

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
MAY 3, 2006**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, May 3, 2006, at 7:35 PM in the Municipal Building.

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

PUBLIC COMMENT

None.

MINUTES

Mr. McDonough proposed two revisions to the April 5, 2006 minutes. Under the Zoning Officer's Report, the words "removed by owner" should be deleted and just state "removed". Under New Business – Alice Park Bid Opening, change the unanimous vote to reflect Mr. McDonough's vote of "nay". Mr. McDonough moved to approve the minutes of the April meetings as revised. Ms. Shields 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 April totaled \$133,326.33.

State Funds Receipts deposited during the month of April totaled \$73,990.17.

Ms. Shields moved to approve thirty-four (34) bills, payable from the General Fund, for the month totaling \$107,720.62. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McDonough moved to approve one (01) bill, payable from the State Fund, for the month totaling \$810.00. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McDonough requested that the total amount expended for the previous month be shown on the agenda.

CORRESPONDENCE

1. DEP to Wheeler Care Centers, dated 4/11/06, re: Notice of Violation for burning of mattresses
2. Cornerstone Communities to Twp. Trails Board, dated 4/18/06, re: offer of donation for fee in lieu of construction of trails

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3. Denise Werkley, Esq. to Twp. Secretary, dated 4/20/06, re: review of Shared Driveway Easement for Louderback subdivision
4. The Hankin Group to WTMA, dated 4/20/06, re: stream discharge from proposed wastewater treatment facility
5. Denise Yarnoff, Esq. to BOS, dated 4/21/06, re: article published in Bank Notes
6. Conestoga Rovers to BOS, dated 4/27/06, re: revised stream monitoring proposal for the Hamilton subdivision
7. Martha Roeder to BOS, dated 5/2/06, re: request for amendment to Township's Act 537 plan to include 11.4 acres of vacant land in the sewer service area

The Board agreed to send a letter to the WTMA stating that they are willing to amend the Township's Act 537 plan to include the Roeder property. Ms. Roeder must first confirm with the WTMA that capacity is available on the current system.

ZONING REPORT

Tim Wloczewski reported that nineteen (19) new building permits were approved for the month of March as follows:

- #06-19 - 31 Marty Close Road (Fence)
- #06-25 – Highspire Estates (Wastewater Treatment Plant)
- #06-29 – 121 Park Lane (Addition & Finished Basement)
- #06-30 – Devereux Foundation (Historical Restoration)
- #06-31 – 120 Adas Way (Shed)
- #06-33 – 1570 Lt. Conestoga Road (Deck)
- #06-35 – 1570 Lt. Conestoga Road (In-ground Pool)
- #06-41 – 901 Springton Road (Fence/Electrical upgrade)

Numerous complaints were received regarding the use of an unauthorized construction entrance on Highspire Road to access the Hide-A-Way Farms project. Contact was made with Southdown Homes, developer for the project and the entrance has been sealed off and the berm in the right of way has been restored and stabilized.

A stop work order was placed at 100 Fairview Road for the unauthorized construction of an accessory structure. The homeowner has since submitted the proper building permit application to the township for review.

Mr. McDonough inquired as to the status of the use of the old township building. Mr. Wloczewski stated that things are working out fine and that people know he is there and a lot more residents are utilizing this available time.

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POLICE REPORT

Chief Kocsi was not present for the meeting. Ms. Shields read the report for the month of April as follows: 66 investigations; 76 traffic citations; 4 traffic warnings; 1 traffic accident; 1 criminal arrest and 2 summary arrests.

Officer Joe Glasgow has safely returned from reserve duty in Kuwait. He will be reporting to Virginia for a few weeks and should be reporting back to work sometime in June. The part time officer hired to fill Officer Glasgow's position will be accepting a full time position in East Pikeland.

Patrol cars originally scheduled to be purchased this year will not be ordered in an effort to reserve costs.

HISTORICAL COMMISSION

Isabelle Blank reported that the owners of 71 Park Lane attended the last Historical Commission meeting to discuss their plans for adaptive reuse of the Warsing Mill. They will be meeting with Jane Davidson to discuss the historical significance of the property before they proceed.

Members are actively working on getting information together for an emergency grant to repair the springhouse on the Lamb Tavern Preserve.

Two members have met with Scott Carter of Devereux and the township zoning officer to discuss restoration to the Croft House.

The Historical Commission will be taking a tour of the township in an order to update their inventory of historic resources.

PARK BOARD

Mary Jacobsen reported that the Park Board is still working on getting a design and cost estimate for the installation of bathrooms at Wagenseller Park to be submitted to the Board. They will keep the board posted with monthly updates. The GGS will be attending the next Park meeting to discuss any concerns they may have with the installation of bathrooms.

Community Day is scheduled for June 24th from 10-3pm. Volunteers are needed.

Basketball courts at Wagenseller Park are getting warn. This will need to be addressed in the near future.

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PLANNING COMMISSION

Skip McGrew reported the Planning Commission has not met since the Board's last meeting. Mr. McGrew did provide an update on some of pending subdivisions.

Hankin – Still awaiting a revised plan submission. A consultants meeting was held with Hankin to discuss the proposed changes they are making to the plans. The Stream Monitoring Plan has been revised and submitted and reviewing is pending from township consultants. Issues with the planning module are under review by DEP. There does appear to be a concern with the stream discharge that was proposed by the WTMA. Hankin is considering some wetland and stream crossings that would eliminate the need for the Army Corps of Engineering.

Old Orchard – A new engineer has been assigned to the project on behalf of the applicant. A meeting was held with PennDOT to discuss the access to site. Entrance has been moved and preliminary findings are that site distance can be achieved without the need to cut the bank on the Hall's property.

Cornerstone – Preliminary plan has been approved. Awaiting submission of a final plan.

Popjoy – No report.

Omnipoint – No report.

Girl Scout Camp – First of required grants has been received by NLT for a conservation easement on the property. If second grant is received Rotelle Builders will proceed with plan. They will be seeking a preliminary grant of a waiver of the access. They have been asked to provide the township with a drawing of the access proposed as well as any legal documentation they have showing they have legal right to utilize the current access.

Carr Sketch Plan – This property is located on Indian Run Road in front of the Girl Scout Camp. The landowner is proposing 5 lots, 2 houses exist on the site now but property is currently only one lot. Those houses would be subdivided along with 3 new lots. The PC has recommended some changes to the greenway configuration. Also landowner is proposing to utilize the easement for the Girl Scout Property and the PC has asked if it would be feasible to utilize the existing driveway that services the two existing homes for the three new ones proposed.

Diament Sketch Plan – No report.

LaPorta Sketch Plan – This property is located on Mapleflower Road and plan is proposing the creation of two new lots. The PC walked the property last Saturday and there does not appear to be any major issues. Proposed house site location is adjacent to the open space land for the Mapleflower HOA.

SALDO revisions are still pending.

Mr. McGrew stated that he reviewed the invoices for the month of April and about 95% was reimbursable.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #05-4 - Hankin
3. #05-5 – Popjoy
4. #05-8 – Cornerstone Communities
5. #06-1 – Omnipoint Land Development

OLD BUSINESS

Building Permit Fees – John Miller provided the Board with new forms as well as recommendations for consideration by the Board. These charts are all based on townships that contract with a third party inspector. Residents are concerned that that the Board must consider the quality of service not only the costs when taking this recommendations under advisement. Quality of service afforded to the residents should not be overlooked. Resident Bill Radford stated that he understood from previous meetings that the township was not allowed to make money off of permit fees and that building inspection costs are being covered by the current fees in place. Why is all of this time being spent on an issue that appears to be mute? Mr. Bock stated that the issue appears to be the money spent outside of the building permit costs. These fees including zoning work. Mr. Bock recommended that this matter be turned over to the Long Range Financial Planning Committee for their review and recommendations.

Recommendations regarding impact fees were provided by the township solicitor. Further clarification is needed as to how the township can proceed with establishing fees in lieu of for public land dedication, etc.

Ms. Shields moved to appoint David Najim as a new member to the Municipal Authority. Mr. Bock seconded the motion. Mr. McDonough stated that new applications have been received for the Municipal Authority and he would like to give them an opportunity to review. Mr. Bock stated that the Board is making this motion on the current recommendation of the Municipal Authority and if they wish to make further recommendations after their review of new applications, they can. There being no further discussion or public comment, the motion was unanimously approved.

Ms. Shields moved to appoint Pat Sellers as a new member to the Planning Commission. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

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Mr. Bock stated that the Northern Federation is scheduled to meet on May 9th to discuss the Regional Resource Protection Plan. All supervisors are invited to attend. This plan is for the protection of resources, such as historical, woodlands, waters, streams, headwaters, etc. It provides information on how to preserve these natural resources. It provides the township with benefits when applying for grants as the county is always looking for any regional activity. This plan will also help the township in updating its comprehensive plan as it provides a base for the township to follow.

NEW BUSINESS

Mr. McDonough asked that the Woodlands Task Force and the EAC provide monthly reports to the Supervisors as the other Boards/Commission do. Township Secretary advised that this matter was discussed with Mr. Eschbacher, chair of the EAC, and reports will begin in June.

Renewal of the Steepleview Escrow was tabled to the next meeting. Ms. Shields moved to have the township solicitor review and provide the board with any comments. Mr. McDonough seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Ms. Shields moved to submit, a proposed ordinance amendment which would amend Section 1317 – Antenna Support Structures of the Wallace Township Zoning Ordinance, to the Township Planning Commission and County Planning Commission for review and to advertise for public hearing. Mr. Bocks seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 9:00 PM. Next meeting is Wednesday, May 17, 2006, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary