Board's last meeting, Resolution #03-16 was presented which would establish a capital reserve fund. At that meeting, it was noted that this matter would be addressed upon Mr. Bock's return and scheduled for this meeting. Mr. Bock stated that he would recommend placing the 5% cap on the resolution. Ms. Shields stated that the resolution language will be changed to add the cap. Mr. Bock moved to approve Resolution #03-16 with the 5% cap in place. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Changes have been submitted regarding the proposal submitted by Evergreen Landscape Associates for work to be completed at Alice Park. These changes occurred as a result of a meeting held with the Township Engineer and Board members. Mr. Kologie has reviewed the changes submitted and provided the Board with his recommendations. A copy of his review and recommendations is attached hereto and a made a part hereof. Mr. Kologie has spoken with

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Evergreen Landscape Associates about his recommendations and the consultant has no objection to any of his comments. Tom Cooke asked if the Board was referring to the engineer for the park and inquired as to why this was not bid out. Ms. Shields stated that they were referring to the engineering services and that they will not be redoing the bid process and hold up the project any longer. The Board decided to take the RFP's presented from different consultants as bid packages. Mr. Schneider moved to accept the changes based on the recommendation of the Township Engineer and that the final contracts should be drawn up and reviewed by the Township Solicitor. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Discussion regarding the open space referendum will be placed in the agenda for the next meeting.

Discussion regarding the open space easement for ½ of Alice Park will be placed on the agenda for the next meeting.

NEW BUSINESS

Resolution #03-19 which supports the implementation of the Downingtown Area Regional Planning Group (DARPG) Comprehensive Plan. In brief, the resolution states that Wallace Township will continue to support to planning process. John Thomas asked what this would commit us to. Ms. Shields stated on the support of the planning process. Mr. Bock moved to approve Resolution #03-19 as presented. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

Bill Moore asked why the tax collectors figure was changed. Mr. Bock stated that he felt on the working budget the figure should be shown so people see the change being made.

ADJOURNMENT

Meeting adjourned at 9:15 PM. Next meeting is Wednesday, October 15, 2003 at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary