

**WALLACE TOWNSHIP BOARD OF SUPERVISORS  
APRIL 19, 2006**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, April 19, 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. PHMC to Denise Yarnoff, Esq., dated 2/28/06 (**recv'd 4/13/06**), re: Historic Resource Survey for the Hamilton subdivision
2. Touchstone Properties to WTMA, dated 4/7/06, re: discussion regarding the "Mill" property at Park Lane
3. CVC to Twp. Planning Commission, dated 4/7/06, re: review of Cornerstone Preliminary Plan
4. NLT to Twp. Secretary, dated 4/10/06, re: review of the Cornerstone Preliminary Plan
5. Upper Uwchlan Twp. to BOS, dated 4/10/06, re: Popjoy subdivision plan
6. WTMA to BOS, dated 4/11/06, re: recommendation for appointment of new member
7. BRP to BOS, dated 4/11/06, re: information regarding Chester County 800 MHz radio systems
8. The Hankin Group to BOS, dated 4/12/06, re: submission of additional information regarding water system impact on bog turtle habitat for the Hamilton subdivision
9. Twp. Planning Commission to BOS, dated 4/17/06, re: recommendations for preliminary plan approval of the Cornerstone subdivision
10. Twp. Planning Commission to BOS, dated 4/17/06, re: recommendations for preliminary/final plan approval of the Kolb/Coltsfoot subdivision

**FIRE COMPANY**

Jack Stewart reported that for the month of March 28 calls for service were reported. 11 of those were in Wallace. 190 man-hours logged. Renovations to upstairs of building should be completed by the end of the month.

**ROAD REPORT**

Road report for the month of March: 1429.9 miles driven, 21.7 hours on the equipment meters, and 386 man-hours logged.

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Monday morning road inspections. Pre-salted roads before ice storm. Worked to remove graffiti from under bridge at Park Lane. Met with contractors to get quotes for this years road projects. Hauled three loads of Dimatex to Wagenseller Park for the softball league. Laid mulch at the playground and flowerbeds. Installed two new swings at Wagenseller Park. Raked and seeded where pipe was installed last year near the tennis courts. Routine maintenance on equipment.

### **PLANNING COMMISSION**

Skip McGrew reported that at the last Planning Commission meeting a number of subdivision were reviewed.

Most of the issues have been resolved with regard to the Cornerstone subdivision and the Planning Commission has supplied the Board with a letter of recommendation for conditional approval of the preliminary plan.

All of the technical issues have been resolved with regard to the Kolb/Coltsfoot subdivision. The Planning Commission has supplied the Board with a letter of recommendation for conditional approval of the final plan.

The Hankin planning module was discussed. DEP had refused the module due to questions not being answered by the Planning Commission in the first submission. All questions have been reviewed and answered and will include a note that the module is for the whole tract and that PC has only seen a plan for one phase.

A sketch plan for the Carr property consisting of 14 acres on Indian Run Road immediately in front of the Girl Scout Camp was presented at the last PC meeting. Mr. Carr intends a Tier III subdivision placing the two existing homes on separate lots and creating three new building lots. The easement currently being used by the Girl Scout Camp would serve as a private lane to access the three new lots. Mr. Carr asserts that the easement language in his deed permits use by the Girl Scouts only so long as their property is used as a camp. He further contends that he has the right to use the easement as a private lane. Mr. Carr was asked to consider a possible public road entirely on his property allowing access to his new lots and the potential development on the Girl Scout property. It was also noted that some of the greenway is being used to create separation of the new lots. This inconsistency with the ordinance could be resolved by moving the lots together at the rear of the tract. The Planning Commission will schedule a site visit to coincide with a walk of the Girl Scout property.

Another sketch plan, LaPorta property, proposed is for a six-acre tract at 130 Mapleflower Road on which a home is located. The applicant proposes one additional building lot and is seeking Planning Commission suggestions for the location of that lot. It is believed that open space associated with an adjacent development borders this property. Open space on his land might therefore be collocated with adjoining open space, but the wetland portion is on the other side of his lot. The Planning Commission will walk this site on Saturday, April 22 at 9am.

Girl Scout Camp – waiting on a resource plan at which time a site walk will be scheduled.

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A revised plan has been received for the Old Orchard subdivision, and a review has been completed by the township engineer, however no contact has been received from the applicant.

There has been no further guidance from the applicant as to which plan should be reviewed for the Popjoy project. Mr. Bock stated that a letter has been received from Upper Uwchlan Township requesting to attend a Supervisors meeting to discuss the future use of the open space land in Wallace. Township secretary was asked to invite them to the next meeting.

No new information has been provided by the applicant with regards to the Diament sketch plan.

The Planning Commission has discussed the issue of impact fees for development and are requesting guidance from the Board as to what fees can be charge, etc. Ms. Shields request that the township secretary contact the township solicitor to review this matter, see how fees are calculated and what some of the other townships are doing.

The Planning Commission has received applications for new members and they would like to recommend Pat Sellers be appointed as a new member. The Board will schedule an interview with him and will address this issue at the next meeting.

**SUBDIVISIONS**

1. #04-1 – Old Orchard Estates
2. #05-4 - Hankin
3. #05-5 - Popjoy
4. #05-6 – Kolb/Coltsfoot - Ms. Shields moved to approve the Coltsfoots Preliminary/Final subdivision plan subject to the conditions and waivers set forth in the April 17, 2006 letter of the Planning Commission. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.
5. #05-8 – Cornerstone Communities - Mr. Bock moved to approve the Cornerstone Preliminary subdivision plan subject to the conditions and waivers set forth in the April 17, 2006 letter of the Planning Commission. Mr. McDonough seconded the motion. Ms. Shields recused herself from this issue due to the proximity of the subdivision in relation to her home. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Bock moved to approve the Resolution amending the Township's Act 537 plan to include the Cornerstone subdivision. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

6. #06-1 – Omnipoint Land Development

**OLD BUSINESS**

Mr. Bock provided an update on the Northern Federation. A draft copy of the Regional Resource Protection Plan has been provided to the Supervisors for review and comment. The next meeting will take place on May 9<sup>th</sup> at the Warwick Township Municipal Building at 7:30 PM. Chapter 1 – Goals and Objections, of the draft plan should be reviewed by each Supervisors. Any questions the Board has should be addressed at that May 9<sup>th</sup> meeting, however no decisions will be made at that time. The supervisors will readdress this issue at their May 17<sup>th</sup> meeting.

Building Permit Fees – John Miller stated that he has looked at the number provided by the township secretary and would like to request some time to discuss with her. Will table to next meeting.

**NEW BUSINESS**

Bid openings for road materials. Three bids were received. The breakdown is as follows:

Martin Limestone	2-A Stone	234.00
	¾ Clean Stone	262.80
	#1(#4) AASHTO Stone	262.80
	Anti-Skid	896.25
	Superpave 9.5mm Wearing Course	No bid
	Superpave 19mm Binder Course	No bid
Highway Materials	2-A Stone	No bid
	¾ Clean Stone	No bid
	#1(#4) AASHTO Stone	No bid
	Anti-Skid	No bid
	Superpave 9.5mm Wearing Course	84,550.00
	Superpave 19mm Binder Course	14,875.00
Allan A. Meyers, LP	2-A Stone	No bid
	¾ Clean Stone	No bid
	#1(#4) AASHTO Stone	No bid
	Anti-Skid	No bid
	Superpave 9.5mm Wearing Course	78,660.00
	Superpave 19mm Binder Course	13,177.50

Ms. Shields moved to award bids to Allan A. Meyers, LP for Superpave material and to Martin Limestone for stone and anti-skid, conditioned upon review by the township road master. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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Brian Funk of Touchstone Properties was present to discuss the Old Mill property at Park Lane. He is requesting that that property be included in the sewer district. It was originally included when the lines were drawn but at the instance of the previous owner was removed since the building had been vacant. Mr. Funk was advised by the WTMA that the request to amend the Act 537 Plan would have to be made to the Supervisors. Mr. Bock moved to amend the Township's Act 537 Plan to include the property located at 71 Park Lane. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Interviews will be scheduled with potential new members to the Planning Commission and the Municipal Authority based on recommendations from these Boards/Commissions.

### **PUBLIC COMMENT**

Mr. McDonough asked Mr. McGrew the process for which an applicant is chosen and was there more than one application received. Mr. McGrew stated that all new applicants are required to attend several PC meetings. After that time, the applicant is contacted and asked if they are still interested in serving and if so, it is discussed with the other Planning Commission members and a recommendation is made or not made based on the comments received. In this particular instance, three applications were received. Two of the applicants did attend a substantial number of meetings and one applicant was recommended. The other applicant has been asked if she would be willing to serve as secretary to the Planning Commission. Mr. McDonough requested that all volunteer forms are provided to the supervisors and that any applicant be given a chance to meet with the Supervisors whether recommended or not.

### **ADJOURNMENT**

Meeting adjourned at 8:50 AM. Next meeting is Wednesday, May 3, 2006 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary