

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
MAY 19, 2004**

The Chairman called the Regular Meeting of the Wallace Township Board of Supervisors to order on Wednesday, May 19, 2004, at 8:15 AM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman  
Robert V. Bock, Member

**PUBLIC COMMENT**

Mr. Bock moved to approve thirty-five (35) bills, payable from the General Fund, for the month totaling \$74,316.67. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**CORRESPONDENCE**

1. DEP to Twp. Office, dated 4/14/04, re: PennDOT MS4 permit – comment period
2. Bob Webber to Twp. Office, dated 5/5/04, re: condition of Chalfant Road
3. PECO to Twp. Secretary, dated 5/5/04, re: Municipal Engineering Forum
4. Martin Weis to Andrew Rau, dated 5/6/04, re: Chalfant escrow agreement
5. Elverson Ambulance treasurer's report for April
6. Chester County Planning Commission to Twp. Secretary, dated 5/12/04, re: review of Old Orchards subdivision
7. Andrew Rau to Chalfant St. Giles, dated 5/13/04, re: Chalfant escrow agreement
8. Andrew Rau to Martin Weis, dated 5/13/04, re: Chalfant escrow agreement
9. Andrew Rau to Madison Bank, dated 5/13/04, re: Chalfant escrow agreement
10. Andrew Rau to Chalfant St. Giles, dated 5/13/04, re: Chalfant escrow agreement

Mr. Schneider stated that a meeting will be held today with the Turnpike Commission to discuss the stormwater proposal for the rest area located on the turnpike. Mr. Schneider will provide an update at the next meeting.

**FIRE COMPANY**

None.

Mr. Bock moved to appoint John M. Stewart as Emergency Management Coordinator for the Township. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**ROAD REPORT**

Road report for the month of April: 1273.2 miles driven, 38.9 hours on the equipment meters, and 358 man-hours logged.

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The maintenance department had Reilly Sweeping out for a full day to clean all of the cinders from the roadways. Also had them clean the intersection of Marshall and Route 282 and Fairview and Route 282. Dug a swale at the intersection of Margaret Court and Fairview Road to relieve a water problem. Removed the fence at the Lamb Tavern Wildlife Preserve. Cleaned up the shop area after bulk trash. Removed all the tires and had all of the appliances taken. Placed to poles at the entrance to the Upper Fields so a chain can be installed during the winter months to keep people out of the fields. There have been people taking their cars or four wheelers into the park during the snow and damaging the fields. Cleaned all of the windows at the township building and removed all the stones from the grass that were plowed in during the winter. Mr. Schneider asked if the water at the snack shack has been looked at. Mr. Smith stated that the water has always had that discoloration to it. It currently has a sediment filter on it and the water was tested and there was nothing wrong. He further stated that he replaces the water filter every year before winterizing. Mr. Smith stated he will check with the Park Board to see if they want to upgrade the water filter. Mr. Schneider stated that chipping at the Lamb Tavern Preserve should be placed on hold for the time being. Mr. Smith stated that he did remove one tree and cleaned up some brush and that he will be placing "No Trespassing" signs on the springhouse.

### **PLANNING COMMISSION**

Skip McGrew reported that the applicant was not present for the Edgemoor Run (formerly Bernard) subdivision. They do not expect to see the applicant until an amended plan is received and all other conditions of approval are met.

The issues regarding the Wheeler Tract were discussed with the surrounding neighbors. Mr. Snook advisor for the Brandywine Conservancy presented a few plans to address placement of homes in relation to the existing neighbors. One plan presented seemed to appeal to all parties involved. It will be left up the applicant to submit a new sketch plan or simply file their subdivision application.

Chuck Dobson from Genterra Development appeared representing the applicant for the Old Orchard Estates subdivision. Mr. Dobson was presented with a review letter on the application from the township engineer. It was agreed that Mr. Dobson would review the letter before having a detailed discussion of the issues. He agreed to extend the review period if necessary.

The access road entrance location was discussed because the Halls decided not to grant a sight distance easement. Mr. Dobson feels that the adjustments in the location of the entrance will meet the PennDot criteria for sight distance. But, the minimum tract setback will not be met so that a variance from the Zoning Hearing Board may be required. In order to meet the setback requirement, the entrance would be moved to the west creating a sight distance problem. The solution would involve lowering the vertical curve disrupting the access to the Brewster barn.

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In regard to the contaminated soils issue, the applicant will present a remediation plan to DEP and to the Township for review. The issue of Township liability was discussed along with the possibility of providing notice to potential buyers. Mr. Dobson stated that the DEP certification would relieve the Township of liability and that notice to buyers would be unnecessary.

Craig Kologie, township engineer, stated that another issue of concern is that placement for the septic systems is tight and that most would be either sand mounds or at-grade systems. The soils are marginal and access to the replacement systems could be a problem.

A sketch plan for the Louderback's was presented to the Planning Commission. This is a five acre track is located on Fairview Road where it is proposed to create one additional lot. Mr. James Baker of Black Dog Associates appeared to represent the Louderbacks and to discuss the sketch plan. He was unfamiliar with the Wallace Zoning Ordinance and received several suggestions and corrections regarding tract setbacks as well as the need for open space in a Tier III subdivision.

The Commission is still awaiting a response from the township solicitor regarding the Commission's proposals to amend the zoning ordinance restrictions on Uncommitted Land and fence setbacks.

The Long Range Planning Commission will hold a meeting this evening.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #04-2 – Edgemoor Run (Bernard) – Reaffirmation of plan approval

### **OLD BUSINESS**

Ms. Hammond asked if any progress had been made regarding the Elverson Ambulance issue. Mr. Schneider stated that he attended the last meeting and that the issue has not be resolved. Some of the townships involved will be looking into some funding that is provided by the Governor's Center for Local Government and Mr. Schneider stated that he has asked to be part of that group. He will keep us updated.

Mr. Bock moved to release the Corry subdivision plans for recording. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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**NEW BUSINESS**

There has been a request from DARC to increase their contribution by \$600. Their increase is based on a percentage of usage of their programs by Wallace residents. The original budget amount was for \$3,000 and the board feels that the \$600 increase is warranted.

Mr. Schneider stated that a proposal has been received by Evergreen Landscape Associates to begin preliminary work on the Ray Park site. This site is currently owned by the County but will be purchased by the Township early next year. It is the Township intention to develop this property into playing fields and they would like to get some of the preliminary work, i.e. wetland delineation, surveys, etc., done early on and hopefully be able to apply for a grant. The cost of the proposal is approximately \$9,895. Initial payments of these fees will be paid from the park and recreation fund that the township has established and it is hopeful that a grant will be obtained for all additional work. Mr. Bock moved to accept the proposal submitted by Evergreen Landscape Associates. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**PUBLIC COMMENT**

Bryan McDonough asked if any progress has been made regarding the recycling trailer at the fire house. Mr. Smith stated that he has spoken to Charles Blosenski and they are willing to place a trailer there but would have to charge the township for removal.

Ms. Hammond inquired as the status of the purchase of PECO property. She asked where this property is located. Mr. Bock stated that it is located next to the maintenance building. The purchase of this is still an open issue.

**ADJOURNMENT**

Meeting adjourned at 9:15 AM. Next meeting is Wednesday, May 5, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary