

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 16, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, February 16, 2005, at 8:15 AM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman
Jane M. Shields, Member

PUBLIC COMMENT

None.

CORRESPONDENCE

1. DEP to PennDOT, dated 1/28/05, re: technical review for Springton Road Bridge replacement
2. Chester County Conservation District to PA Turnpike Commission, dated 1/31/05, re: review of E&S Plan for the Camiel Service Plaza detention basin modification
3. DelVal Soils to SC Engineers, dated 2/1/05, re: additional well testing on the Hankin tract
4. Castle Valley Consultants to Benesch & Company, dated 2/2/05, re: review of Springton Road Bridge Replacement plans
5. Andrew Rau, Esq. to Twp. Secretary, dated 2/8/05, re: withdrawal of Conditional Use and Zoning Hearing applications
6. DEP to SC Engineers, dated 2/4/05, re: review of planning modules for Ludwig property
7. DelVal Soils to Twp. Secretary, dated 2/7/05, re: review comments to WTMA engineer letter dated 11/12/04 for the Hankin tract
8. DelVal Soils to Twp. Secretary, dated 2/8/05, re: submission of revised planning modules for the Hankin tract
9. Tim Wloczewski to Debra Shulski, Esq., dated 2/10/05, re: acceptance of complete permit application for demolition of the Croft Building located on the Devereux property
10. Tim Wloczewski to Township Historical Commission, dated 2/10/05, re: permit application for demolition of the Croft Building located on the Devereux property for review and comment

FIRE COMPANY

None.

ROAD REPORT

Road report for the month of January: 3530.0 miles driven, 35.8 hours on the equipment meters, and 425 man-hours logged.

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Performed Monday morning road inspections. Installed a new pipe across Marshall Road and switched to a lower drain top to allow the water to flow better. Closed Barneston Road for two days to replace piping and pave area that was dug up. Called in for snow removal. Check all parks on Monday for vandalism and any trash removal. Repaired all chairs in the meeting room at township office. Performed normal maintenance on all vehicles.

Mr. Schneider thanked Mr. Smith and the maintenance department for all of their hard work.

PLANNING COMMISSION

Barbara D'Angelo reported that at the last Planning Commission meeting, the Commission agreed to recommend conditional approval of the Brandywine Hill subdivision based on the engineers recommendation and review of the plans. If the engineer determines that the plans are not as represented by the applicant then the Commission will revoke their conditional approval at their work session next week.

Jim Baker appeared representing the property owner for the Louderback subdivision. This two-lot subdivision is located on Fairview Road. The applicant agreed to make the plan changes as suggested by the township engineer's letter of January 23rd. The ownership of the greenway was also discussed. As presented, the plan calls for each of the two lots to own the greenway extending to the rear of the tract. As a result of discussions with Dorothy Kirk, an adjacent property owner, the plan will be revised to include a lot line change with Ms. Kirk's tract. This change will allow Ms. Kirk to acquire one acre of the greenway land to increase her lot size above ten acres. The remaining greenway will be split between the two lots created by the applicant. Preliminary discussions with the Wallace Trust indicate they will accept the three easements necessary for this ownership arrangement.

No one appeared representing the applicant for the Old Orchard Estates subdivision. Mr. Hall, a neighbor, was advised of the applicants intent to use the PennDot right of way to regrade his property for sight distance. He was assured that the Planning Commission objects to this approach and that proof of the expanded right of way has yet to be presented. The secretary has advised the applicant that the Planning Commission will recommend denial of the application if an extension is not granted before the February 23rd meeting.

Mr. Stan Stubbe, a lighting consultant, led a discussion on lighting ordinances, and recommended improvements to limit glare. The Planning Commission agreed to consider revisions to the Subdivision and Land Development Ordinance to reduce light pollution from new construction and retrofitted lighting. He will present draft recommendations prior to the February 23rd meeting.

VILLAGE TASK FORCE

Bryan McDonough stated that John Miller was to be present to give report but was unable to make the meeting. Mr. Miller will be reporting at the next meeting. No list of attendees or minutes were provided as had been formally requested by the supervisors. No specifics about

legislation concerning historical districts either state or federal have been provided as formally requested by the Board of Supervisors.

SUBDIVISIONS

1. #04-1 – Old Orchard Estates
2. #03-4 – Brandywine Hill (Wheeler)
3. #05-1 - Louderback

OLD BUSINESS

Ms. Shields stated that at their last meeting the Board agreed to advertise for replacement of elected auditors. In speaking with DCED, they require that the Board announce at a public meeting that the replacement of the elected auditors will make the filing of the Township's Annual Audit and Financial Report delayed. DCED requires no other action be taken.

NEW BUSINESS

Ms. Shields moved to have all bank accounts placed with DNB First in accordance with the terms and conditions listed in the contract entitled Government Services Account. No accounts are to be changed until a schedule of fees has been received from the bank per their contract. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

None.

ADJOURNMENT

Meeting adjourned at 8:30 AM. Next meeting is Wednesday, March 2, 2005 at 7:30 PM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary