

APPROVED

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

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, August 18, 2004, at 8:15 AM in the Municipal Building.

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

PUBLIC COMMENT

None.

CORRESPONDENCE

1. George Asimos, Esq., to Twp. Secretary, dated 8/4/04, re: request for 6-month extension to hold ZHB and Conditional Use Hearings for Omnipoint
2. Andrew Rau to Madison Bank, dated 8/5/04, re: request for escrow release for Chalfant/St. Giles subdivision
3. Dan Shoemaker to WTMUA, dated 8/5/04, re: update on Hankin water supply and well testing
4. Chester County Planning Commission to Twp. Secretary, dated 8/6/04, re: review comments for the Brandywine Hill subdivision
5. Dan Shoemaker to Twp. Office, dated 8/9/04, re: further updates regarding the Hankin water supply and well testing
6. Mark Quinn, Esq., to John Spangler, Esq., dated 8/10/04, re: update regarding the Blue Heron
7. Castle Valley Consultants to Wallace Twp. Planning Commission, dated 8/10/04, re: review comments for the Brandywine Hill subdivision
8. Elverson Ambulance treasurer's report for the month of July

FIRE COMPANY

A letter has been received from the Fire Chief recommending the appointment of 3 new members to the Special Fire Police. These members are Robert Klinger, Fire Police Lieutenant, Glen Senter and Timothy Cunningham. Ms. Shield moved to appoint the above members as listed as Special Fire Police. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved. Mr. Schneider asked that a letter of thanks be written to these gentlemen for their willingness to serve.

ROAD REPORT

Road report for the month of July: 877.4 miles driven, 69.7 hours on the equipment meters, and 431.5 man-hours logged.

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Performed routine road inspections on Mondays. Cleaned all storm drains after heavy rains. Removed all trash from parks once a week. Cleaned all fire pits at Burgess Park. Completed a count of all storm drain piping in accordance with the requirements for the NPDES Permit. Milled, paved and sealed all joints on Ada's Way and Fleming Drive. Replaced a stop sign at Marshall and Highspire Road. Cut new windows into the new garage doors that were installed at the maintenance garage. Installed landscape fabric and mulch and removed a falling tree at the township building. All fire extinguishers have the yearly maintenance. Mr. Schneider asked Mr. Smith to please check the basement of the township building for water. He stated that it appears that mold is growing on the building but only in the area around the basement.

Three paper proposals were received for drain work needed on Marshall Road and a pipe replacement on Barneston Road. Proposals are for labor and equipment only. The Township will be purchasing all of the materials. It is believed that state liquid fuels could be used for the purchase of the material but will be checked with the township treasurer. Based on the recommendations of Mr. Smith, Mr. Bock moved to accept the lowest proposal submitted. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PLANNING COMMISSION

Skip McGrew reported the applicant was not present to discuss the Old Orchard plan.

Theresa Lemley of Riley-Riper, Nina Cidel of Heritage Builders and Victor Kelly of Commonwealth Engineering appeared representing the applicant on the Wheeler tract subdivision. Ms. Lemley acknowledged receipt of Mr. Kologie's engineering review letter and stated that most of the issues raised will be corrected or resolved by a revised plan. Some issues were discussed at the PC meeting.

The zoning ordinance recommends two entrances to tracts with more than 15 units. The applicant is prepared to maintain a section of the existing driveway as an emergency entrance route. The Planning Commission feels this entrance is unnecessary but asks that the applicant consult the Fire Marshall on this issue as well as the number and placement of water tanks or dry hydrants.

Because of the importance of the proposed trail route, the Township will accept the 10% public land dedication to assure that the trail remains public and provide a small rest/picnic area along the trail.

The zoning ordinance also calls for a buffer of at least 150' on tract land adjacent to "public park land (county, state, or federal)". The Planning Commission believes this requirement does not apply to Township parklands.

A section in the Subdivision and Land Development Ordinance deals with tree and woodlands protection. A limit of disturbance line set to minimize tree removal must be added to the plan. All trees beyond the limit will be protected during the development phase. A neighbor to the north of the property noted that property owners may choose to remove trees on their lots and asked that the properties be deed restricted to prevent such removal. Ms. Lemley stated that the applicant is unwilling to deed restrict the lots. Although the Planning Commission pointed out that the Zoning ordinance prohibits large-scale removal of trees without Township oversight. Bill Moore stated that the trees in question are not for a visual buffer. They are large trees that they are trying to protect.

The subdivision and Land Development Ordinance also states a Township preference for interior planting islands in cul-de-sacs. Due to maintenance and access issues presented by such islands, the Planning Commission does not recommend them in this situation. Ed Smith stated that they are not practical. The cul-de-sac should be approximately 90 to 100 feet around without a planter. If a planter is installed the cul-de-sac would need to be larger to allow for the plow trucks.

The Planning Commission continued their review of the Subdivision and Land Development Ordinance revisions.

The Planning Module has been submitted for Hankin and the PC will make conditional recommendations at their next meeting.

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

None.

NEW BUSINESS

None.

PUBLIC COMMENT

Mr. McGrew inquired as to the status of the Blue Heron. Mr. Schneider stated that a proposed inspection has been discussed to include L&I, County Fire Marshall, and the Township Zoning Officer. Pending the outcome of the inspections, the Board will determine how to proceed.

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Ms. Shields stated that an escrow release has been requested from the Township Zoning Officer regarding the construction of a new home on Mapleflower Road. The escrow was held due to work being unfinished during the winter months. An inspection has been completed and all work is finished. Ms. Shields moved to release the escrow funds. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

ADJOURNMENT

Meeting adjourned at 8:45 AM. Next meeting is Wednesday, September 1, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary