

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
DECEMBER 1, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, December 1, 2004, at 7:35 PM in the Municipal Building.

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

**PUBLIC COMMENT**

Bill Moore stated that he requested a copy of the official audit from the treasurer and what he received was a document that is almost illegible. He stated that there are cross outs, some areas look like white out was used and some of the numbers do not add up. Could be possible math errors. The township treasurer stated that all of the changes were made over the phone with DCED and the township auditors were advised of all changes. Mr. Bock asked the treasurer to contact DCED and request a clean copy.

**MINUTES**

Mr. Bock moved to approve the minutes of the November 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 November totaled \$105,609.80.

Mr. Schneider moved to approve forty (40) bills, payable from the General Fund, for the month totaling \$110,109.90. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider moved to approve three (03) bills, payable from the State Fund, for the month totaling \$707.62. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**CORRESPONDENCE**

1. SC Engineers to The Hankin Group, dated 11/12/04, re: planning module application review
2. SC Engineers to The Hankin Group, dated 11/16/04, re: water supply evaluation
3. DelVal Soils to SC Engineers, dated 11/17/04, re: well testing on the Hankin tract
4. Ebert Engineering to WTMA, dated 11/18/04, re: water and wastewater issues on the Hankin tract
5. Dept. of Transportation to Heritage Building Group, dated 11/18/04, re: review and comments of the HOP submitted for Brandywine Hill
6. Castle Valley Consultants to Twp. Secretary, dated 11/19/04, re: Chalfont St. Giles development
7. DelVal Soils to Twp. Office, dated 11/19/04, re: water resources impact study

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8. Blue Heron Inn to Tim Wloczewski, dated 11/21/04, re: update on progress towards compliance
9. Andrew Rau, Esq. to Twp. Secretary, dated 11/22/04, re: Chalfont St. Giles development
10. Castle Valley Consultants to Twp. Secretary, dated 11/22/04, re: Brandywine Hill easement legal description review
11. Chester County Conservation District to Heritage Building Group, dated 11/23/04, re: acknowledgement of complete NPDES permit application
12. Josh Rorke to BOS, dated 11/30/04, re: request for 60-dy extension for recording of plans
13. Andrew Rau, Esq. to Castle Valley Consultants, dated 12/1/04, re: Chalfant St. Giles development

### **ZONING REPORT**

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

- #04-65 – 31 Glen Manor Lane (Finished Basement)
- #04-67 – 20 Turtle Nest Lane (Electrical Upgrade)
- #04-83 – 1791 Creek Road (Detached Garage)
- #04-85 – 368 Indiantown Road (Solarium)
- #04-86 – 110 Waterview Drive (Shed)
- #04-87 – 130 Chalfant Road (Detached Garage)
- #04-88 – 961 Springton Road (Kitchen Renovation and Deck)
- #04-90 – 27 Steepleview Drive (Deck)
- #04-91 – 901 Fairview Road (Shed)

An inspection of the Blue Heron Inn was performed on November 12<sup>th</sup> in regards to the 30-day enforcement notice that had expired. It was noted that the existing ADA entrance is currently under construction and unfinished and two lighted emergency exit signs were installed in the dining area. The owner is still required to submit signed and sealed professional design plans to include compliance with current fire code and ADA regulations. The faulty wiring in the basement has not been addressed. A letter of intent was submitted by the property owner for the board's review.

### **POLICE REPORT**

Chief Kocsi was not present for the meeting. See attached report.

### **HISTORICAL COMMISSION**

Isabelle Blank reported that the Historical Commission was present at the Edgemoor Run site during the beginning stages of earth moving. Some potential artifacts were discovered and the PA State Historical Commission and DEP will review the findings. The areas have been marked off with yellow tape for preservation.

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Another property discussed at their meeting was the Kurtz Mill located at 2230 Creek Road. This property has very historical significance and Jane Davidson will be researching the deeds.

The Croft House located on the Devereux property was also discussed. It was noted that this house is in extreme disrepair. The Commission has noted that this house is proposed to be demolished as part of the conditional use plan. According to the zoning ordinance, a Class 1 historic structure cannot be demolished, without an approved permit and must be maintained. The Commission has asked the zoning officer to follow up with enforcement.

### **PARK BOARD**

Jim Laukner reported that at their last meeting, Greg Newell updated the board on the meeting he had with the supervisors and the engineer for the Alice Park. No further report.

### **PLANNING COMMISSION**

Skip McGrew reported that the Planning Commission will walk the Wooldridge property located on Indiantown Road on Saturday. Mark Eschbacher will be present to represent the Environmental Advisory Council. No further report.

### **VILLAGE TASK FORCE**

Bryan McDonough reported the task force held an informal session to review the paperwork supplied by Jane Davidson. They will be holding their regularly scheduled meeting on Thursday to make some final decisions. The next step would be to hold an informal, informational only, public meeting.

### **SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #04-3 – Brandywine Hill (Wheeler)

### **OLD BUSINESS**

Mr. Schneider provided a brief update on the ACRE Initiative proposed by the Rendell administration. This has been a piece of legislation which was put forth and would undercut any townships ability to enforce their zoning laws. All agricultural decisions would be made at the state level. PSATS has been a supporter of the legislation and not supporting the townships it is to represent. Mr. Schneider made a motion to write a letter to PSATS stating that Wallace Township would indefinitely postpone their annual payment due to PSATS support of the ACRE Initiative. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider moved to approve a 60-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.

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**NEW BUSINESS**

Contract renewal for engineering services was tabled until the reorganization meeting.

An Eagle Scout project proposed the installation of pavers under the benches in the dugouts was approved by the Board.

Mr. Schneider read the proposed 2005 budget. This proposed budget along with a draft document supplied by Mr. Bock are attached hereto and made a part hereof. Ken Nicely asked about a line item labeled CD. Mr. Bock stated that this was borrowed in anticipation of the township's purchase of Ray Park. Bill Moore suggested that the expense side for the building inspector should be increased. This will be taken into consideration. Isabelle Blank thanked the treasurer for all of her hard work in preparing the budget.

A sketch plan has been received for the Souden tract located on Creek Road. This will be forwarded to the Planning Commission for review.

**PUBLIC COMMENT**

Bryan McDonough requested that the Board review the resolutions creating the operating reserve fund and the operating reserve fund.

**ADJOURNMENT**

Meeting adjourned at 9:10 PM. Next meeting is Wednesday, December 15, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary