

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
JULY 21, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, July 21, 2004, at 8:05 AM in the Municipal Building.

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

**PUBLIC COMMENT**

John Thomas was present to discuss his donation to the township of daylilies. Mr. Thomas stated that he is willing to donate as many clumps of daylilies as the township would like. He stated that he could remove approximately 50 clumps himself and set them aside until September. If the township would like more than 50, he would need to have someone help him dig them. All of the clumps can be divided into smaller clumps. He has all colors and sizes and the plants require very little maintenance. The Board has decided to accept the donation of daylilies and has asked Ed Smith to be in contact with Mr. Thomas to schedule pick up of the flowers.

**CORRESPONDENCE**

1. Chester County Health Department to Gen Terra Corporation, dated 7/19/04, re: Old Orchard Estates
2. John H. Spangler to Mark F. Quinn, dated 7/16/04, re: Ransing- The Blue Heron Inn
3. Kristin S. Camp to John E. Good, dated 7/15/04, re: Rorke and Wadsworth Subdivision in Wallace Township
4. Steve Sullins, Downingtown Borough Administrator to Township Office, dated 7/14/04, re: Downingtown Regional Stormwater Meeting
5. Theresa R. Lemley to Township Sec., dated 7/09/04, re: Brandywine Hill Subdivision
6. Mark F. Quinn to John H. Spangler, dated 7/08/04, re: Ransing- The Blue Heron Inn- Wallace Township
7. Theresa R. Lemley to Wallace Township, dated 7/08/04, re: Brandywine Hill Subdivision
8. Andrew D.H. Rau to Township Sec., dated 7/07/04, re: Bernard
9. West Brandywine Township Engineer to Board of Supervisors, dated 7/02/04, re: Hide-A- Way Farms
10. Elverson Ambulance Budget May through June
11. John Strangline to Tim Wloczewski, dated 7/13/04, re: Fuel oil release at Devereux facility
12. Rob Bebee to BOS, dated 7/9/04, re: issues to be discussed at next Park meeting
13. Jill Givler to Rob Bebee, dated 7/13/04, re: questions to be addressed at next Park meeting
14. Rob Bebee to BOS, dated 7/14/04, re: follow-up of issues to discuss at meeting
15. Commonwealth Engineers to Tim Wloczewski, dated 7/19/04, re: erosion control measures on the Matlack property – Indiantown Road

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### **FIRE COMPANY**

None. Mr. Schneider stated that he would like a letter to be sent to the fire company to discuss their future involvement with Community Day. He feels that this event should be taken over by the fire company and the park board. Brian McDonough stated that he is willing to take over the handling of Community Day. A letter will still be sent to the fire company asking for their involvement.

### **ROAD REPORT**

Road report for the month of May: 1647.1 miles driven, 64 hours on the equipment meters, and 438.5 man-hours logged.

Crack sealed and cold patch areas of Chalfant Road. Saw cut and repair parts of Barneston Road and Bassett Hunt. Installed new signs at Howson Park and Lamb Tavern Preserve along with 911 addressing signs. Cleaned gutters at township building. Installed new garage doors at the maintenance building. Doors had been donated. Performed routine mower maintenance.

Road report for the month of June: 1111.1 miles driven, 78.9 hours on the equipment meters, and 514.5 man-hours logged.

Performed routine road inspections on Monday. Weeded at intersections, removed hanging limbs as well as removal of a tree on Mapleflower Road. Cleaned all drains after the heavy rains. Replaced the flag pole at Wagenseller Park. Set up and cleaned up for Community Day. Repaired a leaking pipe and replaced pump at the schoolhouse. Repaired hydrologic leak and replaced the boom arm on the boom mower. Dug up and helped with repair of sewage pipe on Creek Road. Damage was caused by road widening performed by PennDOT.

Mr. Smith stated that the maintenance building will need to have a new gas heater installed. A price of approximately \$2,600 has been received. This includes a 1,500 BTU gas heater, piping, electrical work, and labor. Board agreed that this work should be completed.

Three paper proposals were received for road paving of Fleming Drive and Ada's Way. All bids were under \$10,000 and therefore the township is not required to bid the work. Ms. Shields moved to authorize Charleston Paving to perform the road paving. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

### **PLANNING COMMISSION**

Skip McGrew reported that an application for the Wheeler tract was presented at the Planning Commission meeting. Theresa Lemley of Riley-Riper, Nina Cidel of Heritage Builders and Jim Haigney of Commonwealth Engineering appeared representing the applicant. Ms. Lemley

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introduced the plan which had been submitted too late for an engineering review. The plan calls for 18 housing units including the existing building located on Creek Road across from Burgess Park. She stated that the application agrees with the "consensus" sketch plan discussed at a previous meeting. Ms. Lemley stated that the trail system would be open to the public and paved with natural materials. Ms. Cidel indicated that the historical springhouse would be studied to determine what stabilization is required. Mr. Haigney agreed to recheck lot 3 to keep as much of the central hedgerow in the greenway as possible. Mark Eschbach, neighbor of the proposed development, asked if the screen planting on the northern tract perimeter would be limited to white pines. He and the Planning Commission encouraged more diverse plantings. Mr. Haigney stated that the pines were a request of neighbor Tom Cooke, but that he would reconsider the selection. Mr. Eschbach also noted a septic easement strip on which his current and replacement sites are located. He was concerned that required setbacks from the new lots' wells may be penetrated. He was also concerned about the impact of the new wells on his existing one. The applicant will further examine these issues. Finally, Mr. Eschbach was assured that the Township would not require and would object to community lighting.

Chuck Dobson of Genterra appeared to represent the applicant with regards to the Old Orchard subdivision. This application would place 11 units on 22 acres located on Little Conestoga Road. He explained that an engineers' meeting earlier that day with Mr. Kologie had resolved many of the issues in the engineer's review letter, however, several issues still remained. The main issue is the site distance at the road entrance. The entrance road penetrates the 100' tract perimeter setback requiring a waiver from the Board of Supervisors. Given the dense plantings along the boundary, the Planning Commission would expect to recommend such a waiver. At the entrance point, however, the 50' setback is penetrated which would require a variance. It is also unclear whether the sight distance requirements can be met without an easement across the Hall's property to the east. Moving the entrance road to the west may cause a sight distance reduction due to a vertical curve on Little Conestoga road. Given the alternatives of raising the low point or reducing the high point, the neighbors and the Planning Commission prefer the former. Mr. Dobson stated that the issue remains under investigation.

The greenway configuration does not fully comply with the ordinance. It was agreed that the greenway resulted from the "four step" design process and is generally acceptable. The narrow corridor on the east side, however, may not be included in the greenway calculation. Ownership of the greenway was also discussed with the Planning Commission recommending ownership by the Homeowners' Association with an easement to a conservation organization. Ms. Krentel stated that Wallace Trust might accept such an easement if a maintenance endowment is provided. Ms Kirk presented the Commission with a letter from the Trails Association requesting a perimeter trail. Mr. Dobson agreed to consider this and reiterated his offer to dedicate the abandoned roadway as well as an access strip as the public land dedication requirement. Other potential waivers include eliminating the woodland study for the undisturbed areas on the site, acceptance of the 8% grade on the access loop area, and permitting stormwater easements that straddle property boundaries. A fee-in-lieu of an impact study is expected. The Fire Marshall will be consulted regarding the loop radius and mountable shoulder surface. Mr.

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Dobson stated that work continues on securing a DEP certification that the contaminated soils have been ameliorated. He is still uncertain if Genterra will agree to advise prospective home buyers that contaminated soils were present.

The Commission reviewed the 1<sup>st</sup> draft of the SALDO as provided by Castle Valley. Further review is still pending.

Barbara D'Angelo was appointed as acting Vice Chairman to run the August meeting and until such time as Steve Minissale is again able to attend meetings.

Mr. Bock as the township engineer how are the issues of alleys handled in other developments. Mr. Kologie stated that they are usually part of the HOA documents and are therefore the responsibility of the HOA.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #04-2 – Edgemoor Run (Bernard) – Reaffirmation of plan approval
3. #03-4 – Brandywine Hill (Wheeler)

### **OLD BUSINESS**

Jane Davidson was present to discuss the Springton Road Bridge replacement. Ms. Davidson provided the board with a brief overview of the history of the bridge and surrounding area as well as the previous bridge replacement plans that were submitted by PennDOT. Ms. Davidson stated that the new plans submitted show that the size of the bridge has been downsized from the previous submission and will have boxed culverts with ash façade. Mr. Schneider stated that he would prefer to see a wood rail instead of a fake stone façade. Mr. Smith asked if someone would be present to monitor the project. Ms. Davidson stated that the Township Historical Commission would be present. Mr. Bock asked if the neighbors have been notified of the proposed project. Ms. Davidson stated that it is PennDOT's responsibility to provide notification to the surrounding property owners but she is unsure if this has been done yet. Mr. Smith asked if a weight limit has been set for the bridge. Ms. Davidson stated she is unsure but that most bridges have a 20 ton limit. Mr. Schneider stated he would like to see if U&S Fish and Wildlife has reviewed and approved the plans. The Board agreed to look into this and to have the Township Engineer review the plans for stormwater consistency.

Ms. Davidson stated that the Township Historical Commission has given conditional approval of the plan pending the receipt and review of the Phase I Archaeological Report. The next step for the Board would be to issue a letter to her as County Historical Preservation Officer citing the Board's conditions, recommendations, and/or approval of the plans.

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**NEW BUSINESS**

Contract addendums were submitted from the County granting the township an extension of time on the grants for trails and facilities development for Alice Park. These addendums would extend the time period for an additional year or until May 24, 2005. Ms. Shields moved to approve the contract addendums. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**PUBLIC COMMENT**

Mr. McGrew inquired into the status of Devereux's expansion project. The Board stated that they have not received a response to their last letter from Devereux. Ms. Shields stated that the hearing would proceed with Devereux presenting their evidence and then the Planning Commission, Police Department and the Township would present their cases. There could potentially be additional hearings required.

**ADJOURNMENT**

Meeting adjourned at 9:10 AM. Next meeting is Wednesday, August 4, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary