

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
AUGUST 16, 2006**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, August 16, 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

None.

CORRESPONDENCE

1. Glen Moore Fire Company to Twp. PC, dated 7/29/06, re: review of Fire Truck Turning Template Plan for the Hamilton subdivision
2. CVC to PADEP, dated 8/3/06, re: historic resources on the Hamilton tract
3. Debra Shulski, Esq. to Twp. Secretary, dated 8/7/06, re: tentative placement on the 9/13/06 Twp. PC agenda to discuss the Devereux Land Development Plan
4. Ray Carr to Twp. PC, dated 8/8/06, re: concerns regarding the access to the Girl Scout Camp
5. GenTerra Corp. to Twp. Office, dated 8/9/06, re: 90-day extension for review of the Old Orchard subdivision plans
6. Denise Yarnoff, Esq. to Twp. Secretary, dated 8/10/06, re: 60-day extension for review of the Hamilton subdivision plans

FIRE COMPANY

No report.

ROAD REPORT

Road report for the month of June: 1336.1 miles driven, 67.8 hours on the equipment meters, and 437 man-hours logged.

Monday morning road inspections. Completed spring boom mowing along roads. Replacing signs for new high density regulations. Cleaned drains after storms. Mowing and trash removal at parks. Cut Lamb Tavern Preserve for first time. Will cut again early fall. Set up and take down for Community Day. Cleaned gutters at township building and repaired a leak in the roof over the police substation. Bid on and won a dump truck from Limerick Township. Have sold the 1989 to recoup some of the funds expended.

Road report for the month of July: 101.3 miles driven, 44.5 hours on the equipment meters, and 451.5 man-hours logged.

Monday morning road inspections. Cleaned all drains at the intersections. Mowing and trash removal from parks. Called out on July 18th for the severe storms and numerous trees down. Boom mowed and trimmed all trees along Barneston Road in preparation of oil and chipping

AUGUST 16, 2006

PAGE 2

project. Repaired two high lights at Wagenseller Park. Cut all swales within the sewer plant area. Mr. McGrew asked if Wallace owned a chipper or was it jointly owned. Mr. Smith stated that the chipper was jointly owned with East and West Brandywine.

PLANNING COMMISSION

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

Hankin - Rick Guarini, and Steve Sauseline along with Denise Yarnoff appeared at the last PC meeting representing the applicant. In view of the expiration of the review period this month, an extension until October 31, 2006 was granted. It was also agreed that a Planning Commission work session would be held on August 23rd to discuss the stream monitoring program being developed by the applicant. Township and Hankin Group consultants were invited to meet before that in an effort to frame the key issues for discussion on the 23rd. Mr. Guarini presented the latest list of Subdivision Ordinance waivers he is requesting. Issues involving road geometry were discussed in light of a memo from the Township traffic calming consultant, Michael King. The Planning Commission emphasized that the preceding discussion of waivers should not be viewed a commitment to recommend such waivers, and that a complete review of the expected revised plan would be needed before such a recommendation could be made. It was noted that the Fire Chief has asked for "No Parking" zones in the vicinity of the community center to facilitate fire equipment passage. Noting that no parking lot is proposed in this area, the Planning Commission requested a determination of the number of street parking spaces available.

Old Orchard - Bob Smiley and John Panizza of GenTerra Corporation appeared representing the applicant. Mr. Smiley stated that a revised plan will be submitted which responds to the issues in the previous review letter. A limited erosion and sedimentation plan has been submitted to facilitate PennDOT's requested vegetation removal and regrading on the applicant's property. This would allow PennDOT to confirm that no grading will be required on the Hall property to achieve sight distance. GenTerra expects to file for a Special Exception because a portion of the stormwater control facility lies in the FH&WS District. A method for amelioration of the contaminated soils on the tract has not yet been selected, but DEP will be reviewing the plan to do so. If the contamination is successfully removed, DEP will not require notification to prospective home buyers. Mr. Panizza will not voluntarily notify and objects to the Township doing so. The Solicitor will be consulted to determine the Township's liability in this matter. Mr. McDonough stated that he would like something in writing from the solicitor on this issue. Mr. Smiley also indicated that they are considering a revised plan to build only six new units on a private lane. This would give them larger lots, fewer waivers, and less road surface.

Donaldson/Avenick Lot Line Change - This plan involves three lots on Indian Run Road. The Donaldson lot is 23 acres and the Avenick's own a five acre lot containing a historical structure and a four acre lot which is unimproved. They propose to increase the five acre lot to seven and the four acre lot to five. Both of these lots would then be large enough for horse ownership. Mrs. McGrew will determine if the Historical Commission will waive a historic impact study. One neighbor attended the PC meeting and asked if the change would prevent or limit subdivision of the Donaldson tract and was advised that it would not.

AUGUST 16, 2006

PAGE 3

Moore Subdivision - Greg Newell of Nave Newell Engineering and applicant Don Tantala appeared. This 21 acre tract is unimproved and lies at the end of Homestead Lane, a private lane. The applicant proposes to divide the tract into two roughly 10 acre lots both accessible from Homestead Lane which is fee strip associated with the Moore tract. No immediate construction or other improvement is planned at this time. Potential frontage problems have already been resolved, according to Mr. Newell, with notes in the previous subdivision of the Moore tract. The applicant was advised that this appears to be a Tier I subdivision and that he should review the requirements of this section of the ordinance. In view of the easy access to this tract, the Planning Commission members will inspect it individually.

SALDO revisions are still pending.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #05-4 - Hankin
3. #05-5 - Popjoy
4. #06-2 – Avenick/Donaldson
5. #06-3 - Moore
6. #06-4 – Devereux Land Development

OLD BUSINESS

Northern Federation no new report.

Building Permit Fees – Mr. McGrew stated that the LRFPC will meet tomorrow to discuss and may have recommendations for the board at their next meeting.

Hankin Group - Rick Guarini and Steve Sauseline were present to discuss waiver requests for the Hamilton Subdivision. Ms. Shields is recused from the matter because her law firm represents The Hankin Group in other matters, Ms. Shields left the meeting at 8:35 AM.

Mr. Guarini provided the Board with a list of waivers that the applicant is seeking. This waivers were reviewed in conjunction with a response letter from the township consultant, Michael King.

- Section 607.B and C establishing minimum roadway curve radii, and tangent sections on reverse curves, it was noted that Mr. King generally recommends approval of these waivers. Large vehicle template analysis shows that the proposed curves will not restrict vehicular movement, and the Fire Chief has approved the design. Mr. Bock asked if Road “C” could be made a one-way. Mr. Guarini stated that it would really not be beneficial.
- No tangent or reverse curves currently proposed by the applicant.
- Section 608.E limiting grades approaching intersections below 4%, the applicant believes that excessive grading would be required to achieve 4% and prefers a target limit of 6%. Mr. King’s memo indicates that 6% would be acceptable if a 2% or less leveling area for pedestrian cross-walks can be obtained. The applicant has indicated that they can meet this requirement as per the township consultant and will provide a detail in resubmission

AUGUST 16, 2006

PAGE 4

of plans. It was recommended by the township engineer that that applicant consider on-site salt storage as an added safety measure at critical intersections.

- Section 612.E establishing sight distance requirements for driveway intersections with public streets, Mr. Guarini noted that some driveways onto public streets may have sight distance obstruction from street trees. The Planning Commission has stated that they are reluctant to recommend a blanket waiver, but will explore with the applicant some means to review case by case exceptions as well as discuss the issue with the zoning officer to see if determination can be made during construction phase of homes.
- Section 626.E.1 and 2 requiring buffer areas. The Planning Commission is willing to recommend a waiver of the buffers for hedgerows in the internal building areas of the plan. Buffers in other areas including streams, swales and tract boundaries would be considered on a case by case basis.
- Section 626.D.1 detention basins in mature woods. Applicant stated that basins 3,7, and 8 total approximately 1.58 acres in the woods. Mr. McGrew stated that NLT has stated that there are no mature woods on the site and that this waiver may not be necessary.
- Section 502.A.1 and Section 502.A.6.a plan scales. Township consultant is okay with plan scale as presented. Mr. Bock stated that if an area needs to be enlarged for clarification, the applicant would be required to do so.

Mr. Bock stated that he could agree with the recommendations in principal but would be reluctant to grant full recommendation on any of the waivers at this time. Mr. McDonaugh agreed with Mr. Bock comments and suggested that a full plan submission be made to determine if any of the above waivers would change the plan significantly. Mr. Guarini said he will proceed with this general guidance from the Board.

NEW BUSINESS

Ms. Shields moved to approve escrow release #8 for the Highspire Estates project based on the recommendations of the Township Engineer. Mr. McDonaugh seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

Mr. Bock would like the Park Board to supply the Board with a report for Community Day.

ADJOURNMENT

Meeting adjourned at 9:20 AM. Next meeting is Wednesday, September 6, 2006 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary