

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 6, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 6, 2004, at 7:35 PM in the Municipal Building.

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

PUBLIC COMMENT

None.

MINUTES

Mr. Bock mentioned one change to the September 15th minutes – Pg. 3, last paragraph “be” to be changed to “been”. Mr. Bock moved to approve the minutes of the September meetings as amended. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

TREASURER’S REPORT

General Fund Receipts deposited during the month of September totaled \$63,165.89.

Mr. Schneider moved to approve thirty-one (31) bills, payable from the General Fund, for the month totaling \$58,860.91. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider moved to approve one (01) bills, payable from the State Fund, for the month totaling \$157.65. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

CORRESPONDENCE

1. DARC to all municipalities, dated 9/14/04, re: budget figures for 2005
2. Theresa Lemley, Esq. to Twp. Secretary, dated 9/15/04, re: request for 30-day extension on the Brandywine Hill subdivision
3. DEP to James Holt, dated 9/16/04, re: application for planning module
4. Chester County Conservation District to Woodstone Homes, dated 9/20/04, re: adequacy letter for the E&S plan for the Edgemoor Run subdivision
5. East Brandywine Twp. to BOS, dated 9/21/04, re: official map revisions for East Brandywine Twp.
6. Dan Shoemaker to R.F. Preston Engineering, dated 9/21/04, re: sewer and water facilities for the Hankin project
7. Dan Shoemaker to DEP, dated 9/21/04, re: planning module application for Constance Ludwig
8. Dan Shoemaker to Twp. Office, dated 9/24/04, re: Hankin planning module review
9. Commonwealth Engineers to Twp. Secretary, dated 9/22/04, re: notice of NPDES permit application for Brandywine Hill

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10. Castle Valley Consultants to Twp. Secretary, dated 9/22/04, re: incomplete items in the Chalfant St. Giles development
11. Kristin Camp, Esq. to BOS, dated 9/27/04, re: escrow agreements for the Rorke development
12. Theresa Lemley, Esq. to Twp. Secretary, dated 9/28/04, re: request for 90-day extension on the Brandywine Hill subdivision
13. DEP to Woodstone Homes, dated 9/29/04, re: NPDES discharge for stormwater on the Edgemoor Run subdivision
14. Castle Valley Consultants to Twp. Secretary, dated 9/30/04, re: Matlack inspection - erosion control measures
15. Castle Valley Consultants to Twp. Secretary, dated 9/30/04, re: Steepleview E&S control observations
16. Tim Wloczewski to Mr. and Mrs. Ransing (owners of the Blue Heron) dated 9/30/04, re: enforcement notice for code violations

ZONING REPORT

Tim Wloczewski reported that nine (9) new building permits were approved for the month of July as follows:

- #04-56 – 210 Meadow Greene Circle (Shed)
- #04-57 – 210 Meadow Greene Circle (Finished Basement)
- #04-68 – 170 Fairview Road (Detached Garage)
- #04-71 – 1109 Little Conestoga Road (House)
- #04-72 – 260 Mapleflower Road (Fence)
- #04-73 – 501 Indian Run Road (Deck)
- #04-74 – 50 Waterview Drive (IngroundPool)
- #04-75 – 2001 Creek Road (Porch Roof)
- #04-76 – 881 Little Conestoga Road (Deck)

An “Enforcement Notice” was sent to the Blue Heron requesting compliance with the 2000 International Building Codes after an inspection of the property revealed several major code violations to include faulty electrical wiring, fire egress code violations and open sewer lines. The owner is also required to submit signed and sealed as built plans showing full compliance to include capacity of the restaurant and the apartments.

A “Use and Occupancy” permit has been issued to Lot #11, 30 Wycombe Road, after the final inspection code violations were corrected.

Of additional note, there has been no attempt to maintain the development nor has the additional funds requested from the escrow account been received and attempts are still ongoing to secure the funds requested.

Bryan McDonaugh asked if any work is being done on the site at all. Mr. Wloczewski stated that the only work being done is on two lots not being built by Old Colony Builders.

Anthony Holowsko and Chris Carroll, residents of the development were present to discuss their concerns. Mr. Holowsko inquired as to what form the escrow was in. Mr. Kologie, Twp. Engineer, stated that it was in the form of a letter of credit. Mr. Wloczewski stated that the township is kept in form as to the progress of the escrow release but to date, the attorney for the bank has failed to respond to the Township Solicitor. The solicitor is continuing to work on this issue. Mr. Carroll inquired as to who would be responsible for the snow removal in the winter. He was advised that the township will not be able to plow those roads since they are not dedicated and that the residents should look into hiring a private contractor until dedication is achieved. The Township Secretary advised the homeowners that everything possible was being done to see that the work is completed at the site and that we will make all attempts at securing the escrow release from the bank.

POLICE REPORT

Chief Kocsi reported that for the month of September the activity report is as follows: 93 investigations; 91 traffic citations; 16 traffic warnings; 8 traffic accidents; 4 criminal arrests and 4 summary arrests.

The 2005 police budget has been completed. The proposed increase for Wallace Township is approximately .7% (\$3,986.00). The Chief provided a brief overview of the police budget for the Board and residents.

HISTORICAL COMMISSION

Beverly Bock reported that the Historical Commission is again revisiting the possibility of purchasing a fireproof file cabinet. Mr. Bock stated that the Commission should make this part of their budget request for the coming year.

PARK BOARD

None.

PLANNING COMMISSION

Skip McGrew that the Planning Commission walked the Louderback tract. The sketch plan presented seems reasonable but will be dependant on the waiver from the 100' setback to 50'. Also, if the waiver is granted, the landscape would have to be supplemented. The applicant was advised that they will need to file a landscape plan.

VILLAGE TASK FORCE

Bryan McDonough reported that the task force is still waiting to hear from the state regarding boundary lines for the village.

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SUBDIVISIONS

1. #04-1 – Old Orchard Estates – extended to 9/15/04.
2. #04-2 – Edgemoor Run (Bernard) – approval of plans
3. #04-3 – Brandywine Hill (Wheeler)

Mr. Bock moved to approve the final plans for the Edgemoor Run Subdivision. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

OLD BUSINESS

Mr. Bock moved to forward the zoning ordinance to the County for review. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

NEW BUSINESS

A conditional use application has been filed by the Devereux Foundation. A hearing will be scheduled in the near future.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 8:35 PM. Next meeting is Wednesday, October 20, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary