

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
APRIL 19, 2012**

REGULAR MEETING

Chairman Jones called the Regular Meeting of the Wallace Township Board of Supervisors to order on Thursday, April 19, 2012, at 8:00 AM in the Township Building.

Supervisors present: Robert D. Jones
Barbara D'Angelo
William T. Moore

Solicitor: Michael G. Crotty, Esquire

Engineer: Craig Kologie, Castle Valley Consultants

PLEDGE OF ALLEGIANCE

The meeting was begun with a recitation of the Pledge of Allegiance.

MINUTES

The minutes for the April 5, 2012, March 1, 2012 and September 1, 2011 Board of Supervisors meetings were presented for review. After discussion and review of the minutes, Chairman Jones moved that the April 5, 2012 minutes be approved as submitted. Supervisor Moore seconded the motion, which carried with an affirmative vote of Chairman Jones and Supervisor Moore. Supervisor D'Angelo abstained from a vote on this issue due to her unavailability to attend the April 5th meeting. Chairman Jones next moved that the September 1, 2011 minutes be approved as submitted. Supervisor D'Angelo seconded the motion, which carried with an affirmative vote of Chairman Jones and Supervisor D'Angelo. Supervisor Moore abstained from the vote on the September 1, 2011 minutes as it pre-dated his tenure on the Board of Supervisors and he was not otherwise in attendance at the meeting. Lastly, Chairman Jones moved that the March 1, 2012 minutes be approved as submitted. Supervisor D'Angelo seconded the motion, which carried unanimously.

TREASURER'S REPORT

Treasurer/Secretary Betty Randzin presented the newly-formatted Treasurer's report, which is available for review at the Township building. In total, twenty-one (21) invoices were presented for review, together with PLGIT invoices for the January and February activity. After discussion, the Board elected to table the invoices for Pleasant View Welding and Superior Play Systems, as the installation of the slides remains incomplete. A question was also raised as to the \$4.97 invoice from Slippery Rock Township. The Township Treasurer/Secretary noted that Slippery Rock Township provided the Township with two (2) fax toner cartridges free of charge (except shipping). The cost related to the shipping. A discussion was held as the various ways that the Township and Township staff have been revising their practices to reduce costs on utilities and other routine charges. After discussion, Chairman Jones moved that the Township

approve and authorize payment for a total of nineteen (19) invoices, in a total amount of \$55,570.71 (being the invoices listed on the bills list less those noted as tabled above). Supervisor Moore seconded the motion, which carried unanimously. Next, the Supervisors reviewed the January and February PLGIT invoices. After review and discussion, Supervisor Jones moved that the January and February PLGIT expenditures be authorized for payment, together with ratification thereof as required, totaling \$16,975.66. Supervisor Moore seconded the motion, which carried unanimously. The Supervisors thanked Treasurer/Secretary Randzin for her efforts in reformatting the Treasurer's Report.

OLD BUSINESS

- a. Rouse-Chamberlin – Brandywine Hill: Solicitor Crotty noted that the Applicant has submitted executed copies of several of the Agreements required to be implemented through the Amended Final Plan decision. A few additional conditions must be satisfied before the plans can be released for recording, which are expected to be completed in the near future. After discussion, Supervisor Moore moved to approve and authorize the Township execution of the Development Agreement and Financial Security Agreement, as well as the Township's acknowledgment of the Consent Agreement, in the form as presented. Chairman Jones seconded the motion, which carried unanimously.
- b. Zoning Ordinance Amendments: The public hearing for the Zoning Ordinance amendments was opened. It was noted that notice of the public hearing was advertised twice in the Daily Local, and the ordinance was forwarded to the Chester County Planning Commission, Township Planning Commission and Chester County Law Library. The County Planning Commission offered certain recommendations, which were discussed. With respect to recommendation #3 in the County's review letter, the Solicitor noted that the particular language of the definition was provided by a group home operator. The Supervisors noted that they would address that revision in a future Zoning Ordinance amendment. County PC recommendations 2, 6 and 7 had been incorporated as non-substantive changes. County PC recommendation 4 was addressed in the ordinance as advertised, given the particular language that exempts certain facilities that enjoy protection under the Fair Housing Act. After discussion, Chairman Jones moved that the Township adopt the Zoning Ordinance amendment in the form as presented and with the revisions referenced above. Supervisor D'Angelo seconded the motion, which carried unanimously.
- c. VPP Grant Application: It was announced that the Township's VPP Grant Application (related to the preparation of an updated Comprehensive Plan) was not granted by the County. The Township Engineer noted that he and Ann Hutchinson of Natural Lands Trust participated in a call with the County to discuss the application. The County noted that it only had the capacity to fund ½ of the application submissions and the Township's was on the cusp of those not granted. The deadline for the next round of VPP Grant applications is in June. After discussion, Chairman Jones moved that the Township Engineer be authorized to prepare the VPP Grant application for submission in June. Supervisor D'Angelo seconded the motion, which

carried unanimously. Further discussion ensued as to the less costly steps that could be initiated at present in moving forward with planning for the Comprehensive Plan.

- d. Spring Bulk Trash: Chairman Jones announced that the Spring Bulk Trash Days have been scheduled for April 20, 2012, from 8:00 a.m. to 3:00 p.m., and for April 21, 2012, from 9:00 a.m. to 2:00 p.m. No registration is required.

New Business

- a. Markealli Conditional Use Application: Treasurer/Secretary Randzin noted that Lauren Markealli submitted a conditional use application in an effort to have additional dwelling units on her property through a Residential Conversion (ZO Section 1306). After discussion, Chairman Jones moved that the Township schedule the conditional use hearing on the Markealli application for June 7, 2012, at 6:30 PM, as well as to authorize the Township Engineer to provide a written review of the application (vis-à-vis compliance with the Zoning Ordinance), so that the same can be considered by the Board at the hearing (and by the applicant prior to the hearing). Supervisor D'Angelo seconded the motion, which carried unanimously.

Public Comment

- a. A member of the public, John Williams, offered input on policing matters and options pertaining to a part-time Township police force. The general topic of State Police and police coverage was discussed.
- b. Nature Walk: Treasurer/Secretary Randzin advised the Board of the request by EAC Member Tish Malloy to conduct a nature walk on the Township building property in the coming months. After discussion, the Supervisors noted that the date proposed by Ms. Malloy was acceptable (August 4, 2012, at 9:30 AM).

Adjournment

Chairman Jones moved that the meeting be adjourned. The motion was seconded by Supervisor Moore, which carried unanimously. Meeting adjourned at 9:32 AM.

Respectfully submitted,

Betty Randzin
Township Secretary/Treasurer