

APPROVED

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

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, December 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

Bill Moore questioned a revised audit that he has received per discussions from the Board's last meeting. He stated that he believes there are some discrepancies in the numbers and that the documents are unsigned. Gabriella DiSantis, township treasurer, stated that any corrections were made by DCED, the state auditors for the accounts, over the phone. The documents are unsigned since DCED is now requiring all forms to be electronic. The township auditors still do manual forms but for the new year, all information will be put into the computer and sent to DCED electronically. This form, although unsigned, is the official audit for the township. Mr. Moore was advised to contact DCED with any questions he may have regarding the paperwork presented to him.

CORRESPONDENCE

1. DEP to Dan Shoemaker, dated 11/24/04, re: application for planning modules for Ludwig property
2. Dan Shoemaker to EB Walsh & Associates, dated 11/30/04, re: review of water system plans for the Hankin development
3. Andrew Rau to Castle Valley Consultants, dated 12/1/04, re: Chalfant St. Giles
4. PA Fish & Boat Commission to Normandeau Assoc., dated 12/1/04, re: Species impact review at Ray Park
5. Castle Valley Consultants to Twp. Planning Commission, dated 12/2/04, re: review of revised preliminary plans for Brandywine Hill
6. Castle Valley Consultants to Twp. Secretary, dated 12/2/04, re: E&S observations at Steepleview
7. DEP to Robert Folwell, dated 12/2/04, re: review of Springton Manor Farm STP and Drip Irrigation application
8. Chester County Conservation District to Robert Folwell, dated 12/2/04, re: E&S control plan review for Springton Manor
9. DEP to Heritage Builders, dated 12/2/04, re: review of stormwater permit application for Brandywine Hill
10. Dan Shoemaker to The Hankin Group, dated 12/3/04, re: well supply testing program for the Hankin project
11. Boucher & James, Inc. to WTMA, dated 12/6/04, re: Brandywine Hill – wastewater pumping station
12. Castle Valley Consultants to Twp. Office dated 11/8/04, re: Edgemoor Run site visit

DECEMBER 15, 2004
PAGE 2

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of November: 1081.3 miles driven, 18.2 hours on the equipment meters, and 269 man-hours logged.

Performed normal Monday road inspections. Cleaned all drains, blew leaves off of all intersections, cleaned bridges at Park Lane and Marshall Road. Had delivered and put away 4 loads of salt and 2 loads of anti-skid. Cleaned up the leaves at the schoolhouse and replaced the lamppost at the driveway entrance. Cleaned the gutters at the pavilion and put a new light switch and water filter in the snack shack. Gutters were installed at the maintenance garage and are working on installing icebreakers on the roof. Serviced all the mowers and put away for the winter.

Ms. Shields mentioned some potholes on Little Conestoga and asked that PennDOT be contacted to repair.

PLANNING COMMISSION

Skip McGrew reported that at their last meeting the applicant was not present in connection with the Old Orchard Estates plan. Correspondence has been received, however, stating that a new survey of Little Conestoga Road established the right-of-way at 40' instead of the usual 33'. The applicant claims the additional width would provide acceptable sight distance if a portion of the Hall property located in the right-of-way is regraded. It was agreed that the Halls should be advised of the applicant's intent.

Theresa Lemley and Nina Cidel appeared on behalf of the applicant for the Brandywine Hill subdivision. An engineering letter prepared by Mr. Kologie in response to plan revisions was received by the applicant. Ms. Lemley addressed several of the issues in the letter as follows. Comments from the Fire Marshall have not been received, nor has the Municipal Authority approved the Planning Module. The applicant was advised that Municipal Authority approval would be required before the preliminary plan could be approved. Similarly, infiltration soils testing must precede approval. Dorothy Kirk was present representing the Trails Board and she asked that the use of tree blazes to mark the trail route be removed from the plan even as an option. The applicant agreed. Elaine McGrew, representing the Historical Commission was present and asked about the status of the springhouse. A written analysis of the condition and stabilization requirements for the springhouse was provided by the applicant. The Historical Commission will review and comment on this report. The applicant was advised that the final plan should note whatever stabilization methods will be adopted. The applicant extended the deadline for action by the Board of Supervisors for 30 days.

DECEMBER 15, 2004

PAGE 3

A new sketch plan was present to the Planning Commission. This plan will be called the Souden Sketch Plan and is a 9.3 acre parcel located on Creek Road. Mark Reale of Idlebrook Development appeared representing the property owner. Access from Creek road is not feasible due to steep slope conditions. The owner proposes access through a neighboring property on Marshall Road to serve as many as 3 new lots. The Planning Commission noted numerous constraints to development of this property including slope, wetlands, access, and historical resource proximity. It was suggested that Mr. Reale review the zoning ordinance to determine if any subdivision of the property was feasible.

The applicant was not present for the Wooldridge sketch plan. The Planning Commission and other interested persons walked the property on Saturday December 4th.

Dave Beideman appeared representing the property owner for the Harlan sketch plan. This 4-acre lot is located on Seminary Road adjacent to the Wheeler tract on Little Conestoga Road. One rental house is located on the lot and the owner wished to create one additional building lot. Mr. Beideman presented a Tier III sketch arrangement. He was asked to revise the greenway layout so that it could be wholly owned by one of the eventual lot owners. The Planning Commission agreed to walk this property on Saturday, December 18 if Mr. Beideman can secure the owner's approval.

The Planning Commission's attorney has been contacted by Devereux in regards to a postponement of Thursday's hearing. The PC does not agree to this postponement. The Board of Supervisors agreed that the postponement will not be granted.

Steve Minissale will be resigning from the Planning Commission and the PC would like to recommend Ken Nicely for appointment as a new member. The Board of Supervisors will schedule and interview with him.

Ms. Shields suggested that the Planning commission should consider a policy on plans with no action. Mr. McGrew stated that the policy currently reads that if no action is taken within 60 days, the plan would be denied, but they can add some additional language to this. Ms. Shields suggested something along the lines of 6 months.

VILLAGE TASK FORCE

Bryan McDonough reported that the Task Force will be holding a public meeting on January 13th at the township building. This will be an informational meeting only and will be for the benefit of the residents listed within the historic district boundaries. They will be sending out notification letters the week of December 27th which will include some information on each individual house. At the meeting, they will have packets of information for the residents explaining the historic district pros and cons.

DECEMBER 15, 2004
PAGE 4

SUBDIVISIONS

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

OLD BUSINESS

Mr. Schneider read the proposed 2005 budget and any changes thereto. Mr. Schneider moved to approve Resolution #05-13, adopting the 2005 budget as presented with changes stated. Mr. Bock seconded the motion. Mr. Schneider thanked the Long Range Planning, Bob Bock and Gabriella, the township treasurer for all of their hard work in preparing the budget. Mr. McGrew, speaking on behalf of the Long Range Planning, stated that they feel that the budget is accurate and reflects it very well. He further thanked Gabriella for all of her hard work, stating that it is a very tedious job and very in depth process. There being no further public comment or discussion, the motion was unanimously approved.

Ms. Shields moved to approve Resolution #04-14 as read and amended, establishing the 2005 tax mileage rate at 1.2 mills. Mr. Bock seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

NEW BUSINESS

Ms. Shields moved to approve the addition of 13.7 acres into the Agricultural Security District. Mr. Bock seconded the motion. There being no further public comment or discussion, the motion was unanimously approved.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 9:20 AM. Next meeting is Monday, January 3, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary