

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
NOVEMBER 3, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, November 3, 2004, at 7:40 PM in the Municipal Building.

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

**PUBLIC COMMENT**

Dom D'Marzo, resident of the Chalfant development was present to thank the board for the action that was taken in the development to clean up the site. All of the workers who were out there really worked hard and did a wonderful job.

**MINUTES**

Mr. Bock moved to approve the minutes of the October meetings. 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 October totaled \$105,457.55.

Mr. Schneider moved to approve forty-three (43) bills, payable from the General Fund, for the month totaling \$90,832.78. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider moved to approve two (02) bills, payable from the State Fund, for the month totaling \$4,210.00. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**CORRESPONDENCE**

1. PECO to Twp. Office, dated 10/13/04, re: final report for electric service
2. DEP to Evans Mill Environmental, dated 10/13/04, re: Application for Planning Modules for Louderback
3. Dept. of Emergency Services to Twp. Office, dated 10/15/04, re: air ambulance service
4. Downingtown Library to Board of Supervisors, dated 10/18/04, re: request for contribution for 2005
5. Castle Valley Consultants to Twp. Secretary, dated 10/19/04, re: E&S Control Observations at Steepleview
6. Castle Valley Consultants to Twp. Secretary, dated 10/19/04, re: site inspection at the Chalfant development

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7. SC Engineers to Josh Rorke, dated 10/19/04, re: technical approval for the Rorke sewage treatment plant
8. SC Engineers to WTMA, dated, 10/20/04, re: inspections proposed by the Municipal Authority during development
9. Chief Kosci to Twp. Secretary, dated 10/21/04, re: burning incidents on Elm Lane
10. SC Engineers, to WTMA, dated 10/21/04, re: Hankin water distribution system looping
11. John Rorke to SC Engineers, dated 10/25/04, re: revision of final plans for the Rorke development
12. Wallace Twp. Historical Commission to Tim Wloczewski, dated 10/26/04, re: approval of renovations to kitchen at 961 Springton Rd.
13. SC Engineers to WTMA, dated 10/29/04, re: technical approval of the sewer collection system for the Rorke development
14. Chief Kocsi to Twp. Secretary, dated 11/1/04, re: update to burning issues on Elm Lane
15. Castle Valley Consultants to Twp. Secretary, dated 10/19/04, re: E&S Control Observations at Steepleview

### **ZONING REPORT**

Tim Wloczewski reported that seven (7) new building permits were approved for the month of July as follows:

- #04-77 – 180 Barneston Road (Attached Garage)
- #04-78 – 100 Sycamore Lane (Deck)
- #04-79 – 43 Steepleview Drive (House)
- #04-80 – 31 Steepleview Drive (House)
- #04-81 – 15 Steepleview Drive (House)
- #04-82 – 61 Longview Drive (Detached Garage)
- #04-89 – 9 Peters Lane (House)

Required maintenance in the Chalfant St. Giles development was completed on October 29<sup>th</sup>. This maintenance included grass cutting of the entire open space and unoccupied building lots, securing two existing homes under construction, removal of construction debris and relocation of all job site equipment. The goal is to secure the development for the winter.

The thirty-day enforcement notice for the Blue Heron Inn expired on October 30<sup>th</sup>. To date no communication has been received from the current owner. Mr. Bock suggested that Mr. Wloczewski contact the solicitor and discuss the next step. Mr. Schneider suggested that another inspection be performed. Bryan McDonough asked if any of the

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violations were major. Mr. Wloczewski stated that some of them were major violations, such as electrical work and ADA compliance. Mr. McDonough asked if there was a report that could be reviewed. Mr. Wloczewski stated that there is only correspondence to the property owner but that it can be reviewed by the public.

### **POLICE REPORT**

Chief Kocsi reported that for the month of October the activity report is as follows: 91 investigations; 67 traffic citations; 7 traffic warnings; 4 traffic accidents; 8 criminal arrests and 3 summary arrests.

After reviewing the situation concerning the burning of solid materials at 10 Elm Lane, a meeting was held with officials from DEP and the Division of Waste Management and it was concluded by the officials that the property owner of that residence is illegally burning. A letter has been sent to him concerning this and any further violations will result in charges brought by the police department. In addition, the fire chief and the police chief are reviewing sample burning ordinances and will put together an ordinance for consideration.

### **HISTORICAL COMMISSION**

Jane Davidson reported that the Historical Commission will be celebrating 30 years as a commission next spring.

At the Commission's last meeting, they reviewed an application for 961 Springton Road for kitchen renovations. The homeowner and their architect appeared for approval from the Commission. The Commission was satisfied with the changes proposed and did give the homeowner approval and they will be providing Tim Wloczewski with a letter in that regard. The Commission would like to thank Mr. Wloczewski for his cooperation in dealing with the Commission on historical properties.

The second property that was reviewed by the Commission was the Kurtz Mill located at 2230 Creek Road. The potential homeowner, their realtor and their architect were present. The new homeowner is looking to fully restore the mill. The Commission advised the homeowner to contact Jane Davidson at the County and she would be willing to work with them. The property may be eligible for the National Registrar and may also be an income producing property and may allow the homeowner to take part in a federal investment tax credit for restoration.

Chester County is working on updating their Historic Resource Atlas which was originally done in 1972. They are working with GIS department to create a county wide historic map showing any resources 50 years or older. The Historical Commission will

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be plotting our township from the original surveys done. A color-coded map will be provided to the Board of Supervisors when completed.

### **PARK BOARD**

Mark Bainbridge reported that an eagle scout project is underway at Wagenseller.

Jim Laukner has volunteered to prepare the five year plan for the Long Range Planning. He is looking to finalize this in the near future.

The Halloween Party was held on Sunday, Oct. 31<sup>st</sup> and again it was a huge success. The Park Board would like to thank the judges and the maintenance department for their help.

### **PLANNING COMMISSION**

No report.

Bill Moore asked if the Police Chief has been informed of the Devereux Conditional Use Hearing scheduled for Nov. 17<sup>th</sup>. Chief Kocsi stated that he has been informed and the Gene Babetski will be attending the hearing. Mr. Wloczewski stated that he performed a full inspection of all of the buildings in the facility and he will be reporting on his findings at the hearing.

### **VILLAGE TASK FORCE**

Bryan McDonough reported that John Miller has picked up all of the paperwork from Jane Davidson regarding the new boundaries for the village historic district. Ms. Davidson stated that it will now be up to the Village Task Force to review the documents and bring any recommendations to the Board of Supervisors.

Mr. McDonough will be in contact with the Township secretary regarding a meeting of the Task Force for this month now that the papers have been received. Next month they will be resume their normal schedule of the first Thursday of every month.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates – extended to 12-15-04
2. #04-3 – Brandywine Hill (Wheeler) – extended to 1-3-05

### **OLD BUSINESS**

The Board agreed to renew the contract for trash service from Charles Blosenski.

**NEW BUSINESS**

A letter was received from East Brandywine Township regarding review of a proposed Official Map for the Township. This map consists only of connection trail through East Brandywine. The Board of Supervisors feels that this is a very good thing to have and could potentially be connected to trails within Wallace Township. Mr. Schneider asked that the Township Secretary contact East Brandywine to discuss.

Ken Nicely provided the Board of Supervisors with results from the Open Space Survey. The numbers are as follows, based on 1740 total number of voters with approximately 48% of the voters surveyed:

No to open space	31
Yes to open space and no to a tax increase	215
Yes to open space and yes to .25% increase	349
Yes to open space and yes to .5% increase	217
Other responses	19
Total	831

Some statistics:

94 % of the voters are in favor of open space preservation.

68 % of the voters are in favor of a referendum of at least .25 % for open space.

26 % of the voters are in favor of a referendum of .5 % for open space.

4 % of the voters are not in favor of conserving open space.

Mr. Nicely recommended that we look into the next step, which would be public education. Mr. Schneider suggested that we contact the County for any consultants that would be able to help. A public meeting for public education would also be a good idea. Jane Davidson from the Historical Commission stated that the Township participated in the County Open Space Plan in 1980 and that could possibly serve as a good foundation.

The Board had asked that the Treasurer look into getting some quotes for insurance. The treasurer has spoken to Brown & Brown and Francis Hall, Inc. The treasurer recommends utilizing Francis Hall, Inc. to ask as agent to the Township and secure a quote from Selective Insurance. Mr. Bock moved to approve this request and have Francis Hall, Inc. act as agent to secure an insurance quote for the township. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Meeting adjourned at 8:50 PM. Next meeting is Wednesday, October 20, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary