

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
JULY 7, 2004**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, July 7, 2004, at 7:35 PM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman
Jane M. Shields, Vice Chairman
Robert V. Bock, Member

Chief Kocsi presented a Unit Citation Award to Officer John William and K-9 Vic for an incident that they assisted with in Coatesville.

PUBLIC COMMENT

Mr. Schneider gave a thank you to Beverly Bock for another successful Community Day. Ms. Bock gave a small report regarding this event. She also stated that she is resigning from Chairman for the event but is willing to advise the next person who wishes to undertake this event.

Bryan McDonough inquired as to the status of the recycling dumpster. He stated that he had made some calls and was only successful in getting information on appliance pick-up. He stated that he located a company that would come to a home and pick up appliances for a charge of approximately \$21. This does include appliances with freon.

MINUTES

Ms. Shields moved to approve the minutes of the June meeting. Mr. Bock 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 June totaled \$141,193.42.

Mr. Schneider moved to approve forty-four (44) bills, payable from the General Fund, for the month totaling \$75,904.10. Ms. Shields seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider moved to approve one (01) bills, payable from the State Fund, for the month totaling \$265.87. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

CORRESPONDENCE

1. John Reid to Castle Valley Consultants, dated 5/7/04, re: status of work to be completed within the Chalfant development

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2. Dennis Shores to BOS, dated 6/3/04, re: Ray Park meeting
3. William Radford to Allen Beihler, Sec. Of Transportation, dated 6/4/04, re: dangerous conditions on Little Conestoga Road
4. Tim Wloczewski to Wilkinson Builders, dated 6/7/04, re: letter of approval for construction of road entrance on Highspire Road
5. Evans Mill Environmental to Dan Shoemaker, dated 6/8/04, re: construction plans and specifications for Rorke treatment plant
6. Andrew Rau to BOS, dated 6/8/04, re: amendments to 2nd class twp. codes
7. Andrew Rau to Tim Wloczewski, dated 6/10/04, re: Chalfant development
8. Josh Rorke to BOS, dated 6/14/04, re: request of 60-day extension
9. Downingtown Borough to Twp. Office, dated 6/14/04, re: date of next regional meeting
10. Downingtown Library to BOS, dated 6/14/04, re: thank you for yearly donation
11. Castle Valley Consultants to Twp. Secretary, dated 6/14/04, re: E&S Control observation at Steepleview
12. Nave Newell to BRP, dated 6/14/04, re: request for information for preparation of fiscal impact study for Devereux – response from Chief Kosci dated 6/22
13. DEP to Chester County Parks Dept., dated 6/15/04, re: Springton Manor Farm permit application
14. Dan Shoemaker to Castle Valley Consultants, dated 6/15/04, re: Glenmoore spray irrigation system
15. Neighborhood Health Agencies to BOS, dated 6/16/04, re: thank you for yearly donation
16. Congressman Joseph Pitts to BOS, dated 6/16/04, re: meeting regarding new law passed regarding Medicare for seniors
17. Kurt Carr of PA Historical and Museum Commission to Normandeau Assoc., dated 6/17/04, re: impact of historic structures during construction of roadway for Alice Park
18. Genterra Corp. to BOS, dated 6/21/04, re: request for extension until September, 2004 for Old Orchard Estates
19. Tim Hennessey to Twp. Secretary, dated 6/24/04, re: grant application workshops
20. DEP to Woodstone Homes, dated 6/25/04, re: stormwater permit application for Edgemoor Run
21. Dan Shoemaker to BOS, dated 6/28/04, re: sewer system to serve the proposed Wheeler tract development
22. John Thomas to BOS, dated 6/30/04, re: donation of daylily clumps to the Township
23. WTMUA to DEP, dated 6/30/04, re: sewage permit for Rorke
24. Denise Yarnoff to BOS, dated 7/2/04, re: Devereux expansion/conditional use
25. Beverly Bock to BOS, dated 7/2/04, re: resignation from Chairman of Community Day

Letter from John Thomas regarding donation of daylilies. Mr. Schneider asked that Mr. Thomas be contacted and a meeting scheduled to discuss the his donation.

Letter regarding amendments to the state wide building code. Mr. Schneider stated that these changes will not effect Wallace Township.

ZONING REPORT

Tim Wloczewski reported that fourteen (14) new building permits were approved for the month of May as follows:

- #04-10 – 10 Green Pond Lane (Addition & Renovations)
- #04-18 – 130 Iezzi Lane (Addition)
- #04-21 – 70 Mapleflower Road (Deck)
- #04-22 – 81 Mapleflower Road (Addition & Renovations)
- #04-25 – 50 Templin Drive (Sun Room Demolition)
- #04-26 – 50 Templin Drive (Sun Room Addition)
- #04-28 – 631 Marshall Road (Above-ground Pool)
- #04-29 – 30 Lexington Manor (Screened Porch Addition)
- #04-32 – 954 Little Conestoga Road (Fence)
- #04-33 – 131 Fairview Road (Fence)
- #04-34 – Lot #15, 7 Peters Lane (House)
- #04-35 – Lot #6, 27 Steepleview Drive (House)
- #04-36 – 20 Arrow Point Drive (In-ground Pool)
- #04-37 – Lot #5, 23 Steepleview Drive (House)

A Notice of Violation was sent to Joanne & Andrew Ransing, owners of the Blue Heron, requiring full compliance with applicable 2000 building codes within 30 days. Owners are currently occupying the main dining area of the Blue Heron without required inspections for code compliance. Additionally business has been expanded to include outdoor entertainment without permission from the Township.

An Enforcement Notice was sent to the owners of 65 Denton Drive requiring them to submit verification of on-lot septic system repair or replacement in regards to a malfunctioning system. Owners are required to comply within 30 days.

Tim Wloczewski reported that fourteen (14) new building permits were approved for the month of June as follows:

- #04-27 – 29 Walnut Bank Road (In-ground Pool)
- #04-30 – Rt. 82 & Lippitt Road (Sign)
- #04-31 – Lot #30, Waterview Drive (House)
- #04-38 – 909 Fairview Road (Basement Storage)
- #04-39 – 33 Denton Drive (Addition)
- #04-40 – 32 Walnut Bank Road (Above-ground Pool)
- #04-41 – 51 Lexington Manor (Fence)

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- #04-42 – 250 Mapleflower Road (Barn Reconstruction)
- #04-43 – Devereux Road (Tank Replacements)
- #04-44 – 131 Park Lane (Above-ground Pool)
- #04-45 – 300 Highspire Road (Basement Renovations)
- #04-46 – 35 Seminary Road (Basement Renovations)
- #04-49 – 1181 N. Manor Road (Temporary Structure)
- #04-50 – 150 Messner Lane (Deck)

Per the Notice of Violation sent to the owners of the Blue Heron, two sets of building plans were submitted to the Township on 6/28/04. After review of the plans, it was determined that they do not show the required code compliance as requested and do not identify nor were they signed by a professional design specialist. An Enforcement Notice will be sent to the owners requesting resubmission of the plans.

Completion of a replacement septic system and proper permits have been submitted to the Township for 65 Denton Drive.

An escrow release has been received from Madison Bank for the repairs necessary to Lot #13 in the Chalfant St. Giles subdivision.

Chief Kosci inquired as to whether there were any restrictions on inflatable pools, particularly those over 24". Mr. Wloczewski stated that he did not think so but he would look into it.

POLICE REPORT

Chief Kosci reported that for the month of June the activity report is as follows: 183 investigations; 84 traffic citations; 26 traffic warnings; 3 traffic accidents; 1 criminal arrests and 2 summary arrests.

A burglary took place on the 100 block of Highspire Road and the department is asking residence to report any suspicious activity. The car they are seeking is a gray 4-door Chevy Malibu.

The Youth Academy is scheduled for July 22nd and 23rd. The academy is open to East Brandywine and Wallace youths ages 10-13.

Mr. Schneider stated that Devereux has agreed to the Conditional Use process. Chief Kosci stated that he has provided Devereux's engineer with amount of calls for the facility as well as the amount of calls received by the Willistown Police Department for the facility located in that township which is a co-ed facility.

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HISTORICAL COMMISSION

Beverly Bock reported that Sandy Brannan has donated a milk box from 1954 as well as a Downingtown High School Yearbook. The Town Tour is scheduled for August 19th. They are still finalizing details of this tour.

The Commission asked Mr. Wloczewski to look into the condition of the old post office on Creek Road. Mr. Wloczewski stated that did stop there and noticed that the windows and door lock were broken. He has spoken with the owners and asked to repair all the windows and secure the door so it can be locked. Since this is a privately owned building not much can be done about enforcement. Owners have the right to use the building.

The Historical Commission has reviewed the plans for the replacement of the Springton Road Bridge. PennDOT has significantly reduced the size of the bridge compared to their first submission. The proposal presented is for a slightly larger bridge than what currently exists and the new bridge will have a stone façade. The Commission has granted conditional approval of the plans stating that no changes to the intersection are to take place.

PARK BOARD

None.

PLANNING COMMISSION

Skip McGrew reported that the applicant was not present to discuss the Old Orchard Estates subdivision. A motion was approved by the board requiring that the applicant, GenTerra, grant an extension within two weeks or the plan would be denied on grounds that the issues raised in Mr. Kologie's letters of 5/24 regarding the planning module and 5/12 regarding the subdivision plan have not been resolved.

Mr. Wloczewski stated that he has supplied the engineer for Hide-A-Way Farms with a conditional approval letter for their highway occupancy permit. He stated that he advised the engineer that he will not give final approval on the permit until a contractor and the escrow amounts have been approved.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates – extended to 9/15/04.
2. #04-2 – Edgemoor Run (Bernard) – Reaffirmation of plan approval

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VILLAGE TASK FORCE

Bryan McDonough reported that they did not have a meeting last month and therefore has no report.

OLD BUSINESS

Mr. Schneider stated that he attended the last meeting and that the issue has not be resolved. Some of the townships involved will be looking into some funding that is provided by the Governor's Center for Local Government and Mr. Schneider stated that he has asked to be part of that group. This process could take approximately 4-5 months and is free. They are hoping to have some type of report by Christmas or early next year. He will keep us updated.

NEW BUSINESS

The Board granted a 60 day extension of time for signing of subdivision plans to Josh Rorke for the Rorke/Wadsworth subdivision.

Applications for Conditional Use and Zoning Hearing have been received from Omnipoint Communications for the construction of a cellular tower on property owned by the Turnpike Commission.

Subdivision application has been received for the Wheeler tract located on Creek Road. This plan proposes an 18 lot subdivision.

Mr. McGrew stated the need for an Appeals Board under the new UCC. Mr. Wloczewski stated that the township has an ordinance stating that the Zoning Hearing Board is also the Appeals Board.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 8:40 PM. Next meeting is Wednesday, July 21, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary