

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 15, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, September 15, 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. WTMUA to Connie Ludwig, dated 8/31/04, re: requirements for connecting to sewer system
2. Hankin Group to Twp. Office, dated 9/2/04, re: planning module application review
3. West Pikeland Twp. To Twp. Office, dated 9/3/04, re: meeting schedule for the Downingtown Area Planning Group
4. Evergreen Landscape Assoc. to Twp. Office, dated 9/3/04, re: Alice Park progress update
5. DEP to Commonwealth Engineers, dated 9/3/04, re: planning module application process for Brandywine Hill
6. PSATS to Twp. Office, dated 9/7/04, re: Rendell Administration – ACRE Initiative
7. Andrew Rau to J. Bryan Tuk, Esq., dated 9/8/04, re: Chalfant escrow agreement
8. Andrew Rau to Michael Reed, Esq. and Martin Weis, Esq., date 9/10/04, re: unauthorized activity at Lot 11 in the Chalfant development
9. Denise Yarnoff to BOS, dated 9/10/04, re: Devereux facility
10. Dan Shoemaker to WTMUA, dated 9/13/04, re: sludge disposal options for the proposed Hankin development
11. Dan Shoemaker to WTMUA, dated 9/13/04, re: Rorke – technical approval of treatment plant
12. Wallace Twp. Historical Commission to BOS, dated 9/13/04, re: thank you for purchase of copier
13. Uwchlan Ambulance Corps. monthly EMS report

FIRE COMPANY

None.

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ROAD REPORT

Road report for the month of August: 893.5 miles driven, 37.4 hours on the equipment meters, and 448 man-hours logged.

Performed normal road inspections and trash cleanup on Monday mornings. Blacktopped some areas on Marshall, Highspire and Indiantown Roads. Crack sealed all patch joints on Greenpond Lane. Weeded at all intersections. Installed indoor/outdoor carpet in the bathroom at the old building. Had to replace a leaking pipe so carpet and floor had to be pulled up. Had a new heater installed in the shop and will be installing new gas tanks outside the building. Performed routine maintenance on equipment.

PLANNING COMMISSION

Skip McGrew reported that the applicant for the Brandywine Hill subdivision was not present. Due to the fact that the time limit for review of this plan is about to expire and the applicant's extension has not been received, Planning Commission recommends denial of this application on grounds listed in the Township Engineer's letter of August 10, 2004, unless an extension is received.

A new sketch plan was presented to the Planning Commission by Mr. Ryan Rhode and Ms. Deborah Roesner of Witman Engineers appearing representing the applicant. This sketch plan is referred to as the Wooldridge Sketch plan and is located on Indiantown Road at the intersection with Springton Road. The applicant intends to purchase the adjacent property to the north bringing the total tract to just under 23 acres. A preliminary evaluation shows considerable wetland and steep slope present near the intersection. Mr. Ryan was advised that the site contains environmentally sensitive areas including the north branch of Indian Run creek and it was suggested that he prepare a complete resource inventory plan.

Jim Baker of Black Dog Associates attended the Planning Commission meeting representing the applicant for the Louderback sketch plan. He proposed a two lot subdivision of a five acre property at 241 Fairview Road. The sketch provided a preliminary resource inventory. It suggested that a tier III subdivision was possible, but only if the 100' perimeter track setback is waived. The Planning Commission will walk the property on Saturday, September 18th at 9:00am to determine whether a waiver could be recommended.

Mr. Baker believes that the second house site would be located near the first on a new lot of one acre or more. The greenway of about 2.5 acres would be at the rear of the tract and landlocked. However, adjacent property owner Dorothy Kirk would be interested in acquiring the greenway lands to increase her holdings and qualify for Act 319.

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Mr. Baker was advised that he would receive further guidance at the next Planning Commission meeting and that further design work should await that discussion.

The Planning Commission agreed that the recommended changes forwarded by the solicitor should be incorporated into the draft reprint and the Planning Commission would recommend that the revised draft should be forwarded to the Chester County Planning Commission for comment.

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

Mr. Schneider provided a brief update on the Elverson Ambulance issues. He stated that Uwchlan has agreed to pick up 4 of the 6 territories that were dropped by Brandywine. The issue being discussed now is how the paid employees will be handled. There is thought that Elverson would continue to maintain the ambulances but that all of the paid employees would be run from Uwchlan. Uwchlan has stated that they could carry the same services that were provided by Brandywine at the same cost.

NEW BUSINESS

Nate Bair was present to discuss water runoff issues that he is having. He stated that since the neighbors have done some work to their property, he has been receiving large amounts of water. The first time the runoff went into his pool and the second time it contaminated his well. He stated that Tim Wloczewski was out there and looked at the site and did provide some measures to prevent further runoff. The neighbors have also hired an engineer who looked at the property and stated that they felt the measures taken were enough to solve the problem. Mr. Bair stated that he feels the work done will not solve the problem and he will have more issues if and when we get more heavy rains. Mr. Wloczewski was present and stated that he had indeed be at the site and he feels that the township has done all they can and that it is now a private matter between property owners. The Board agreed to have the township engineer look at the letter provided by the homeowners engineer and to visit the site and make their recommendations. If they feel that the work already completed is significant and no further runoff will occur, the township will have to follow these recommendations

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The CD that the township has been holding for the purchase of Ray Park is nearing its maturity date. The Board has requested that the township treasurer look into short term options or in the alternative, close the CD and place the money in a separate account until the funds are needed for the purchase of the park, in the Spring of 2005.

Mr. Bock read Resolution No. 04-11 which opposes the creation of an agricultural review board. This proposed board would be statewide and remove township control of agricultural areas. Mr. Schneider stated that this proposed board would not only remove control of these areas from the township but could also affect zoning within the township. Mr. Bock moved to approve Resolution No. 04-11 as presented. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 9:15 AM. Next meeting is Wednesday, October 6, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary