

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
MARCH 15, 2006**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, March 15, 2006, at 8:00 AM in the Municipal Building.

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

PUBLIC COMMENT

None.

CORRESPONDENCE

1. CCHD to DASD, dated 2/8/06 (**recv'd 3/2/06**), re: Wallace Elementary School well permit
2. Doris Miller to BOS, dated 2/15/06 (**recv'd 3/3/06**), re: complaint regarding newspapers being thrown on her driveway
3. Glen Moore Fire Company to Twp. Office, dated 2/22/06 (**recv'd 3/2/06**), re: review of hydrant layout plan for the Hamilton subdivision
4. DEP to Twp. Secretary, dated 2/23/06, re: review of planning module for Louderback subdivision
5. DEP to Nave Newell, dated 2/27/06, re: review of planning module exemption for Wallace Elementary School
6. CCCD to Mr. and Mrs. Kolb, dated 3/1/06, re: completeness review of NPDES permit for the Coltsfoot subdivision
7. Denise Yarnoff, Esq. to Twp. Historical Commission, dated 3/1/06, re: submission of revised Historic Resource Impact Statement for the Hamilton subdivision
8. CVC to Twp. Planning Commission, dated 3/3/06, re: review of Cornerstone subdivision plan
9. CVC to Twp. Planning Commission, dated 3/3/06, re: review of Old Orchard subdivision plan
10. CVC to Twp. Planning Commission, dated 3/3/06, re: review of Coltsfoot subdivision plan
11. NLT to Twp. Secretary, dated 3/6/06, re: review of Greenway Ownership and Management Plan for Cornerstone subdivision plan
12. CCPC to Twp. Secretary, dated 3/6/06, re: follow-up to review of component 4B of planning module for Hamilton subdivision
13. Medvezky Assoc. to Twp. Secretary, dated 3/7/06, re: submission of revised driveway easement for the Louderback subdivision per condition of plan approval
14. Medvezky Assoc. to Twp. Secretary, dated 3/7/06, re: submission of revised conservation easements for the Louderback subdivision per condition of plan approval

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15. Denise Yarnoff, Esq. to BOS, dated 3/7/06, re: request for township to enact a grinder pump ordinance – copy of response letter dated 3/13/06 attached
16. Anastasia Filopoulos, Esq. to Twp. Secretary, dated 3/8/06, re: request for historic resource inventory list and historic resources map
17. Moser Builders 120 day extension of time for plan review for Popjoy subdivision
18. Kenneth Delgatto to BOS, received 3/10/06, re: offer of contribution for fee in lieu of open space on the Coltsfoot subdivision
19. Denise Yarnoff, Esq. to BOS, dated 3/10/06, re: request for scheduling of meeting with Stroud Water to discuss stream monitoring on the Hamilton subdivision

FIRE COMPANY

Jack Stewart reported that the February report would be dropped of to the township office. The new vehicle that the Fire Company is purchasing will be delivered in May.

ROAD REPORT

Road report for the month of February: 2051.6 miles driven, 4.5 hours on the equipment meters, and 326.5 man-hours logged.

Monday morning road inspections. Marked all street signs with high intensity taping. Called in twice during the month for snow and/or ice. Replaced 4 picnic tables under the pavilion at Wagenseller. Replaced multiple lights and ballasts in the township building. Installed 2 new shelving units in the old township building for storage. Purchased new snow changes for the truck tires. Had the 1989 and 1991 dump trucks inspected.

PLANNING COMMISSION

Barbara D'Angelo reported that at the last Planning Commission meeting they discussed the Cornerstone subdivision. This project seems to be coming to a close. Some remaining issues are protection of trees, Historical Commission comments and need for and placement of a reservoir tank for the fire company.

The Popjoy plan was also discussed. Ted Moser representing the equitable owner, Adam Brower of E.B. Walsh Engineering and Joe Ryan appeared for the applicant. This tract on Little Conestoga Road lies mostly in Upper Uwchlan Township with 14 acres in Wallace. A July '05 plan submission called for eight new housing units on the Wallace section. The Township was, however, asked not to process this plan pending negotiations with Upper Uwchlan on an alternative plan. A September '05 plan still pending approval in Upper Uwchlan calls for the Wallace portion of the tract to remain in open space but for a small section of the access road. Mr. Moser indicated that this latest plan is not a revised plan submission, but should be regarded as a concept plan only. He asked that Wallace convey support for this latest plan to the Upper Uwchlan authorities. The Planning Commission agreed to recommend to the Board of

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Supervisors that they advise Upper Uwchlan of the following: that Wallace agrees that the concept plan for all open space in Wallace is preferred over the by-right plan so long as all of the ordinance requirements in Wallace are met, and that Wallace has no objection to Upper Uwchlan's ownership of the open space so long as a conservation easement consistent with Wallace's ordinance is granted to a qualified land trust.

The Coltsfoot subdivision nearing final. Few minor issues are pending.

Anthony Holowsko of Rotelle Builders was present to discuss the Girl Scout Camp, located on Indian Run Road. Rotelle Builders is proposing to develop about 25 acres of the 155 acres in Wallace to provide 15 new homes in addition to the existing historical resource. The remainder of the tract would be protected under a conservation easement. The Planning Commission noted that access to the site could be an issue and advised the applicant to discuss this with the Fire Company.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #05-3 – Harlan – Ms. Shields moved to approve the Harlan Preliminary/Final subdivision plan subject to the conditions and waivers set forth in the February 13, 2005 letter of the Planning Commission. Mr. Bock seconded the motion. Mr. McDonough recused himself from voting due to a conflict of interest. A written statement was provided to the Board and is attached hereto. There being no further discussion or public comment, the motion was unanimously approved.
3. #05-4 - Hankin
4. #05-5 - Popjoy
5. #05-6 – Kolb/Coltsfoot
7. #05-8 – Cornerstone Communities

OLD BUSINESS

Mr. McDonough requested that a piece of correspondence be added to the February 15, 2006 minutes. Ms. Shields moved to approve the minutes from the February meetings as revised. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Ms. Shields stated that it is unclear as to whether correspondence procedures could be established for board and commission. The Municipal Authority, Zoning Hearing Board and the Planning Commission act independently. There may be a way to require letters being sent to state or federal agencies be sent to the board before going out. Ms. Shields will look into this further.

Building permit fees is currently being reviewed. Tabled to next meeting.

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The township treasurer provided the board with a letter from the auditor regarding the question on the General Obligation Note. The balance sheet is not done incorrectly. They are correct with DCED requirements. All figures will be adjusted at the time of the audit and will be discussed with the auditor.

Mr. McDonough asked if the balance sheets being provided should be marked confidential or could they just be marked unaudited. Ms. Shields stated that this is an issue that can be discussed with the auditor.

NEW BUSINESS

Anthony Holowsko of Rotelle Builders and James Garrity of Wisler Pearlstine appeared to discuss a project they are considering at the site of the Camp Indian Run. They have an agreement to purchase this site and have partnered with the Natural Lands Trust to sell a conservation easement over most of the tract. They have met with the EAC, Trails Board and the Planning Commission and are scheduled to meet with the Historical Commission at their next meeting to discuss this plan. They are proposing to develop about 25 acres of the 155 acres in Wallace to provide 15 new homes in addition to the existing historical resource. The remainder of the tract would be protected under the conservation easement. The applicant believes at least three waivers from the SALDO would be required to implement the plan. They involve the access from Indian Run Road into the site which is otherwise land locked. Rotelle will produce documentation supporting their claim that a 25' wide private road exists and that they have an easement to use it. But to use this for the proposed development, they believe the Township would have to grant waivers for the 50' right of way, the limit of eight housing units on a private lane, and a cul-de-sac exceeding 1000' serving more than 15 units. Mr. McDonough stated that the access to the site would have to be discussed with the Fire Company. Mr. Holowsko stated that they are scheduling a meeting with the Fire Chief and will continue to seek land for emergency access if needed. Mr. Holowsko stated that the road would remain a private lane and would incorporate language into the HOA documents regarding maintenance. The Board agreed that they are comfortable with the concept of the plan and encourage talks to continue between the Planning Commission and the Fire Company.

Ted Moser representing the equitable owner, Adam Brower of E.B. Walsh Engineering and Joe Ryan appeared to discuss the proposed Popjoy plan. This tract on Little Conestoga Road lies mostly in Upper Uwchlan Township with 14 acres in Wallace. The first plan submission called for eight new housing units in Wallace. The Township was, however, asked not to process this plan pending negotiations with Upper Uwchlan on an alternative plan. A second plan submitted, still pending approval in Upper Uwchlan calls for the Wallace portion of the tract to remain as open space but for a small section of the access road. Mr. Moser indicated that this latest plan is not a revised plan submission, but should be regarded as a concept plan only. Mr. Moser is seeking support from Wallace for this latest plan to the Upper Uwchlan authorities. This support is needed for the applicant to proceed with a variance that will be required in Upper Uwchlan.

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Ms. Shields moved to support the concept of the recently submitted subdivision plan dated September 2005. Under this plan the 14 acre tract in Wallace Township would remain open space with ownership of the open space going to Upper Uwchlan Township, subject to a conservation easement granted to an acceptable land trust. This plan further shows a small portion of roadway located in Wallace Township. It is the request and understanding of the Wallace Township Supervisors that Upper Uwchlan Township will agree to maintain all portions of the roadway and any related public improvements located in Wallace Township. Also, all other provisions of the Wallace Township Zoning and Subdivision Ordinances are to be met. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McDonough suggested that the total amount of income and expenses should be presented on the treasurer's report every month. Mr. Bock agreed that this could be done in terms of profit and loss and should include all disbursements. Ms. Shields stated that there would be discrepancies when the accounting switches from cash to accrual as required by the state. Mr. Miller asked if the township treasurer should be present at the meetings to discuss any issues. Suggested that that Board pay the overtime for her to attend.

PUBLIC COMMENT

Mr. Wloczewski, township building/zoning officer stated that he has received a permit application for the Glen Moore Fire Company for renovations/repair work. He 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.

ADJOURNMENT

Meeting adjourned at 9:20 AM. Next meeting is Wednesday, April 5, 2006 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary