

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 20, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, October 20, 2004, at 8:10 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. Evergreen Landscape Associates to Board of Supervisors, dated 10/5/04, re: update on Alice Park
2. Glenmoore Fire Company to Board of Supervisors, dated 10/7/04, re: new apparatus, proposed 2005 budget
3. Andrew Rau to J. Bryan Tuk, Esq., dated 10/8/04, re: Chalfant subdivision escrow agreement
4. Tom Cooke to Wallace Twp. Planning Commission, dated 10/11/05, re: concerns regarding the Brandywine Hill subdivision
5. Andrew Rau to Chalfant St. Giles, dated 10/12/04, re: 60-day notice for release of escrow funds
6. Castle Valley Consultants to Wallace Twp. Planning Commission, dated 10/13/04, re: review of revised preliminary plan for Brandywine Hill
7. Josh Rorke to Board of Supervisors, dated 10/15/04, re: extension request for recording of signed plans
8. Long Range Planning Committee to Board of Supervisors, dated 10/19/04, re: financial plan preliminary results
9. Elverson Ambulance treasurer report for the months of August and September

FIRE COMPANY

None.

Mr. Schneider reported that a meeting was held with the Fire Company, the Long Range Planning Committee and two supervisors to discuss the fire company budget for the coming year as well as their proposed five-year budget and the purchase of new fire equipment.

ROAD REPORT

Road report for the month of September: 773.6 miles driven, 55.7 hours on the equipment meters, and 361 man-hours logged.

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Performed normal road inspections throughout the month. Replaced street signs that were down. Trimmed all of the trees back from the roadway, cleaned all the drains after the heavy rains. Had a call out for a tree down on Green Pond Lane. Performed mower maintenance. Had F900 truck inspected. Cut fields at sewer plant. Mowing and trash removal from all parks. Sanded the picnic tables and benches at Wagenseller. Had one of the kids, who damaged the picnic tables, complete community service.

Mr. Bock asked the status of the culvert replacement on Barneston Road. Mr. Smith stated that H.E. Trego will be doing the work and it is scheduled to begin the beginning of next month.

Ms. Shields thanked Mr. Smith for replacing the street sign at Lt. Conestoga, Marshall and Chalfant Roads in such a quick time.

Mr. Schneider stated that he has been speaking with Jeff Camp regarding the use of the Lamb Tavern Preserve for horse grazing. He has asked if he could possibly lease the property. This issue will have to be discussed with the Wallace Trust as well as Mr. Smith to determine the maintenance of the property. Mr. Smith stated that maintenance of the property is minimal in its current state. This issue will be discussed further with the Wallace Trust.

Mr. Schneider thanked Mr. Smith and his crew for another successful bulk trash day.

LONG RANGE PLANNING COMMISSION

Skip McGrew reported that the Long Range Planning has completed their preliminary review of the finances for the township. They have supplied the Board of Supervisors with these preliminary results.

Also, the Committee was asked to review a request from the Glen Moore Fire Company regarding additional funds needed to purchase new fire equipment. The current contribution made by the township appears to cover most of the proposed expenditure as well as contributions from other sources and proceeds from selling retired equipment. Further contribution from the Township would flow to the Fire Company's new equipment fund or other cash reserves. The final decision on this issue would best be left to the Board.

PLANNING COMMISSION

Skip McGrew reported that at their last meeting, the applicant for the Old Orchard Estates Subdivision was not present to discuss the plan.

Also, no one representing the applicant for the Brandywine Hill sketch plan appeared to discuss this plan. An engineering review letter of the revised plan was submitted by Mr. Kologie and forwarded to the applicant. Natural Lands Trust is reviewing the Greenway Management Plan and will provide comments to the applicant in the near future. A list of recommendations offered

by Mr. Cooke, a neighbor to the north, has also been forwarded to the applicant without endorsement by the Planning Commission pending further review and discussion. Ms. Kirk asked what the Planning Commission would recommend for surfacing and marking the public trails through the greenway. Mr. Kologie was asked to consider this issue with special regard to maintenance cost, erosion control and potential ADA requirements. Mr. Schneider recommended looking into a gravel surface area.

Jim Baker of Black Dog Associates appeared representing the applicant for the Louderback sketch plan. He presented a revised sketch plan which responded to issues raised in previous discussions. The plan assumes a waiver of the 100' tract perimeter setback. The Planning Commission has agreed to recommend this waiver if a landscape plan indicates adequate buffering. Based on a property inspection, the Planning Commission noted that the existing buffering would not be sufficient to recommend the waiver. Questions regarding the calculations for greenway and the amount of greenway indicated on the plan were discussed. Even at the current allocation for greenway, the new primary septic system and both replacement sites are located partly in the greenway. The applicant was advised to review these issues carefully before submitting an application. The applicant was also urged to begin discussions with a qualified trust organization to establish the conditions for accepting a conservation easement. Permitting the existing private trail routing and locating the septic systems would be some of the issues to be resolved. Ownership of the greenway remains undecided and the Planning Commission has agreed that private ownership by one of the lot owners or by a third party would be permitted under the ordinances.

Mr. Kologie and Mr. Heist will provide revised drafts of previous sections and a proposed draft of Article VI of the SALDO.

An application for Conditional Use has been received for the Devereux Foundation. A hearing before the Board of Supervisors will be scheduled within the next 60 days. It is expected that after all testimony is heard, the Planning Commission will be asked to meet with the applicant and them make recommendations to the Board. The Planning Commission attended a meeting at the site on Monday October 18th. Mr. McGrew stated that he has met with John Spangler and Chief Kocsi to discuss testimony. They will also be in contact with the fire company.

It has been proposed that an Environmental Advisory Council be established to assist the Planning Commission. The PC members will think about potential members for this council.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #03-4 – Brandywine Hill (Wheeler)

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OLD BUSINESS

None.

NEW BUSINESS

Ms. Shields moved to approve a 45-day extension for recording of signed plans for the Rorke/Wadsworth subdivision. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 9:00 AM. Next meeting is Wednesday, November 3, 2004 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary