

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

**APPROVED**

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

Supervisors present: Robert V. Bock, Chairman  
Bryan M. McDonough, Member  
Janet Grashof, Member

Janet Grashof took her Oath of Office, as new Supervisor prior to the commencement of the meeting.

**PUBLIC COMMENT**

Sandra Griffith, DASD new superintendent attended the meeting to introduce herself to the Board. Please feel free to contact her with any concerns the Township may have.

Mr. McDonough stated that there is an error on the Josh Tomlinson account. Please have the Township Treasurer fix the error and supply new balance sheets to the Board.

**CORRESPONDENCE**

1. CCPC to Twp. Secretary, dated 10/2/06, re: review of zoning amendment to the FHWS D
2. Elverson EMS to Twp. Office, dated 10/3/06, re: request for funding for 2007 year
3. Skip McGrew to BOS, dated 10/4/06, re: resignation from the LRFPC
4. Rettew Assoc. to Twp. PC, dated 10/4/06, re: revised plan submission for the Donaldson/Avenick lot line change
5. Nave Newell to Twp. Secretary, dated 10/4/06, re: revised plan submission for the Moore subdivision
6. Nave Newell to Twp. Secretary, dated 10/4/06, re: waiver requests for the Moore subdivision
7. DEP to Willow Run Consulting, dated 10/4/06, re: application for planning modules for the Seibert property
8. DEP to Evans Mill Environmental, dated 10/4/06, re: application for planning modules for the Gulick property
9. DEP to WTMA, dated 10/6/06, re: review of Chapter 94 Annual Report
10. Stacy Filopoulos, Esq. to Bryan McDonough, dated 10/6/06, re: submission of electronic copies of the Hamilton subdivision plans
11. CVC to Twp. PC, dated 10/9/06, re: review of the LaPorta subdivision
12. CCCD to DASD, dated 10/9/06, re: review of E&S plan for the elementary school
13. Brandywine Conservancy to BOS, dated 10/10/06, re: protected lands in Wallace Twp.
14. 30-day extension for review of the LaPorta subdivision
15. Keath Fetter to Guy Donatelli, Esq., dated 10/11/06, re: legal agreements between WTMA and DASD
16. CVC to Twp. PC, dated 10/13/06, re: review of the Donaldson/Avenick lot line change
17. Downingtown Library to BOS, dated 10/13/06, re: request for funding for the 2007 year
18. CCPC to Twp. Secretary, dated 10/13/06, re: review of the LaPorta subdivision

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19. Patrick O'Donnell, Esq. to Twp. Office, dated 10/13/06, re: notice of public hearing for the Northern Federation
20. Twp. PC to BOS, dated 10/16/06, re: recommendation for the Donaldson/Avenick lot line change
21. Twp. PC to BOS, dated 10/16/06, re: recommendation for the Regional Resource Protection Plan
22. Twp. PC to BOS, dated 10/16/06, re: recommendation on the FEMA ordinance amendments
23. CCCD to DASD, dated 10/17/06, re: review of E&S plan for the Hamilton subdivision

### **FIRE COMPANY**

Jack Stewart reported that the fire company handled 19 calls during the month of September. 9 of those were in Wallace. The new Pierce rescue pumper is in service and was used for the first time in Upper Uwchlan. The annual contribution from the township in the amount of \$50,000 will be adequate for this year. No increase will be needed.

### **ROAD REPORT**

None.

### **PLANNING COMMISSION**

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

Popjoy - Adam Brower of E.B. Walsh and Ted Moser of Moser Builders representing the applicant presented a sketch for the Popjoy property. They reviewed their status in Upper Uwchlan where the plan calls for 20 new units. The Upper Uwchlan units will be served by a community septic system with drip disposal. The applicant proposed to serve the seven units in Wallace with the same system, placing the drip fields in either Wallace or Upper Uwchlan. Noting that a community system would probably be acceptable to the Board of Supervisors, the Planning Commission suggested that both the processing system and the disposal fields should remain in Upper Uwchlan. The Planning Commission also reminded the applicant that both townships are interested in a trail stub from Little Conestoga Road to Marsh Creek State Park. The applicant indicated that Upper Uwchlan has not expressed such interest, and that park officials were reluctant to grant a new entrance. Ms. Kirk, of the Trails Board, agreed to follow-up. The applicant was asked to consider withdrawing the current application of record in view of its age and the existence now of a new sketch. The applicant suggested that the current application grandfather a change in DEP regulations, but agreed to provide more information at the next meeting. There will be no formal engineering review of the plan until this matter is resolved. However, the Planning Commission questioned whether enough land was available to permit seven units in a Tier III configuration.

Girl Scout Camp – Still in sketch plan phase. The applicant will be submitting an “official” sketch plan soon and are requesting an informal review and comment from the Township Engineer. Applicant was advised and did acknowledge that informal reviews at the sketch plan stage are advisory and imply no approval from the Township. The applicant reported that a

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meeting with PennDOT indicated no problem with obtaining permit, but the Secretary noted PennDOT's request for "ownership" verification of the access strip. They also plan to engage a historical consultant to perform the required historic impact study. Ms. McGrew, of the Historical Commission, indicated that the proximity of the access road to a Class 1 historical structure will at least necessitate a landscape plan for buffering. Public trail routes, access, stubs, and construction requirements are being worked out with Wallace Trails and the easement holder. It is expected that Natural Lands Trust will acquire the easement for 140 acres of the 170 acre tract. On the 30 acres being developed, about 15 acres must be under easement as open space. It was agreed that NLT would be the logical easement holder for this section. The applicant was further advised that the 140 acres could only be deducted from overall adjusted tract area if an easement or at least a contract for one exists.

Donaldson/Avenick Lot Line Change – The Planning Commission has provided the Board with a letter recommending approval of this lot line change. Mr. McDonough moved to approve the Donaldson/Avenick lot line change with the waivers and conditions set forth in the Planning Commission's letter of October 16, 2006. Mrs. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Moore Subdivision – Appears to be no significant issues with this subdivision. No construction is proposed at this time. The Planning Commission may make a recommendation at their next meeting.

LaPorta Subdivision Plan - Appears to be no significant issues with this subdivision. The Planning Commission may make a recommendation at their next meeting.

Hankin - A review letter for the applicant's third plan revision is expected in about two weeks. Accordingly, the Planning Commission will discuss this application at the regular work session on Wednesday, October 24<sup>th</sup>.

Old Orchard – No activity. Applicant will need to file for a special exception from the Zoning Hearing Board.

Carr Sketch Plan – Applicant's request for advice from the Township Solicitor is still pending before the Board of Supervisors. The Board has asked that this matter be placed on the next agenda.

Diament Sketch Plan - Mr. Diament's appeal for a variance is scheduled for Zoning Hearing Board review on October 24th.

A revised draft of the proposal has been prepared by the Township Engineer and will be discussed at the October 25<sup>th</sup> work session. Some consideration will be given to immediate adoption of the new stormwater ordinance recognizing that there may be more revisions need for SALDO.

Mr. McGrew reported that this will be his last report to the Board as Barbara D'Angelo will be taking over as Chairman at the PC November meeting.

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**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
7. #06-5 – LaPorta

**PUBLIC HEARING**

The regular meeting of the Board of Supervisors was closed at 8:30 AM. A public hearing was opened at 8:31 AM to discuss and receive public comment on ordinance amendments to the Flood Hazard Wet Soils District and the definition section of the zoning ordinance. These amendments are required by FEMA in accordance with revised flood plane maps and the National Flood Insurance Program. Mr. McGrew reported that the Planning Commission felt that they did not have enough information to provide a recommendation to the Board. The Board agreed that they would like to get further clarification from the township solicitor as to what changes were required by FEMA. The public hearing was closed at 8:40 AM. The regular meeting of the Board of Supervisors was reopened at 8:41 AM.

**OLD BUSINESS**

Motion regarding ordinance amendments to the Flood Hazard Wet Soils District and the definition section of the zoning ordinance will be tabled until further clarification can be received from the township solicitor.

A public meeting for the adoption of the Northern Federation's Regional Resource Protection Plan will be held on October 26<sup>th</sup> at the Owen J. Roberts High School. All supervisors are encouraged to attend.

**NEW BUSINESS**

Mr. Bock had requested that the Secretary prepare a Resolution that would formalize the Long Range Financial Planning Committee as a township committee. He would also recommend that the Committee get involved in more immediate financial issues and not just long term goals. The Board agreed with this and changed the name of the committee to the Wallace Township Financial Planning Committee. Mr. Bock moved to approve Resolution #06-11 with the change in name as agreed upon above. Mrs. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. McDonough reported on a meeting he attending regarding the Elverson Ambulance. Elverson Ambulance is looking for an increase in contribution from the township. This increase would allow them to have a paid administration staff. Wallace is covered approximately 98% by Elverson Ambulance, however, Mr. McDonough would recommend that the Board not do anything until a formal report has been issued by DCED and supplied to the township for review.

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Township Treasurer has been working with Comcast in regards to having the service installed at the township building and maintenance garage. Currently the township building uses dial up service and it has proven to be very unreliable. Comcast is willing to waive their fees associated with the service but an application must be filed with PECO to utilize the poles. PECO is willing to waive their application fee of \$250 but cannot waive the costs associated with survey and line work as this work is completed by a subcontractor. PECO is requiring a \$1000 deposit to have the subcontractor begin this work. Cannot determine at this time if the work will exceed \$1000 or be less. Mr. Bock moved to authorize the deposit of \$1000 be paid to PECO. Mrs. Grashof seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

**PUBLIC COMMENT**

Mr. McDonough apologized to Mr. McGrew for any miscommunication that occurred between himself, the other board member and the police chief that resulting in his resigning from the Long Range Financial Planning Committee.

Mr. McDonough requested that the Board hold work sessions to work on the 2007 budget. The Board agreed and dates would be determined.

**ADJOURNMENT**

Meeting adjourned at 9:10 AM. Next meeting is Wednesday, November 1, 2006 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro  
Secretary