

**APPROVED**

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
JANUARY 18, 2006**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, January 18, 2006, at 8:05 AM in the Municipal Building.

Supervisors present: Robert V. Bock, Chairman  
Jane M. Shields, Vice Chairman  
Bryan M. McDonough, Member

**PUBLIC COMMENT**

Mr. McDonough requested that before any comments from the public that you please state your name and address if pertinent to the issue being discussed.

Greg Newell of Nave Newell attended on behalf of the Downingtown Area School District (DASD). Mr. Newell stated that he was here concerning a letter sent to the PHMC asking for a Phase I study. Mr. Newell stated that he has spoken with the Chairman for the Historical Commission and apparently there had been a breakdown in communication between his design team and the Commission which resulted in the issuance of this letter. He further stated that the DASD is willing to have an archeologist on site during excavation which appears to be fine with the Chairman for the Historical Commission. Since the letter was sent out on Supervisors' letterhead, he is requesting that the PHMC be contacted and advised that the issue has been resolved and that the DASD will continue to work with the Historical Commission as this project progresses. Ms. Shields stated that the letter being sent on Supervisors' letterhead was an error on the secretary's part and that a call will be placed to PHMC. She further stated that the Historical Commission should not issue any letters of this nature until the Supervisors have reviewed them.

**CORRESPONDENCE**

1. Catherine Poole to BOS, dated 1/2/06, re: questions related to the 2003 tax increase
2. CCCD to Cornerstone Communities, dated 1/4/06, re: review of E&S plan for the Cornerstone subdivision
3. NLT to Twp. Secretary, dated 1/4/06, review of greenway and open space areas on the Cornerstone subdivision
4. NLT to Twp. Secretary, dated 1/5/06, review of subdivision plans for the Cornerstone subdivision
5. Beth Carpenter to Bryan McDonough, dated 1/5/06, re: clarification on items discussed at the 1/3/06 BOS meeting
6. Castle Valley Consultants to Twp. Planning Commission, dated 1/5/06, re: review of Cornerstone preliminary plan
7. Twp. Historical Commission to BOS, dated 1/8/06, re: resignation of Jaci Nicely from Commission
8. Twp. Historical Commission to BOS, dated 1/8/06, re: appointment of officers for the 2006 year
9. Trails Board to Twp. Planning Commission, dated 1/9/06, re: recommendations on the trail system in the Hamilton subdivision

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10. Trails Board to Twp. Planning Commission, dated 1/9/06, re: revised recommendations on the trail system in the Hamilton subdivision
11. EB Walsh & Assoc. to BOS, dated 1/10/06, re: request to continue to waive the requirement of a review on the Popjoy preliminary plan

### **FIRE COMPANY**

Jack Stewart was present and provided the Board with a summary of the 2005 year end report. A copy of this report is available for review in the township office. Mr. Stewart further stated that the fire company will be holding a membership drive this evening in the fire hall. All current members were asked to provide 5 or 6 names of people who might be interested in serving.

### **ROAD REPORT**

Road report for the month of December: 2101.4 miles driven, 9.2 hours on the equipment meters, and 359 man-hours logged.

Monday morning road inspections. Cleaned all drains after rains. Called out for snow on 12/4, 12/9, 12/14 and 12/15. Sent notices to all residents on Waterview Drive and Wycombe regarding winter maintenance. Fixed a stop sign at Waterview Drive. Helped with the annual tree lighting at the township building. Not much work in the parks due to the weather. Routine maintenance on equipment as well as some major repairs to 3 trucks after breakdowns during one of the snow storms. Helped repair a sewer line on Route 282 that was broken by the state during their roadside ditching. The Municipal Authority was unable to get someone out there fast enough so asked the maintenance department to help with the repair.

Looked into covering the springhouse at Lamb Tavern Preserve. Building could not be covered without extensive work being done to secure the roof. If a cover is put on in the current condition, it would just fall in. Could the building be removed and just leave the foundation? Board stated they would prefer to have someone certified in historic preservation look at the building before anything is done. Township secretary was asked to contact the township engineer and get some names.

### **PLANNING COMMISSION**

Skip McGrew reported that at the last Planning Commission meeting there were no applicants present to discuss any of the pending subdivisions. The Commission did make a motion to recommend denial of the Popjoy subdivision based on an incomplete application and have asked the township engineer to review the plan and cite any reasons for denial. The Board asked the township secretary to contact the applicant and see if an extension can be given and if none is received before the Supervisors' special meeting on January 25<sup>th</sup>, then they will deny the plan based on the township engineer's recommendations.

The Planning Commission has been advised that Devereux is requesting to reconvene their conditional use hearings. They will be attending the next Planning Commission meeting on February 8<sup>th</sup>.

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**VILLAGE TASK FORCE**

Bryan McDonough stated that the Task Force held their public meeting on January 10<sup>th</sup> and that John Miller would be presenting a report at the next meeting.

**PARK BOARD**

Greg Newell reported that the Park Board had requested and received an update on Alice Park from the township secretary. GGS will be extending its league to Lionville and West Chester areas. The Park Board will start to inquire about some grant funding for updates to the park lands in the township. Ms. Shields suggested that they contact Tim Hennessey, the County Planning Commission and the County Parks Department regarding grants. Mr. Newell stated that they will be discussing the line item in the budget for parks with the township secretary. Mr. Bock stated that some of that money will be used for the bidding process on Alice Park.

**SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #05-3 – Harlan
3. #05-4 - Hankin
4. #05-5 - Popjoy
5. #05-6 – Kolb/Coltsfoot
6. #05-7 – DASD – Wallace Elementary
7. #05-8 – Cornerstone Communities

**OLD BUSINESS**

Mr. Bock read a proposed resolution for the creation of a Task Force for Woodland Preservation as per the grant contract with Chester County. He further stated that he would like MaryAnn Zeiders and Beth Carpenter of the EAC to organize this task force if they are willing. Mr. McGrew of the Planning Commission asked if the resolution could be amended to include the Subdivision and Land Development Ordinance. Scope of work per the grant only applies to the Zoning Ordinance. Ms. Shields stated that the ordinance revisions, once adopted could also be used as a stand alone ordinance. Ms. Shields moved to approve the Resolution for the creation of a Task Force for Woodland Preservation as presented. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was approved by a majority vote, with Mr. McDonough voting “no”, stating he had just received the resolution and wanted additional information.

**NEW BUSINESS**

Receipt of Land Development Plan from Omnipoint Communication for the construction of a cellular tower at the Peter J. Camiel Service Plaza on the Turnpike.

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Executive Session held on 1/11/06 to discuss personnel issues and agency business regarding disclosure of information recognized as confidential or privileged under law. Issues resulting from this executive session, were that the Board will not tolerate any disturbances in the meeting room, such as the one that took place at the last meeting, proper steps have been taken to address the incident which occurred; further, cellular phones are not to be used during any public meeting and ringers must be turned off. Phones are permitted to be set to vibrate, but individuals must leave the room before answering any calls. Notice will be posted in the township building.

**PUBLIC COMMENT**

Tim Wloczewski, Codes Enforcement Officer, stated that over the weekend there had been a major house fire on Margaret Court. The house can be rebuilt, but the interior is completely lost. He has provided the homeowner with permission to start demolition and is requesting that fees for this project be set at an hourly rate instead of a square footage rate. The cost at the hourly rate is considerably less expensive. Ms. Shields moved to accept Mr. Wloczewski's request that the hourly rate be applied. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Resident, Polly Slonaker inquired as to changing the morning meetings to evening meetings. Mr. Bock advised her that this was discussed at the last evening meeting, which she was not present for, and that the Board will follow attendance at the meetings and will reconsider this later in the year.

**ADJOURNMENT**

Meeting adjourned at 8:55 AM. Special Meeting, Wednesday, January 25, 2006. Next regular meeting is Wednesday, February 1, 2006 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary