

APPROVED

**WALLACE TOWNSHIP BOARD OF SUPERVISORS
MARCH 2, 2005**

The Chairman called the Meeting of the Wallace Township Board of Supervisors to order on Wednesday, March 2, 2005, at 7:30 PM in the Municipal Building.

Supervisors present: Louis T. Schneider, Chairman
Robert V. Bock, Vice Chairman

PUBLIC COMMENT

None.

MINUTES

The approval of the minutes was tabled until the next meeting due to the absence of Ms. Shields.

TREASURER'S REPORT

General Fund Receipts deposited during the month of February totaled \$56,744.67.

Mr. Bock moved to approve forty-seven (47) bills, payable from the General Fund, for the month totaling \$104,648.61. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Bock moved to approve two (02) bills, payable from the State Fund, for the month totaling \$484.69. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

CORRESPONDENCE

1. DEP to Evans Mill Environmental, dated 2/8/05, re: receipt of application for planning modules for the Maes' property
2. Castle Valley Consultants to Twp. Planning Commission, dated 2/9/05, re: stormwater review for the Louderback tract
3. SC Engineers to WTMA, dated 2/9/05, re: review of the planning module for Brandywine Hill
4. Normandeau Assoc. to Evergreen Landscape Assoc., dated 2/10/05, re: wetland delineation summary for Ray Park
5. CCCD to CC Parks Dept., dated 2/11/05, re: E&S Plan review for Springton Manor Farm
6. Theodore Claypoole, Esq. to Twp. Secretary, dated 2/14/05, re: reminder of term of Lease on Ray Park
7. DASD to Board of Supervisors, dated 2/16/05, re: meeting scheduled to discuss Homeowner Tax Relief Act

MARCH 2, 2005

PAGE 2

8. Castle Valley Consultants to Woodstone Homes, dated 2/17/05, re: E&S control observation at Edgemoor Run site
9. Evans Mill Environmental to Twp. Secretary, dated 2/17/05, re: notice of soil testing on Maes property
10. Castle Valley Consultants to Twp. Secretary, dated 2/17/05, re: E&S control observation at Steepleview site
11. GenTerra to Board of Supervisors, dated 2/22/05, re: request for extension of time for review of Old Orchard preliminary plans
12. WTMA to Board of Supervisors, dated 2/22/05, re: thank you to Road department for the excellent job of snowplowing at the wastewater treatment plant
13. Evans Mill Environmental to Twp. Secretary, dated 2/23/05, re: notice of soil testing on Maes property – correction of DEP code number
14. Riley, Riper, Hollin & Colagreco to Twp. Secretary, dated 2/24/05, re: continuation request for the review of the demolition permit submitted for the Croft Building on the Devereux site
15. WTPC to Board of Supervisors, dated 3/1/05, re: proposed ordinance changes
16. WTPC to Board of Supervisors, dated 3/1/05, re: conditional recommendation of approval of the Brandywine Hill subdivision
17. Castle Valley Consultants to Board of Supervisors, dated 3/1/05, re: review of Brandywine Hill revised preliminary plan
18. Castle Valley Consultants to Alfred Benesch & Company, dated 3/1/05, re: Springton Road Bridge replacement
19. Tim Wloczewski to Nathan Bair, dated 2/28/05, re: rescinding of enforcement notice for lighting on property

ZONING REPORT

Tim Wloczewski reported that three (3) new building permits were approved last month as follows:

- #05-3 – 411 Fairview Road (Interior Renovations)
- #05-7 – 47 Steepleview Drive (House)
- #05-8 – 50 Wycombe Road (Deck)

The enforcement notice sent to Nathan Bair at 80 Indiantown Road has been rescinded. Per the Board's request, Mr. Bair supplied the township with a letter stating the age and location of his dawn to dusk lights and it was determined that the lights preceding the zoning ordinance will be allowed to remain.

A Zoning Hearing was held for Mr. and Mrs. Lucci, property owners of 210 Meadow Greene Circle, for the installation of an in-ground pool and bathhouse/shed in the front yard of their property located on the corner of Meadow Greene Circle and Indiantown Road. Permission to construct was granted by the Wallace Township Zoning Hearing Board.

MARCH 2, 2005

PAGE 3

POLICE REPORT

Chief Kocsi reported that for the month of February the activity report is as follows: 56 investigations; 56 traffic citations; 21 traffic warnings; 3 traffic accidents; 5 criminal arrests and 0 summary arrests. No further report.

HISTORICAL COMMISSION

None.

PARK BOARD

Mark Bainbridge reported that the Park and Recreation Board has been invited to attend a meeting being held by DARC regarding their upcoming summer programs. The invitation has been extended to the supervisors as well. The Easter Egg Hunt will be held on March 19th with a rain date of March 26th and is being run by the Faith Alliance Church. The church has been coordinating with the Twp. Secretary in preparation for this event.

Mr. Bainbridge will be liaison between the Open Space Committee and the Park and Recreation Board. Discussions have taken place with Skip McGrew regarding appointing a liaison for the Planning Commission as well.

Upon recommendation from the Park and Recreation Board, the Supervisors meet with Mary Jacobsen regarding her joining the P&R Board. Mr. Schneider moved to appoint Ms. Jacobsen as a new member to the Park and Recreation Board, filling the unexpired term of Dennis Shores. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PLANNING COMMISSION

Skip McGrew reported that the Planning Commission held a worksession last week. One issue discussed with the preliminary plan for Brandywine Hill. The applicant is looking for approval of this preliminary plan. One outstanding issue remaining is signatures by the WTMA on the planning module. The WTMA has provided a letter stating that there are no capacity issues only conveyance issues. There are also three waivers that the applicant is requesting and the Planning Commission recommends granting these waivers. The applicant was advised that if the WTMA does not approve the planning module, the conditional approval recommendation from the Planning Commission would be withdrawn. Mr. Bock moved to approve the preliminary plan for Brandywine Hill subject to approval of the planning module by the Wallace Township Municipal Authority. If the planning module is not approved, the conditional approval will be withdrawn. Mr. Schneider seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

MARCH 2, 2005
PAGE 4

Old Orchard has granted an extension until June 15, 2005. No new developments on this plan have been received.

Revisions to the Alice Park plan have been received and the township engineer is working on a review letter.

The Planning Commission is currently working on revisions to the lighting ordinance in both the Subdivision and Land Development Ordinance and the Zoning Ordinance. They are also continuing their work on the proposed changes to the Zoning Ordinance regarding Class I Historic Resources and the use of Conservation Easements and Deed Restrictions.

Mr. McGrew requested that the revised Zoning Ordinance to be sent to solicitor for final review. Mr. Schneider advised the secretary to forward the Zoning Ordinance to the solicitor for final review and preparation of an ad for adoption of this ordinance.

VILLAGE TASK FORCE

Bryan McDonough supplied the Board with a copy of the Village Task Force Minutes dated February 3, 2005 attached hereto and made a part hereof. Mr. Schneider suggested that the Task Force supply the Board of Supervisors with any recommendations they have for changing the Historical section of the zoning ordinance. No changes will be made until recommendations are received and reviewed.

SUBDIVISIONS

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

OLD BUSINESS

None.

NEW BUSINESS

Mr. Schneider moved to approve Resolution No. 05-8 appointing Berkheimer to collect delinquent earned income taxes. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider stated that he has been advised that Marsh Creek State Park is interested in acquiring the 19 acres that the Shryock Paper Mill currently sits on. DCNR is also interested in the acquisition and would welcome it as an addition to Marsh Creek State Park. Mr. Schneider moved to support this endeavor in conjunction with Marsh Creek State Park and East

MARCH 2, 2005
PAGE 5

Brandywine Township. There is no cost to Wallace Township. Only an acknowledgement that Wallace Township feels this is a worthy acquisition for Marsh Creek State Park and future intermunicipal trail links. Mr. Bock seconded the motion. Bill Moore asked if there was a concern of pollution on the site. Mr. Schneider stated that Wallace Township is not privy to that information and would strictly be between the other entities involved in the transaction. It has been noted that a possible source of funding would come from Senator Rafferty's office and this property would be owned by the state. Therefore any pollution would be handled by the state. There being no further discussion or public comment, the motion was unanimously approved.

Mr. Schneider read the following motion as supplied by our township solicitor – a motion that the Board of Supervisors waive and/or abate the 2003 outstanding taxes and penalties as to the Mapleflower Homeowners Association and/or Foxflower Ltd., in the amount of \$261.84 due, plus \$26.19 in penalties, for a total waiver/abatement of \$288.03, concerning tax parcels 31-2-13.21, 31-2-20.23 and 31-2-20.24 only. The wavier or abatement is appropriate in light of the open space/conservation land status of the parcels. Mr. Schneider moved to approve the above motion as read. Mr. Bock seconded the motion. There being no further discussion or public comment, the motion was unanimously approved.

PUBLIC COMMENT

Bill Moore asked for a status on the auditor issue. He was advised by the township secretary, that the notice has been advertised in the paper and the 30-day period will be expiring shortly. A decision will be made at our next meeting.

ADJOURNMENT

Meeting adjourned at 8:25 PM. Next meeting is Wednesday, March 16, 2005, at 8:00 AM.

Respectfully submitted,

Kimberly A. Milane-Sauro
Secretary