

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 18, 2004**

The Chairman called the Regular Meeting of the Wallace Township Board of Supervisors to order on Wednesday, February 18, 2004, at 8:10 AM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman
Jane M. Shields, Vice Chairman
Robert V. Bock, Member

PUBLIC COMMENT

Bryan McDonough inquired as to why the Board was opposed to the cell tower proposed in Upper Uwchlan. Ms. Shields stated that the tower would be located on the township line and would be highly visible as you enter Wallace. Mr. McDonough asked if the tower would be beneficial to wireless service in Wallace. Mr. Bock stated it would not and would only benefit the turnpike. Ms. Shields stated that there is currently a lawsuit pending between Omnipoint and Upper Uwchlan and if that issue is resolved, the zoning hearing application pending in Upper Uwchlan may not take place.

CORRESPONDENCE

1. Conestoga Christian School to Board of Supervisors, dated 1/14/04, re: 5th grade class study on natural resources
2. DEP to Municipal Authority, dated 1/27/04, re: application for construction of wastewater treatment facility
3. Northern Federation to Lou Schneider, dated 2/5/04, re: membership fees for 2004
4. Scott Piersol to Daniel Scaringi, dated 2/9/04, re: concerns regarding neighboring property located in East Brandywine
5. DEP to John Reid, dated 2/11/04, re: earth disturbance inspection report
6. DEP to Anderson Homes, dated 2/11/04, re: earth disturbance inspection report
7. Chester County Solid Waste Authority, dated 2/12/04, re: reimbursement for Household Hazardous Waste collection
8. Wallace Township Planning Commission to Board of Supervisors, dated 2/12/04, re: zoning ordinance change for fence setbacks
9. Wallace Township Planning Commission to Board of Supervisors, dated 2/12/04, re: revised subdivision application package

FIRE COMPANY

The Board was advised by the Township Secretary that Jeff Seese, current fire chief, does not want to be the Emergency Management Coordinator (EMC) for Wallace. He stated that he could appoint his assistant chief, but would prefer if the EMC could be someone outside the fire company. Ms. Shields stated that she would check with Andy Chambers and Chief Kocsi to see if they know of anyone who would be interested in this position. A notice will be posted on the website as well as in the next newsletter.

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ROAD REPORT

Road report for the month of January: 3559.4 miles driven, 26.8 hours on the equipment meters, and 402.5 man-hours logged.

Monday road inspections were performed. A bridge weight sign was replaced on Devereux Road. Fixed a spot mirror at Fairview and Devereux. Called out numerous times during the month for snow and ice removal. Removed two trees at Wagenseller Park near the swing set. Also removed downed trees at the sewer plant. Performed normal maintenance on vehicles and equipment. Mr. Bock asked how our salt supply was and whether we had enough storage capacity. Mr. Smith reported that we had plenty of salt and that the shed was adequate for now but with new developments and more roads being dedicated to the township the shed will need to be upgraded. Brian McDonough asked if this could be something we could look into when Hankin begins. Mr. Bock stated that it could be since they will be providing buildings for the MUA. It could be possible to place a salt shed in that area.

PLANNING COMMISSION

Skip McGrew reported that at their last meeting, the applicant for the Bernard property was not present therefore no discussion regarding this property took place.

A sketch plan was present for the Wheeler tract, located on Creek Road, currently occupied by an assisted living facility known as Colonial Acres. Mr. Clay Chandler representing the Heritage Building Group presented this sketch plan. The applicants intend to restore the existing building to a single-family residence as a part of a Tier IV subdivision of 21 units. The 13 unit public sewage capacity presently assigned to the assisted living facility would be reassigned to the new housing units and additional capacity will be sought from the Municipal Authority. Mr. Chandler reported that the Authority will supply additional capacity if the Township revises its Act 537 Plan accordingly. The Planning Commission walked that property and it appears that the location of the cluster housing is in the right location.

It was suggested to the applicant that the current driveway be relocated to sit directly across from Burgess Park due to the fact that there are horse trails in the area and that some potential exists for connections between Burgess Park, Glenmoore Village, and Springton Manor Farm. A member of the Trails Board was present at the meeting and she has agreed to discuss these possibilities with the Trails Association. Mr. Chandler expressed a willingness to consider public trails on the property. A public land dedication of 2.8 acres is required and may be adequate for this purpose. In addition Mr. Chandler proposed an additional public land dedication in order to earn a density bonus which would provide for the 21st lot.

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Mr. McGrew stated that the PC has finished their review of the ordinance revision to fence setbacks and they have provided the board with a recommendation letter. Ms. Shields moved to send the proposed ordinance revision regarding fence setback to the township solicitor for review. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McGrew stated that the PC has also finished their revisions to the Subdivision and Land Development Application package and they have provided the board with a recommendation letter. Mr. Bock moved to accept the revised application package as present by the PC. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

The PC will be holding a work session next week to discuss the final changes to the SALDO. Mr. Schneider asked that Craig Kologie provide the township with a proposal for scope of work needed for a complete overhaul of the SALDO.

The PC is working with Ken Nicely on establishing a work area on the website for Planning Commission members only and will also have a public area access for residents to view. We are hopeful that we will be able to post a map similar to the zoning map which would show resident where a new subdivision is being proposed and any areas that would be affected.

Ms. Shields moved to appoint Bob Bock as liaison between the Board of Supervisors and the Planning Commission, Dave Najim as advisor to the Planning Commission and Bill Moore and Susan Chady as new members to the Planning Commission. Mr. Bock seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

SUBDIVISIONS

None.

OLD BUSINESS

Ms. Shields moved to approve the minutes of the January 21 meeting. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider stated that a walk of the Lamb Tavern Preserve took place last Saturday for the purpose of discussing maintenance of the land. Members of the Wallace Trust as well as Herpetological Associates were present. It was suggested by Dan Wessels of the Wallace Trust to change the name to Lamb Tavern Wildlife Preserve. Mr. Bock moved to accept the name change as presented. Ms. Shields seconded the motion. There being no further discussion or

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public comment, the motion was unanimously approved. Mr. Schneider stated that discussions regarding the management of the land are still ongoing. Mr. McGrew state the Steve Green will be getting a proposal together for the stabilization of the springhouse and he is interested in putting a group of volunteers together to complete the work.

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

Membership renewal for the Northern Federation was discussed by Skip McGrew. Mr. McGrew stated that he has been attending the Northern Federation meetings and feels that their organization would be the best way to go in updating the comprehensive plan to support the zoning ordinance. He would recommend that the Board renew their membership with the Northern Federation and pay the annual membership dues of \$200. Ms. Shields moved to renew the membership and pay the membership dues in the amount of \$200. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Bock moved to approve Escrow Release #7 for the Steepleview subdivision, in the amount of \$123,158.48, per the review and approval by the Township Engineer letter dated February 9, 2004. Ms. Shields seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

Ms. Shields moved to approve Escrow Release #8 for the Steepleview subdivision, in the amount of \$66,630.81, per the review and approval by the Township Engineer letter dated February 10, 2004. Mr. Bock seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

Ms. Shields moved to approve Resolution #04-06, establishing Berkheimer as collecting agent for earned income taxes for Wallace Township. Mr. Bock seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

Ms. Shields moved to approve Resolution #04-07, empowering and directing Gabriella Taraschi-DiSantis to act as liaison between Wallace Township and Berkheimer for the purpose of communications regarding the earned income taxes. Mr. Bock seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

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PUBLIC COMMENT

Bill Moore asked if the Board had read the article in the newspaper regarding Elverson Ambulance service and whether Wallace Township had been approached to make a contribution. Ms. Shields stated that they had received correspondence from Elverson regarding their service and that she has had discussions with the police chief and he is satisfied with the service currently being provided by Brandywine and Phoenixville hospitals. The costs listed in the proposal from Elverson are not justified given the amount of people they service in Wallace.

Brian McDonough stated that the Village Task Force will not be holding a meeting in March.

ADJOURNMENT

Meeting adjourned at 9:10 AM. Next meeting is Wednesday, March 3, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary