

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
APRIL 5, 2012**

REGULAR MEETING

Chairman Jones called the Regular Meeting of the Wallace Township Board of Supervisors to order on Thursday, April 5, 2012, at 7:30 PM in the Township Building.

Supervisors present: Robert D. Jones
William T. Moore

Solicitor: Michael G. Crotty, Esquire

Engineer: Craig Kologie, Castle Valley Consultants

EXECUTIVE SESSIONS

Chairman Jones announced that an executive session was held to discuss personnel matters on April 4, 2012.

CORRESPONDENCE

Eighty-two (82) pieces of correspondence were noted as received since the last meeting. A list of the correspondence as well as the individual pieces of correspondence is available for public inspection at the Township building.

MINUTES

The minutes for the March 1, 2012 and September 1, 2011 Board of Supervisors meeting were presented for review. After discussion, the minutes were tabled in order to ensure that Supervisor D'Angelo had a full opportunity to review and comment.

TREASURER'S REPORT

Treasurer/Secretary Betty Randzin requested to table the Treasurer's report and the approval of invoices until the Board's April 19, 2012 meeting, in order to have the same finalized. Doing so was delayed this month due to the conversion of accounts previously authorized. The Supervisors agreed and the same was tabled until the April 19, 2012 meeting.

PENNSYLVANIA STATE POLICE REPORT

The Township Secretary noted that the report of the Pennsylvania State Police had not yet been received. The report will be read at the next Board of Supervisors' meeting, but, once received, will be available for public view through the Township. A number of residents were present and raised questions as to certain purported daytime burglaries in the area of the Township. Chairman Jones noted that daytime burglaries had recently occurred in the greater Northern Chester County region, with the incidents being investigated by the State Police and

other local municipal police forces. The State Police have provided tips and preventative measures that they recommend to deter such incidents, which are set out on the Township's website. Notably, residents should continue to lock their doors and windows (including second floor windows) and to call the police if an unknown person comes to your residence during the daytime seeking directions or pretending to be a door to door service provider (landscaper, roofers, carpet cleaners, etc.). Any descriptions of the individuals or the make, model or license plate of their vehicles should be immediately forwarded to the State Police. The Supervisors also encouraged the residents to come to the regular monthly meetings to ask questions of the State Police representative and to advise the Supervisors as to any questions, concerns or other issues that may arise so that the Supervisors can assist in getting a resolution.

GLENMOORE FIRE COMPANY

Scott Welker provided an update on behalf of the GMFC. The GMFC did not have an opportunity to provide a complete its report by the time of the BOS meeting, but would forward it shortly to the Township. He noted that the GMFC would be sending out its Fund Drive letter to residents shortly. Mr. Welker also noted that the GMFC is looking for volunteers to assist in its efforts. The needed volunteers are not limited to firefighting support; administrative, clerical and all other types of volunteer support would be appreciated. Mr. Welker and the Supervisors further discussed the recent request by the Twin Valley Fire Company for the Township to pass a resolution to allow it to collect certain fees in responding to incidents within the Township. The request was provided to the GMFC for comment (as it serves as the Township's primary responding unit) and otherwise tabled.

EMC

No report. Supervisor Moore noted that EMC Kirkpatrick has been requested to update the portion of the Township website related to emergency management issues.

DARC

No report.

PARK AND RECREATION BOARD

No report. Chairman Jones noted that a resident, Laura Braun, has volunteered to serve on the Park and Recreation Board. She assisted with the recent Easter Egg Hunt and has been interviewed by the Park and Recreation Board. Supervisor Moore also had the opportunity to interview her. After discussion, Chairman Jones moved that the Township appoint Laura Braun to a five (5) year term on the Township Park and Recreation Board. Supervisor Moore seconded the motion, which carried unanimously.

HISTORICAL COMMISSION

Isabelle Blank of the Historical Commission submitted and read its written report, which is available for review at the Township building. The Historical Commission is working with William Brewster to obtain certain printings of post cards, which can be sold with proceeds

devoted to the ongoing rehabilitation of the Indiantown School. Jane Davidson of the Historical Commission also met with John Todd, who is in the process of donating an extensive Todd family history for the Township's files. The Historical Commission has also requested documentation from Rouse-Chamberlin as to the future plans for maintenance and preservation of the existing spring house on the Brandywine Hill property. Lastly, the Historical Commission has requested to change its work session meeting to the 3rd Monday of each month at 7:00 p.m. at the Township building. After discussion, Supervisor Moore moved to authorize the advertisement of the appropriate notice to set forth the change in the Historical Commission's meeting schedule. Chairman Jones seconded the motion, which carried unanimously.

TRAILS

A written report was provided by the Trails Board to the Township Secretary, which was read by Chairman Jones. Generally, the Trails Board: has scheduled two trail walks; is working with Heritage to clean up and address certain trails; and is reviewing the Brandywine Struble Trail revised plans. Per the report, the Supervisors also discussed certain incidents where homeowners are mowing brush and removing trees from trail areas and otherwise using open space areas as personal yard space. In certain instances, it is reported that sheds have been placed into open space/trails areas. Supervisor Moore noted that the Zoning Officer has been advised of the issue and the Supervisors have requested that it be addressed.

EAC

No report.

AUTHORITY

No report.

PLANNING COMMISSION

Supervisor Moore noted that the Planning Commission: reviewed and recommended conditional approval of the Brandywine Hill Amended Final Subdivision Plan; had no additional comments on the draft Zoning Ordinance amendment; and otherwise reviewed the requests by Seibert related to their proposed six (6) lot subdivision. With respect to the later (Seibert), the applicant has a new engineer. The Planning Commission recommended an extension of the time period in which the Seiberts would be required to comply with the conditions of the preliminary plan approval, but otherwise expressed reservations about allowing the recording of the plans and sale of certain of the lots without the submission of the required financial security.

OLD BUSINESS

- a. Rouse-Chamberlin – Brandywine Hill: Solicitor Crotty noted that the applicant was before the Township for consideration of its Amended Final Plan application (incorporating an additional, 19th lot, together with the modification of the lot lines of certain other lots). As noted above, the Planning Commission recommended conditional approval of the plans, and Solicitor Crotty presented a form of written

decision to the Board, which he summarized. After discussion, Chairman Jones moved that the Township grant conditional Amended Final Plan approval to Rouse Chamberlin for the Brandywine Hill project, pursuant to the form of written decision presented by the Township Solicitor and subject to the conditions therein. Supervisor Moore seconded the motion, which carried unanimously.

- b. Comprehensive Plan/VPP Grant: The Township Secretary noted that the VPP Grant related to the update to the Township Comprehensive Plan has been submitted to the County.
- c. Zoning Ordinance revisions: It was noted and announced that the Township Board of Supervisors would hold a public hearing on the proposed Zoning Ordinance revisions on April 19, 2012, at 8:00 a.m.

NEW BUSINESS

- a. Seibert Subdivision Plans: Dave Beideman of Beideman Associates was present, together with John Seibert, to discuss the plans. As a first matter, the applicant requested an extension of the time period in which the applicant would be required to comply with the conditions of the Preliminary Plan approval. After discussion, Chairman Jones moved that the Township approve and grant an extension of the time period in which the applicant must comply with the conditions of the preliminary plan approval until May 10, 2013. Supervisor Moore seconded the motion, which carried unanimously. A discussion was next held as to the applicant's desire to be able to record the plans and convey one of the lots prior to posting the required financial security for the improvements associated with the other lots. Several issues were noted with this proposal, which would need to be further reviewed, including the practical difficulty in enforcing such an arrangement or otherwise collecting financial security from the remaining lot owners at some indeterminate point in the future. Instead, various other options for proceeding were discuss, such as the possibility of the applicant filing a separate lot line change application to solely create the new lot desired. Ultimately, the applicant indicated that they would proceed forward with the present plans and reserve the ability to file the lot line change application as discussed. The matter would next be addressed by the Planning Commission. Solicitor Crotty noted that he would provide the applicant's engineer with the standard forms of development agreement and financial security agreement used by the Township.
- b. Heritage Highspire Request for Dedication: The Township Engineer provided his recommendation to deny the Heritage Highspire request for dedication, providing a punch list of items for the applicant to address. After discussion, Chairman Jones moved that the Township deny the request for dedication pursuant to the recommendation and punch list provided by the Township Engineer. Supervisor Moore seconded the motion, which carried unanimously.
- c. Township Building: Supervisor Moore performed a walk-through of the Township building and noted the need for various different maintenance repairs. The

Township Secretary was directed to obtain pricing/quotes for the Board's consideration. The Supervisors also discussed options to optimize and expand the filing space available to the Township. The Township Secretary was requested to obtain pricing/quotes for the installation of a wall within the lower back storage room to partition the Authority's file storage area from that of the Township, as well as to contact the GMFC to inquire as to whether it would like to accept donation of the older, unused copiers and computer printers located in the lower back storage room. Otherwise, such materials should be removed by the Road Foreman.

- d. Chipper: With respect to the Township's consideration of the purchase of a new chipper, the Road Foreman was requested to get pricing/quotes from Costars-approved vendors for the Board's review.
- e. Use of Township Building: Supervisor Moore noted the need for the Township to revisit and update the policy regarding use of the Township building for meetings by outside groups. Through discussion, the Supervisors noted the desire to make the meeting room available to nonprofit and other youth related groups servicing residents within the Township, subject to availability, staffing and other considerations. The Supervisors discussed incorporating a fee if the requested meeting was to take place outside of normal Township business hours, where Township staff would be required to be present. The Township Solicitor was directed to formulate a written policy for the Board's consideration.
- f. 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.
- g. Community Day: Chairman Jones announced that the 17th annual Community Day would be held on June 2, 2012, from 4:00 p.m. to 8:00 p.m. at Wagenseller Park, to be followed by a Movie Night on the same date at 8:30 p.m.

Public Comment

- a. A resident expressed her thanks to the Township for allowing the residents to hunt on the Township parks. The Supervisors thanked the resident, her husband and the other Township resident hunters for helping to control the Township's deer population.

Adjournment

Chairman Jones moved that the meeting be adjourned. The motion was seconded by Supervisor Moore, which carried unanimously. Meeting adjourned at 10:05 PM.

Respectfully submitted,

Betty Randzin, Township Secretary/Treasurer